



THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULAR MEETING ON TUESDAY, SEPTEMBER 7, 2021, AT 2:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA. ****FOR THE HEALTH & SAFETY OF ALL PUBLIC, MASKS ARE REQUIRED TO ENTER****

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL AND DETERMINATION OF A QUORUM**
3. **CHANGES/APPROVAL OF THE AGENDA**
4. **PUBLIC INPUT** – The public is invited to address the Commission for up to 3 minutes. Space is limited and may require persons giving public input IN PERSON to rotate if capacity of the room is exceeded.
5. **APPROVAL OF CONSENT AGENDA:** (The Board will be asked to approve by one motion the following items of recurring or routine business. The Consent Agenda is marked with an asterisk *. These projects were approved in accordance with MTC 15.15.030 (B))
 - a) *PZHAC MINUTES – Minutes of a regular meeting held July 13, 2021.
 - b) *PZHAC MINUTES – Minutes of a regular meeting held August 2, 2021.
 - c) *PZHAC CASE #061250 – 2521 Avenida de Mesilla, submitted by Jon Strain for repair work to a business located at this address. Zoned: Historic Commercial (HC).
 - d) *PZHAC CASE #061266 – 1974 Union Avenue, submitted by Pedro Juardo for the replacement of antennas on the cell tower located at this property. Zoned: Commercial (C).
6. **NEW BUSINESS**
 - a) **PZHAC Case #061261** – 2571 Calle de Guadalupe, submitted by Jane Mercer and Jeff McBride for the installation of new windows, security bars, repair, and paint exterior doors. Zoned: Historical Commercial (HC).
 - b) **PZHAC Case #061262** – 1705 Tierra de Mesilla, submitted by Casa Blanca Imports for a sign permit on a stucco wall. Zoned: General Commercial (C).
 - c) **PZHAC Case #061263** – 1705 Tierra de Mesilla, submitted by Casa Blanca Imports for a sign permit for a gate sign. Zoned: General Commercial (C).
 - d) **PZHAC Case #061264** – 2645 Calle del Sur, submitted by Ralph Lucero for the installation of a 14x20 prefabricated storage shed in the back yard. Zone: Historic Residential (HR).
 - e) **PZHAC Case #061265** – 203 Capri Arc, submitted by Gregory Whited for the construction of a six-foot fence and gate. Zoned: Single Family Residential (R-1).
 - f) **PZHAC Case #061267** – 435 Bason Dr., submitted by Eric Serna for a new stucco with color change. Zoned: Single Family Residential (R-1).
 - g) **PZHAC Case #061268** – 216 Capri Rd., submitted by Don Peterson for the construction of a four-foot-tall rock wall on the side wall. Zoned: Single Family Residential (R-1).
 - h) **PZHAC Case #061269** – 1799 Avenida de Mesilla, submitted by Mesilla Legal Center for two signs at this address. Zoned: Commercial (C).

Business Registrations:

 - i) **BL# 0899** – 1799 Avenida de Mesilla, submitted by Mesilla Legal Center for a conference room rental. Zoned: Commercial (C).

- j) **BL#0900** – 203 Capri Arc., submitted by Fire Trackers for a home occupation at this address. Zoned: Single Family Residential (R-1).
- k) **BL#0901** – 2060 Calle de Parian, submitted by Desert Ski Bling for a jewelry business located at this address. Zoned: Historic Commercial (HC).

7. COMMISSION/STAFF COMMENTS

8. ADJOURNMENT

NOTICE

If you need an accommodation for a disability to enable you to full participate in the hearing or meeting, please contact us at 524.3262 at least 72 hours prior to the meeting. A copy of the agenda packet can be found online at www.mesillanm.gov.

Posted 8/31/2021 at the following locations: Town Clerk’s Office 2231 Avenida de Mesilla, Public Safety Building 2670 Calle de Parian, Mesilla Community Center 2251 Calle de Santiago, Shorty’s Food Mart 2290 Avenida de Mesilla, Ristramn Chile Co., 2531 Avenida de Mesilla and the U.S. Post Office 2253 Calle de Parian.



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4 **PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION**
5 **(PZHAC) REGULAR MEETING**
6 **TUESDAY, JULY 13, 2021**
7 **2:30 P.M.**
8 **BOARD ROOM**

9
10 **PZHAC:** Yolanda Lucero, Chairperson
11 Gerald Nevarez, Commissioner
12 Davie Salas, Commissioner
13
14 **STAFF:** Nora L Barraza, Mayor
15 Gloria Maya, Recorder
16
17 **PUBLIC:** Virginia Carreon Bill Jensen
18 Tom Hutchinson Jerene Hutchinson
19 Larry Carrillo
20

21 **I. PLEDGE OF ALLEGIANCE**
22 Chairperson Lucero led the Pledge of Allegiance.
23

24 **II. ROLL CALL AND DETERMINATION OF A QUORUM**
25 **Roll Call:**
26 **Chairperson Lucero, Commissioner Nevarez, Commissioner Salas.**
27

28 **III. CHANGES/APPROVAL OF THE AGENDA**
29 **Motion: To approve agenda, Moved by Commissioner Nevarez, Seconded by Commissioner Salas.**
30

31 **Roll Call Vote:** Motion passed (summary: Yes =3).
32 Chairperson Lucero Yes
33 Commissioner Nevarez Yes
34 Commissioner Salas Yes
35

36 **IV. *ACCEPTANCE OF THE CONSENT AGENDA**
37 *Note: Items on the agenda indicated by an asterisk (*) are on the consent agendas and*
38 *will be voted on with one motion unless a Commissioner requests that a specific item be*
39 *removed for discussion.*

40 **Motion: To approve consent agenda, Moved by Commissioner Nevarez, Seconded by Commissioner**
41 **Salas.**
42

43 **Roll Call Vote:** Motion passed (summary: Yes =3).
44 Chairperson Lucero Yes

1 Commissioner Nevarez Yes
2 Commissioner Salas Yes

3
4 **A. *ADMINISTRATIVE APPROVALS**

5 **Zoning Permit:**

- 6 1. *2814 Snow Road – Juan Padilla – (replace a wood sliding door); A request for a zoning
7 permit to allow the applicant to replace a wood sliding screen door on a dwelling at this
8 address. Zoned: Rural Farm (RF) *Approved by consent agenda*
9 2. *1912 Calle de Santiago – Robert Tustin – (adobe repair); A request for a zoning permit
10 to allow the repair of an adobe wall on a structure at this address. Zoned: Historical
11 Commercial (HC) *Approved by consent agenda*
12

13 **V. PZHAC NEW BUSINESS**

14 **B. PUBLIC INPUT ON CASES**

15 Public input shall be received at cynthias-h@mesillanm.gov at least one hour prior to the meeting and will be read into the record.

16 No Public Input

17 **C. DECISIONS:**

18 **Zoning Permits**

- 19 1. 2000 Happy Valley – Abbey Gallegos – (swimming pool); A request for a zoning
20 permit to allow installation of an inground swimming pool at this address. Zoned:
21 Rural Farm (RF)

22 Mayor Barraza reviewed application for 2000 Happy Valley; all requested and required documentation
23 has been submitted which meets the setbacks and the allowable fence height.
24

25 **Motion: To approve application for 2000 Happy Valley – Abbey Gallegos – (swimming pool); A request**
26 **for a zoning permit to allow installation of an inground swimming pool at this address, Moved by**
27 **Commissioner Nevarez, Seconded by Commissioner Salas.**
28

29 Commissioner Nevarez asked if the fence will be around the pool and if it is the standard for the fence to 4 ft.
30 in height.
31

32 Mayor Barraza responded Mr. Maese requested the fence be 4 ft. in height. This application will go to CID
33 which will follow through on the permit.
34

35 Commissioner Nevarez stated he is concerned with the height.
36

37 Mr. Carrillo stated the fence will be 5 ft 8 in.
38

39 Chairperson Lucero stated there was a concern on who was doing the work and if they were licensed; asked
40 Mr. Carrillo if he was doing the work and if he was licensed.
41

42 Mr. Carrillo responded Ms. Gallegos is his cousin.
43

44 Mayor Barraza stated CID will follow through on the licensure issue.
45

46 Commissioner Nevarez stated as commissioners do we need to ask those questions.
47

48 Commissioner Salas responded those questions are asked by CID; as commissioners we can approve
49 application with a condition.
50
51

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

2 Chairperson Lucero Yes

3 Commissioner Nevarez Yes

4 Commissioner Salas Yes

5

6 **Amended Motion: To approve application for 2000 Happy Valley – Abbey Gallegos – (swimming pool);**
7 **A request for a zoning permit to allow installation of an inground swimming pool at this address with**
8 **conditions, Moved by Commissioner Nevarez, Seconded by Commissioner Salas.**

9

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

11 Chairperson Lucero Yes

12 Commissioner Nevarez Yes

13 Commissioner Salas Yes

14

15 2. 2405 Calle de Santiago – Virginia Carreon – (10 x 12 portable shed); A request for a
16 zoning permit to allow the applicant to install a 120 square foot portable shed at this
17 address. Zoned: Historical Residential (HR)

18 Mayor Barraza reviewed the application at 2405 Calle de Santiago; this does not include the fence.

19 **Motion: To approve application for 2405 Calle de Santiago – Virginia Carreon – (10x12 portable shed);**
20 **A request for a zoning permit to allow the applicant to install a 120 square foot portable shed at this**
21 **address. Zoned: Historical Residential (HR), Moved by Commissioner Salas, Seconded by**
22 **Commissioner Nevarez.**

23

24 Commissioner Nevarez asked if pervious and impervious requirements were discussed and is this following
25 the town code.

26

27 Commissioner Salas responded that was not discussed; referred to drawing.

28

29 Mayor Barraza stated the door will be brown.

30

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

32 Chairperson Lucero Yes

33 Commissioner Nevarez Yes

34 Commissioner Salas Yes

35

36 3. 200 Capri Road – Jeanne Medina – (wood and metal fence around property); A request for a
37 zoning permit to allow the applicant to construct a wood and metal fence around a property
38 at this address. Zoned: Residential (one-acre minimum lot size) (R1)

39 Mayor Barraza reviewed the application for 200 Capri Rd.

40 **Motion: To approve application for 200 Capri Road – Jeanne Medina – (wood and metal fence around**
41 **property); A request for a zoning permit to allow the applicant to construct a wood and metal fence**
42 **around a property at this address. Zoned: Residential (one-acre minimum lot size) (R1), Moved by**
43 **Commissioner Salas, Seconded by Commissioner Nevarez.**

44

45 Commissioner Nevarez stated the chain link fence will be replaced with corrugated tin.

46

47 Chairperson Lucero stated this application came before the Architectural Style Committee and all requirements
48 were in compliance.

49

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

51 Chairperson Lucero Yes

52 Commissioner Nevarez Yes

1 Commissioner Salas Yes

2

3 4. 2780 Buena Vista – William Jensen – (privacy wall to enclosed front courtyard); A request
4 for a zoning permit to allow the applicant to build a privacy wall to enclose front courtyard.

5 Zoned: Rural Farm (RF)

6 Mayor Barraza reviewed application for 2780 Buena Vista.

7 **Motion: To approve application for 2780 Buena Tierra Ct – William Jensen – (privacy wall to enclose**
8 **front courtyard); A request for a zoning permit to allow the applicant to build a privacy wall to enclose**
9 **front courtyard with correction to address, Zoned: Rual Farm (RF), Moved by Commissioner Nevarez,**
10 **Seconded by Commissioner Salas.**

11

12 Commissioner Nevarez asked what the color will be.

13

14 Mr. Jensen stated the correct address is 2780 Buena Tierra Ct. The color will be tan stucco the same as the
15 house.

16

17 Commissioner Nevarez noted the address correction to the application.

18

19 Mayor Barraza responded that will be amended.

20

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

22 Chairperson Lucero Yes

23 Commissioner Nevarez Yes

24 Commissioner Salas Yes

25 5. McBe Partners, LLC – 2410 Calle de Parian – (parking); A request for a zoning permit
26 to allow renovation of the parking lot at this address. Zoned: Historical Commercial
27 (HC)

28 Mayor reviewed application for 2410 Calle de Parian. Mr. Maese asked for clarification on the ADA parking.

29 **Motion: To approve application for McBe Partners, LLC – 2410 Calle de Parian – (parking); A request**
30 **for a zoning permit to allow renovation of the parking lot at this address. Zoned: Historical**
31 **Commercial (HC), Moved by Commissioner Salas, Seconded by Commissioner Nevarez.**

32

33 Commissioner Nevarez stated this will not have any impact on the building and asked if the existing adobe
34 corner wall is historical.

35

36 Mayor Barraza stated CID will look into those questions and concerns.

37

38 Ms. Hutchinson stated that wall is not historical. The windows will be refurbished, trims will be painted, and
39 parking lot bricks will be replaced.

40

41 Chairperson Lucero asked if the corner wall is included.

42 Ms. Hutchinson responded this application is only for window refurbishing, painting and replacing parking lot
43 bricks.

44 Commissioner Nevarez stated he wants to amend the motion to read PZHAC is approving the application for
45 A, D and E only.

46

47 **Amended Motion: To approve application for McBe Partners, LLC – 2410 Calle de Parian – (parking);**
48 **A request for a zoning permit to allow renovation of the parking lot at this address – items 4A, 4D, and**

1 **4E only. Zoned: Historical Commercial (HC), Moved by Commissioner Salas, Seconded by**
2 **Commissioner Nevarez.**

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

5 Chairperson Lucero Yes

6 Commissioner Nevarez Yes

7 Commissioner Salas Yes

8
9 **Original Roll Call Vote:** Motion passed (summary: Yes =3).

10 Chairperson Lucero Yes

11 Commissioner Nevarez Yes

12 Commissioner Salas Yes

13
14 6. 3037 Los Arenales – Elisa Rios – (replace 2 windows); A request for a zoning permit to
15 replace 2 windows. Zoned: Residential One Acre (R1)

16 Mayor Barraza reviewed application for 3037 Los Arenales.

17 **Motion: To approve application for 3037 Los Arenales – Elisa Rios – (replace 2 windows); A request for**
18 **a zoning permit to place 2 windows. Zoned: Residential One Acre (R1), Moved by Commissioner**
19 **Nevarez, Seconded by Commissioner Salas.**

20
21 **Motion Roll Call Vote:** Motion passed (summary: Yes =3).

22 Chairperson Lucero Yes

23 Commissioner Nevarez Yes

24 Commissioner Salas Yes

25
26 7. Richard Moreno – 2185 Calle de Guadalupe – (replace front door); A request for zoning
27 permit to replace front entrance exterior door with a new door. Zoned: Historical
28 Residential (HR)

29 Mayor Barraza reviewed application for 2185 Calle de Guadalupe.

30
31 **Motion: To approve application for 3037 Los Arenales – Elisa Rios – (replace 2 windows); A request for**
32 **a zoning permit to place 2 windows. Zoned: Residential One Acre (R1), Moved by Commissioner Salas,**
33 **Seconded by Commissioner Nevarez.**

34
35 Commissioner Nevarez asked if the replacement door has glass.

36
37 Chairperson Lucero responded it is frosted glass.

38
39 **Motion Roll Call Vote:** Motion passed (summary: Yes =3).

40 Chairperson Lucero Yes

41 Commissioner Nevarez Yes

42 Commissioner Salas Yes

43 **Business Permits**

44 1. *2488 Calle de Guadalupe – Business License for Arbol de la Vida Psychological Services,
45 LLC - Virginia Longoria
46 Mayor Barraza reviewed the application for 2788 Calle de Guadalupe – Business License.

47
48 **Motion: To approve application for 2488 Calle de Guadalupe – Business License for Arbol de la Vida**
49 **Psychological Services, LLC – Virginia Longoria, Moved by Commissioner Nevarez, Seconded by**
50 **Commissioner Salas.**

51
52 **Motion Roll Call Vote:** Motion passed (summary: Yes =3).

1 Chairperson Lucero Yes
2 Commissioner Nevarez Yes
3 Commissioner Salas Yes

4
5 **VI. PZHAC/STAFF COMMENTS**

6 Commissioner Nevarez stated he asked questions to ensure clarification since he is not part of the Architectural
7 Style Committee. He asked about the summary sheet which Mr. Shannon prepared before their meetings.

8
9 Mayor Barraza responded she will look into preparing a summary sheet. She is looking at filling the position
10 by August. Residents interested in serving on the PZHAC may submit a letter of interest. She does not see
11 PZHAC meeting until August due to lack of a quorum. She is looking at changing the format for the
12 Architectural Style Committee where they will only look at Historical Residential and Commercial
13 applications. Also, having Mr. Maese and Community Development Coordinator review the application
14 packets to ensure they are complete before moving forward to placing them on the agenda.

15
16 Commissioner Nevarez asked if the Architectural Style Committee is subject to the Open Meeting Act.

17
18 Mayor Barraza responded no.

19
20 Commissioner Nevarez stated we need to make the process user friendly for all.

21 Mayor Barraza responded this should make things more timely and more efficient.

22 **VII. ADJOURNMENT**

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

24
25 **MEETING ADJOURNED AT 3:10 P.M.**

26
27 **APPROVED THIS 7TH DAY OF SEPTEMBER, 2021.**

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5 **PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)**
6 **REGULAR MEETING**

7 **MONDAY, AUGUST 2, 2021**

8 **2:30 P.M.**

9 **IN PERSON IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA. (SPACE IS LIMITED)**

10
11 **COMMISSIONERS:** Yolanda Lucero, Chairperson
12 Gerard Nevarez, Commissioner
13 Davie Salas, Commissioner

14
15 **STAFF:** Nora L. Barraza, Mayor
16 Gloria S. Maya, Recorder

17
18
19 **PUBLIC:** Thomas Maese Susan Kruger
20 Melissa Molina Alex Medina

21
22
23 **I. PLEDGE OF ALLEGIANCE**
24 Chairperson Lucero led the Pledge of Allegiance.

25
26 **II. ROLL CALL AND DETERMINATION OF A QUORUM**
27 **Roll Call:**
28 **Chairperson Lucero, Commissioner Nevarez, Commissioner Salas**

29
30 **III. CHANGES/APPROVAL OF THE AGENDA**
31 **Motion: To approve agenda, Moved by Commissioner Salas, Seconded by Commissioner Nevarez.**

32
33 **Roll Call Vote:** Motion passed (summary: Yes =3).
34 Chairperson Lucero Yes
35 Commissioner Nevarez Yes
36 Commissioner Salas Yes

37
38 **IV. *ACCEPTANCE OF THE CONSENT AGENDA**
39 *Note: Items on the agenda indicated by an asterisk (*) are on the consent agendas and will be voted*
40 *on with one motion unless a Commissioner requests that a specific item be removed for discussion.*
41 **Motion: To approve consent agenda, Moved by Commissioner Nevarez, Seconded by Commissioner**
42 **Salas.**

43
44 **Roll Call Vote:** Motion passed (summary: Yes =3).
45 Chairperson Lucero Yes
46 Commissioner Nevarez Yes
47 Commissioner Salas Yes

1 **A. *ADMINISTRATIVE APPROVALS**

2 **Zoning Permit:**

- 3 1. *#061251 – 2220 Calle de Parian – TR Frieze - (scrap, repair and paint all doors and
4 windows) Request to scrap, repair and paint all doors and windows. Will match existing
5 color. Zoned: Historical Commercial (HC) **Approved by consent agenda**
6 2. *#061238 – 2341 Calle de Arroyo – Bob Pattison - (roof repair) Request to repair roof.
7 Zoned: Historical Commercial (HC) **Approved by consent agenda**
8

9 **V. PZHAC NEW BUSINESS**

10 **B. PUBLIC INPUT ON CASE**

11 Public Input shall be received at cvnthias-h@mesillanm.gov at least one hour prior to the meeting and will be read into the record

12 Ms. Krueger stated a grading plan is required by code in reference to Case #061215. The fence is 6 ft. 8 in. in
13 height; fence should be measured from the ground surface level. When Mr. Huizar plans to grade the property
14 what will happen to the adjoining property with regards to drainage and does the grading plan meet code. She
15 would like for them to clean out the irrigation ditch.

16 **C. DECISIONS:**

17 **Zoning Permits**

- 18 1. #061251 - 2738 Highway 28 – ETMSS2, LLC – (repair and re-stucco exterior of building)
19 Request to repair and re-stucco exterior of building. Stucco and texture will match existing
20 color and texture. Zoned: Historical Residential (HR)

21 Mayor Barraza reviewed PZHAC Case #061251.

22 **Motion: To approve PZHAC Case #061251 – 2738 Highway 28 – ETMSS2, LLC – (repair and re-stucco**
23 **exterior of building) Request to repair and re-stucco exterior of building. Stucco and texture will match**
24 **existing color and texture. Zoned: Historical Residential (HR), Moved by Commissioner Salas,**
25 **Seconded by Commissioner Nevarez.**

26
27 Commissioner Nevarez asked what the color is that will be used.

28
29 Mayor Barraza responded it is a tan tone.

30
31 Chairperson Lucero asked if Case #061251 when before the Architectural Style Committee.

32
33 Mayor Barraza responded all these cases did go through the Architectural Style Committee.
34

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

36 Chairperson Lucero Yes

37 Commissioner Nevarez Yes

38 Commissioner Salas Yes
39

- 40 2. #061257 – 2301 Calle de San Albino – Patricia Molina – (renovation) Request to renovate,
41 stucco, paint, retile, replace windows and doors, etc. Zoned: Historical Commercial (HC)

42 Mayor Barraza reviewed Cases #061257 and Case #061260 which are the same building and separated into
43 two different addresses.

44 **Motion: To approve PZHAC Case #061257 – 2301 Calle de San Albino – Patricia Molina – (renovation)**
45 **Request to renovate, stucco, paint, retile, replace windows and doors, etc. Zoned: Historical**
46 **Commercial (HR), Moved by Commissioner Nevarez, Seconded by Commissioner Salas.**
47

48 Commissioner Nevarez stated due to the HR designation the doors and windows will be replaced with similar
49 items.

1
2 Mayor Barraza stated the sliding doors would be replaced with double doors which would be a better fit.
3

4 Ms. Molina stated the window is being replaced with a door for emergency purposes since the closest door is
5 on the east side of the building. The patio is enclosed and not visible from the street.
6

7 Commissioner Salas asked if the double doors are additions.
8

9 Ms. Molina responded that there was a carport and was enclosed.
10

11 Chairperson Lucero asked if the windows around the area divided light and does the back area of the home
12 have divided light.
13

14 Ms. Molina responded not in the back of the home.
15

16 Mr. Maese stated by adding the door it is a plus. The pictures are of modern windows not divided light.
17

18 Commissioner Nevarez stated this would need to be in compliance with the Development Zone.
19

20 Ms. Molina stated the windows were replaced prior to my grandmother passing away.
21

22 Chairperson Lucero asked what color will be used for the doors and the building.
23

24 Ms. Molina responded the doors will be white and the stucco will be the same color, tan.
25

26 Chairperson Lucero stated since it is at the main entrance of Mesilla, she would like to keep it looking like the
27 Development Zone.
28

29 Commissioner Salas stated the windows had already been changed and the double doors are not part of the
30 adobe building.
31

32 Commissioner Nevarez stated he would like to make an amendment to the motion to add divided light to have
33 a continuous appearance.
34

35 Chairperson Lucero responded she agrees with Commissioner Nevarez.
36

37 **Amended Motion: To approve PZHAC Case #061257 – 2301 Calle de San Albino – Patricia Molina –**
38 **(renovation) Request to renovate, stucco, paint, retile, replace windows and doors, etc. with divided light**
39 **windows. Zoned: Historical Commercial (HR), Moved by Commissioner Nevarez, Seconded by**
40 **Chairperson Lucero.**

41
42 Mayor Barraza stated she feels the windows will be mismatched; there is no visibility from the street.
43

44 Mr. Maese stated the divided light would change the concept; recommended allowing the proposed changes.
45

46 Commissioner Nevarez rescinded the amended motion.
47

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

49 Chairperson Lucero Yes

50 Commissioner Nevarez Yes

51 Commissioner Salas Yes
52

- 53 3. #061215 – 1705 Tierra de Mesilla – Cesar Huizar - (construct commercial building) Request
54 to build a commercial building. Zoned: Commercial

55 Mayor Barraza reviewed PZHAC Case #061215

1 **Motion: To approve PZHAC Case #061215 – 1705 Tierra de Mesilla – Cesar Huizar – (construct**
2 **commercial building) Request to build a commercial building. Zoned: Commercial, Moved by**
3 **Commissioner Nevarez, Seconded by Commissioner Salas.**

4
5 Commissioner Salas stated he would like to put the grading issue to rest.

6
7 Mr. Maese stated the applicant has submitted everything that was required of him. Once grading is completed
8 CID will establish and approve the design of the structure. He recommends this case be allowed to move
9 forward.

10
11 **Roll Call Vote:** Motion passed (summary: Yes =3).

12 Chairperson Lucero Yes

13 Commissioner Nevarez Yes

14 Commissioner Salas Yes

15
16 4. #061260 – 1991 Calle de Santiago – Patricia Molina – (renovation) Request to renovate,
17 stucco, paint, retile, replace windows and doors, etc. Zoned: Historical Commercial (HC)
18 Mayor Barraza stated this case is combined with case #061257.

19 **Motion: To approve PZHAC Case #061260 – 1991 Calle de Santiago – Patricia Molina - (renovation)**
20 **Request to renovate, stucco, paint, retile, replace windows and doors, etc. Zoned: Historical**
21 **Commercial (HC), Moved by Commissioner Nevarez, Seconded by Commissioner Salas.**

22
23 **Roll Call Vote:** Motion passed (summary: Yes =3).

24 Chairperson Lucero Yes

25 Commissioner Nevarez Yes

26 Commissioner Salas Yes

27
28 **D. Business permits**

29 1. #0892 – 1750 Calle de Mercado – Livingston Bridal and Events DBA Blue Door Venue –
30 Roxanne Livingston
31 Mayor Barraza reviewed Case #0892.

32 **Motion: To approve PZHAC Case #0892 – 1750 Calle de Mercado – Livingston Bridal and Events DBA**
33 **Blue Door Venue – Rosanne Livingston, Moved by Commissioner Nevarez, Seconded by Commissioner**
34 **Salas.**

35
36 **Roll Call Vote:** Motion passed (summary: Yes =3).

37 Chairperson Lucero Yes

38 Commissioner Nevarez Yes

39 Commissioner Salas Yes

40 2. #0891 – 2521 Ave de Mesilla – Cheeky Chaps Barbershop – Christopher Marangos
41 Mayor Barraza reviewed Case #0891.

42 **Motion: To approve PZHAC Case #0891 – Ave de Mesilla – Cheeky Chaps Barbershop – Christopher**
43 **Marangos, Moved by Commissioner Nevarez, Seconded by Commissioner Salas.**

44
45 **Roll Call Vote:** Motion passed (summary: Yes =3).

46 Chairperson Lucero Yes

47 Commissioner Nevarez Yes

48 Commissioner Salas Yes

49
50 3. #0893 – 2220 Calle de Parian – Cutter Gallery – Glenn Cutter

1 Mayor Barraza reviewed Case #0893.

2 **Motion: To approve PZHAC Case #0893 – 2220 Calle de Par4ian – Cutter Gallery – Glenn Cutter,**
3 **Moved by Commissioner Salas, Seconded by Commissioner Nevarez.**

4
5 **Roll Call Vote:** Motion passed (summary: Yes =3).

6 Chairperson Lucero Yes

7 Commissioner Nevarez Yes

8 Commissioner Salas Yes

9

10 **VI. PZHAC/STAFF COMMENTS**

11 Mayor Barraza stated these cases will go to the Board of Trustees for approval on Monday, August 9, 2021.

12

13 Commissioner Salas asked that the trash or debris be picked up at Mr. Huizar’s property.

14

15 Mr. Huizar stated he will ensure that everything is cleaned up and removed.

16 Mr. Medina stated a barrier will be installed and we will clean up.

17

18 Mr. Maese stated a plan does call for swift (containment area) and it will be enforced.

19

20 Commissioner Nevarez asked for an update on applicants for the vacant positions.

21

22 Mayor Barraza responded Ms. Stoechner-Hernandez is back in the office and will setup interviews for the two
23 PZHAC applicants, and the three Community Development applicants.

24

25 **VII. ADJOURNMENT**

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

27

28 **MEETING ADJOURNED AT 3:05 P.M.**

29

30 **APPROVED THIS 7th DAY OF SEPTEMBER, 2021.**

31

32

33

34

35

36

37

*ADMINISTRATIVE APPROVALS

Town of Mesilla
PLAN APPROVED TOWN OF MESILLA
 ZONING APPROVAL

OFFICIAL USE ONLY:
 Case # 06/250
 Fee \$ 336.50

FOR COMPLIANCE WITH TOWN ZONING CODE
 PERMISSION TO CONDUCT WORK
 OR
 OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT FROM CID

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

290.00 +
 46.50
 Adm. Approval

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

Mark Woolf _____ 575-680-8747 _____
 Name of Property Owner Property Owner's Telephone Number

2200 Happy Valley Ln. Las Cruces NM 88005 _____
 Property Owner's Mailing Address City State Zip Code

docwoolf49@yahoo.com _____
 Property Owner's E-mail Address

Jon Strain 2067 Stithes Rd Las Cruces, NM 88005 _____
 Contractor's Name & Address (If none, indicate Self)

719-661-0729 _____ 397044 _____
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2521 Avenida de Mesilla ~~East~~ Ste E. Mesilla, NM 88046

Description of Proposed Work: haul off, 2x6 wall, expanding foam insulation, stucco, interior work,

\$23,970.00 _____
 Estimated Cost Signature of Applicant Date

Signature of property owner: see attached

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: _____

PERMISSION ISSUED/DENIED BY: Nora L. Barrago ISSUE DATE: 7/29/21

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

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

BUILDING PERMIT REQUIREMENTS

A. Completed application, including:

1. Applicant's name
2. Applicant/property owners contact information
3. Physical address of property
4. Description of work to be done, including dimensions of any construction or repairs
5. Value of work to be done
6. Property owner's signature on the application

B. Include all information required in the checklist at the bottom of the application.

C. Additional information required:

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 _____

Name of Property Owner: Mark Woolf Property Owner's Telephone Number: 575-680-8747
 Property Owner's Mailing Address: 2200 Happy Valley Ln. Las Cruces NM 88005
 City: Las Cruces State: NM Zip Code: 88005
 Property Owner's E-mail Address: docwoolf49@yahoo.com

Contractor's Name & Address (if none, indicate Self): Jon Strain 2067 Stithes Rd Las Cruces, NM 88005
 Contractor's Telephone Number: 719-661-0729 Contractor's Tax ID Number: _____ Contractor's License Number: 397044

Address of Proposed Work: 2521 Avenida de Mesilla ~~East~~ Ste E, Mesilla, NM 88046
 Description of Proposed Work: haul off, 2x6 wall, expanding foam insulation, Stucco, interior work,

Estimated Cost: \$23,970.00
 Signature of Applicant: [Signature] Date: 7-26-21
 Signature of property owner: [Signature] Date: 7-26-21

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FOR OFFICIAL USE ONLY

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

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

CID PERMITS INSPECTION REQUIRED ___ YES ___ NO ___ SEE CONDITIONS

CONDITIONS: _____

PERMISSION ISSUED/DENIED BY _____ ISSUE DATE _____

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 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).

TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:
Case # 0612664
Fee \$ 34800

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: OL CODE: Misc APPLICATION DATE: 8/23/2021

JUARDO, PEDRO DIAZ, THE PEDRO DIAZ JURADO

Name of Property Owner

Property Owner's Telephone Number

3600 N HIGHWAY 28

LA CRUCES

NM

88005

Property Owner's Mailing Address

City

State

Zip Code

Property Owner's E-mail Address

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: 1974 N UNION AVE LA CRUCES NM 88046

Description of Proposed Work: 1. REPLACE (3) LNX-651SDS ANTENNAS WITH (3) APXVMLL24 ANTENNAS.

2. REPLACE (3) RRUS 11 B12 WITH (3) RADIO 4449 B71 +B85.

3. ADD (2) 6X24 HCS 4AWG 30M

\$ 25,000

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: Replacement only etc

PERMISSION ISSUED/DENIED BY: OL

ISSUE DATE: 8/30/21

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING:

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 - 4. Description of work to be done, including dimensions of any construction or repairs
 - 5. Value of work to be done
 - 6. Property owner’s signature on the application

B. Include all information required in the checklist at the bottom of the application.

C. Additional information required:

Date: July 05, 2021



Subject: Structural Analysis Report

Carrier Designation: T-Mobile Co-Locate
Site Number: NM02104B

Crown Castle Designation: BU Number: 822193
 Site Name: 4 Points Gin
 JDE Job Number: 668248
 Work Order Number: 1991665
 Order Number: 569516 Rev. 0

Engineering Firm Designation: Black & Veatch Corp. Project Number: 406642

Site Data: 1974 N Union Avenue, Las Cruces, Dona Ana County, NM
 Latitude 32° 15' 57.86", Longitude -106° 47' 7.52"
 75 Foot - Monopole Tower

Black & Veatch Corp. is pleased to submit this "Structural Analysis Report" to determine the structural integrity of the above-mentioned tower.

The purpose of the analysis is to determine acceptability of the tower stress level. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load case, to be:

LC5: Proposed Equipment Configuration **Sufficient Capacity**

This analysis utilizes an ultimate 3-second gust wind speed of 115 mph as required by the 2015 New Mexico Commercial Building Code. Applicable Standard references and design criteria are listed in Section 2 - Analysis Criteria.

Structural analysis prepared by: Panumart Booncharoensombut/ Sirada Jaritreab

Respectfully submitted by:

Ping Jiang, P.E.
Professional Engineer



TABLE OF CONTENTS

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1) INTRODUCTION

This tower is a 75 ft Monopole tower designed by Valmont.

2) ANALYSIS CRITERIA

TIA-222 Revision: TIA-222-H
 Risk Category: II
 Wind Speed: 115 mph
 Exposure Category: C
 Topographic Factor: 1
 Service Wind Speed: 60 mph

Table 1 - Proposed Equipment Configuration

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)
68.0	69.0	3	ericsson	ERICSSON AIR 21 B2A B4P w/ Mount Pipe	1 2 6 2	1/4 5/8 7/8 1-5/8
		3	ericsson	ERICSSON AIR 21 B4A B2P w/ Mount Pipe		
		3	ericsson	RADIO 4449 B71 B85A_T-MOBILE		
		3	rfs celwave	APXVAALL24_43-U-NA20_TMO w/ Mount Pipe		
	68.0	1	cci tower mounts (v2.1)	Pipe Mount [PM 601-3]		
		1	cci tower mounts (v2.1)	T-Arm Mount [TA 601-3]		
		3	ericsson	KRY 112 144/1		

Table 2 - Other Considered Equipment

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)
75.0	80.0	1	decibel	DB809T6E-XC	2 1	1/2 1/4
	78.0	1	decibel	DB909XVTE-M		
	77.0	1	gps	GPS_A		
59.0	59.0	1	cci tower mounts (v2.1)	Side Arm Mount [SO 102-3]	6	7/8
		3	kmw communications	HB-X-AW-19-65-00T-RET w/Mount Pipe		

3) ANALYSIS PROCEDURE

Table 3 - Documents Provided

Document	Reference	Source
4-GEOTECHNICAL REPORTS	3527973	CCISITES
4-TOWER FOUNDATION DRAWINGS/DESIGN/SPECS	3842108	CCISITES
4-TOWER STRUCTURAL ANALYSIS REPORTS	3527974	CCISITES

3.1) Analysis Method

tnxTower (version 8.1.1.0), a commercially available analysis software package, was used to create a three-dimensional model of the tower and calculate member stresses for various loading cases. Selected output from the analysis is included in Appendix A. When applicable, Crown Castle has calculated and provided the effective area for panel antennas using approved methods following the intent of the TIA-222 standard.

3.2) Assumptions

- 1) Tower and structures were maintained in accordance with the TIA-222 Standard.
- 2) The configuration of antennas, transmission cables, mounts and other appurtenances are as specified in Tables 1 and 2 and the referenced drawings.

This analysis may be affected if any assumptions are not valid or have been made in error. Black & Veatch Corp. should be notified to determine the effect on the structural integrity of the tower.

4) ANALYSIS RESULTS

Table 4 - Section Capacity (Summary) (Monopole Tower)

Section No.	Elevation (ft)	Component Type	Size	Critical Element	P (K)	SF*P_allow (K)	% Capacity	Pass / Fail
L1	75 - 36.083	Pole	TP22x15.77x0.1875	1	-5.09	785.67	31.4	Pass
L2	36.083 - 0	Pole	TP27.4x20.998x0.25	2	-8.96	1342.49	42.0	Pass
							Summary	
						Pole (L2)	42.0	Pass
						Rating =	42.0	Pass

Table 5 - Tower Component Stresses vs. Capacity (Monopole Tower)

Notes	Component	Elevation (ft)	% Capacity	Pass / Fail
1	Anchor Rods	0	46.0	Pass
	Base Plate		26.0	Pass
1	Base Foundation (Structure)	0	17.7	Pass
	Base Foundation (Soil Interaction)		39.1	Pass

Structure Rating (max from all components) =	46.0%
---	--------------

Notes:

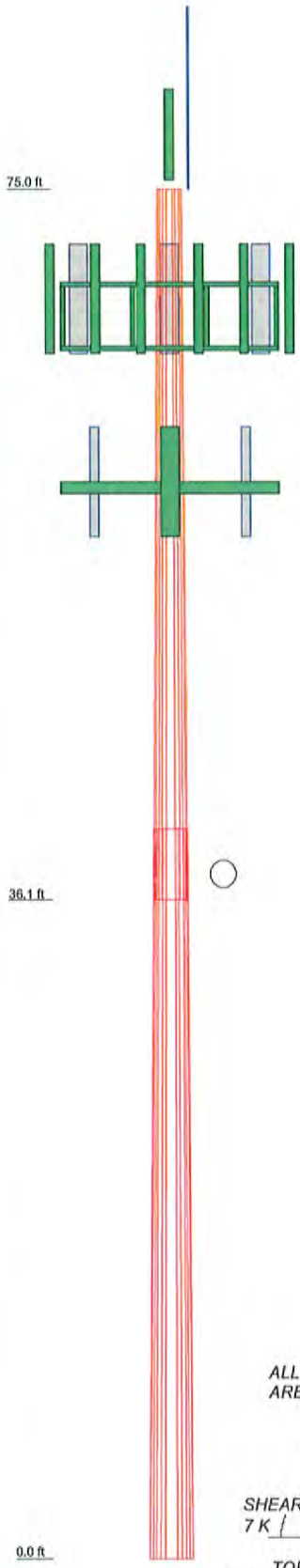
- 1) See additional documentation in "Appendix C – Additional Calculations" for calculations supporting the % capacity. Rating per TIA-222-H Section 15.5.

4.1) Recommendations

The tower and its foundation have sufficient capacity to carry the proposed load configuration. No modifications are required at this time.

APPENDIX A
TNXTOWER OUTPUT

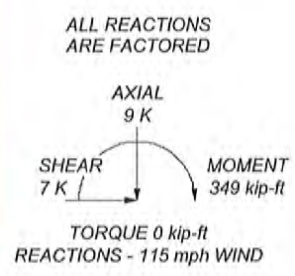
Section	1	2	
Length (ft)	38.92	40.00	
Number of Sides	12	12	
Thickness (in)	0.1875	0.2500	
Socket Length (ft)	3.92		
Top Dia (in)	15.7700	20.9879	
Bot Dia (in)	22.0000	27.4000	
Grade	A572-65	A572-65	
Weight (K)	1.5	2.6	4.1



MATERIAL STRENGTH					
GRADE	Fy	Fu	GRADE	Fy	Fu
A572-65	65 ksi	80 ksi			

TOWER DESIGN NOTES

1. Tower is located in Dona Ana County, New Mexico.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 115 mph basic wind in accordance with the TIA-222-H Standard.
4. Deflections are based upon a 60 mph wind.
5. Tower Risk Category II.
6. Topographic Category 1 with Crest Height of 0.00 ft
7. TOWER RATING: 42%



BLACK & VEATCH Building a world of difference.	Black & Veatch Corp. 6800 W. 115th St., Suite 2292 Overland Park, KS 66211 Phone: (913) 458-6909 FAX: (555) 555-1235		Job: 4 Points Gin (BU# 822193) Project: 406642 (822193.1991665) Client: Crown Castle Drawn by: Sirada Jaritreat Date: 07/05/21 App'd:	
	Code: TIA-222-H Path:	Scale: NTS Dwg No. E-1	25	

Tower Input Data

The tower is a monopole.
 This tower is designed using the TIA-222-H standard.
 The following design criteria apply:

- Tower is located in Dona Ana County, New Mexico.
- Tower base elevation above sea level: 3882.00 ft.
- Basic wind speed of 115 mph.
- Risk Category II.
- Exposure Category C.
- Simplified Topographic Factor Procedure for wind speed-up calculations is used.
- Topographic Category: 1.
- Crest Height: 0.00 ft.
- Deflections calculated using a wind speed of 60 mph.
- A non-linear (P-delta) analysis was used.
- Pressures are calculated at each section.
- Stress ratio used in pole design is 1.
- Tower analysis based on target reliabilities in accordance with Annex S.
- Load Modification Factors used: $K_{es}(F_w) = 0.95$.
- Maximum demand-capacity ratio is: 1.05.
- Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Options

- | | | |
|--|---|---|
| Consider Moments - Legs
Consider Moments - Horizontals
Consider Moments - Diagonals
Use Moment Magnification
√ Use Code Stress Ratios
√ Use Code Safety Factors - Guys
Escalate Ice
Always Use Max Kz
Use Special Wind Profile

Include Bolts In Member Capacity

Leg Bolts Are At Top Of Section
Secondary Horizontal Braces Leg
Use Diamond Inner Bracing (4 Sided)
SR Members Have Cut Ends
SR Members Are Concentric | Distribute Leg Loads As Uniform
Assume Legs Pinned
√ Assume Rigid Index Plate
√ Use Clear Spans For Wind Area
Use Clear Spans For KL/r
Retension Guys To Initial Tension
√ Bypass Mast Stability Checks
√ Use Azimuth Dish Coefficients
√ Project Wind Area of Appurt.

Autocalc Torque Arm Areas

Add IBC .6D+W Combination
Sort Capacity Reports By Component
Triangulate Diamond Inner Bracing
Treat Feed Line Bundles As Cylinder
Ignore KL/ry For 60 Deg. Angle Legs | Use ASCE 10 X-Brace Ly Rules
Calculate Redundant Bracing Forces
Ignore Redundant Members in FEA
SR Leg Bolts Resist Compression
All Leg Panels Have Same Allowable
Offset Girt At Foundation
√ Consider Feed Line Torque
Include Angle Block Shear Check
Use TIA-222-H Bracing Resist.
Exemption
Use TIA-222-H Tension Splice
Exemption
Poles
√ Include Shear-Torsion Interaction
Always Use Sub-Critical Flow
Use Top Mounted Sockets
Pole Without Linear Attachments
Pole With Shroud Or No
Appurtenances
Outside and Inside Corner Radii Are
Known |
|--|---|---|

Tapered Pole Section Geometry

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L1	75.00-36.08	38.92	3.92	12	15.7700	22.0000	0.1875	0.7500	A572-65 (65 ksi)
L2	36.08-0.00	40.00		12	20.9979	27.4000	0.2500	1.0000	A572-65 (65 ksi)

Tapered Pole Properties

Section	Tip Dia. in	Area in ²	I in ⁴	r in	C in	I/C in ³	J in ⁴	It/Q in ²	w in	w/t
L1	16.2602	9.4079	291.5778	5.5785	8.1689	35.6938	590.8157	4.6303	3.7239	19.861
	22.7099	13.1693	799.7595	7.8089	11.3960	70.1790	1620.5296	6.4815	5.3935	28.765
L2	22.2995	16.7021	917.7141	7.4278	10.8769	84.3725	1859.5376	8.2203	4.9575	19.83
	28.2784	21.8558	2056.3230	9.7197	14.1932	144.8809	4166.6679	10.7567	6.6732	26.693

Tower Elevation	Gusset Area (per face)	Gusset Thickness	Gusset Grade	Adjust. Factor A _r	Adjust. Factor A _r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals	Double Angle Stitch Bolt Spacing Horizontals	Double Angle Stitch Bolt Spacing Redundants
ft	ft ²	in					in	in	in
L1 75.00-36.08				1	1	1			
L2 36.08-0.00				1	1	1			

Feed Line/Linear Appurtenances - Entered As Round Or Flat

Description	Sector	Exclude From Torque Calculation	Component Type	Placement ft	Total Number	Number Per Row	Start/End Position	Width or Diameter r	Perimeter r	Weight plf
								in	in	
Safety Line 3/8	C	No	Surface Ar (CaAa)	0.00 - 0.00	1	1	0.000 0.010	0.3750		0.22

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number	C _A A _A	Weight
							ft ² /ft	plf

LDF1-50A(1/4)	C	No	No	Inside Pole	75.00 - 0.00	1	No Ice	0.06
LDF4-50A(1/2)	C	No	No	Inside Pole	75.00 - 0.00	2	No Ice	0.15

LDF5-50A(7/8)	C	No	No	Inside Pole	68.00 - 0.00	6	No Ice	0.33
MLE Hybrid	C	No	No	Inside Pole	68.00 - 0.00	1	No Ice	1.07
9Power/18Fiber								
RL 2(1 5/8)								
LDF1-50A(1/4)	C	No	No	Inside Pole	68.00 - 0.00	1	No Ice	0.06
LDF4.5-50(5/8)	C	No	No	Inside Pole	68.00 - 0.00	2	No Ice	0.15
HB158-21U6S24-xxM_TMO(1-5/8)	C	No	No	Inside Pole	68.00 - 0.00	1	No Ice	2.50

AVA5-50(7/8)	C	No	No	Inside Pole	59.00 - 0.00	6	No Ice	0.30

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A _R	A _F	C _A A _A In Face	C _A A _A Out Face	Weight K
			ft ²	ft ²	ft ²	ft ²	
L1	75.00-36.08	A	0.000	0.000	0.000	0.000	0.00

Tower Section <i>n</i>	Tower Elevation <i>ft</i>	Face	A_R <i>ft</i> ²	A_F <i>ft</i> ²	C_{AA} In Face <i>ft</i> ²	C_{AA} Out Face <i>ft</i> ²	Weight <i>K</i>
L2	36.08-0.00	B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	0.24
		A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	0.000	0.000	0.29

Feed Line Center of Pressure

Section	Elevation <i>ft</i>	CP_x <i>in</i>	CP_z <i>in</i>	CP_x Ice <i>in</i>	CP_z Ice <i>in</i>
L1	75.00-36.08	0.0000	0.0000	0.0000	0.0000
L2	36.08-0.00	0.0000	0.0000	0.0000	0.0000

Note: For pole sections, center of pressure calculations do not consider feed line shielding.

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert <i>ft</i> <i>ft</i> <i>ft</i>	Azimuth Adjustment <i>t</i> °	Placement <i>ft</i>	C_{AA} Front <i>ft</i> ²	C_{AA} Side <i>ft</i> ²	Weight <i>K</i>	
Lightning Rod 5/8"x5'	C	From Face	0.00 0.00 3.00	0.00	77.50	No Ice	0.31	0.31	0.01

DB809T6E-XC	B	From Face	0.50 0.00 5.00	0.00	75.00	No Ice	3.00	3.00	0.02
DB909XVTE-M	C	From Face	0.50 0.00 3.00	0.00	75.00	No Ice	1.80	1.80	0.02
GPS_A	A	From Face	0.50 0.00 2.00	0.00	75.00	No Ice	0.26	0.26	0.00
6'x2" Mount Pipe	A	From Face	0.50 0.00 0.00	0.00	75.00	No Ice	1.43	1.43	0.02
6'x2" Mount Pipe	B	From Face	0.50 0.00 0.00	0.00	75.00	No Ice	1.43	1.43	0.02
6'x2" Mount Pipe	C	From Face	0.50 0.00 0.00	0.00	75.00	No Ice	1.43	1.43	0.02

T-Arm Mount [TA 601-3]	C	None		0.00	68.00	No Ice	12.56	12.56	0.73
Pipe Mount [PM 601-3]	C	None		0.00	68.00	No Ice	3.17	3.17	0.20
10'x2" Horizontal Pipe	A	From Leg	4.00 0.00 0.00	0.00	68.00	No Ice	2.38	0.01	0.04
10'x2" Horizontal Pipe	B	From Leg	4.00 0.00 0.00	0.00	68.00	No Ice	2.38	0.01	0.04
10'x2" Horizontal Pipe	C	From Leg	4.00 0.00 0.00	0.00	68.00	No Ice	2.38	0.01	0.04
ERICSSON AIR 21 B2A	A	From Leg	4.00	0.00	68.00	No Ice	3.14	2.59	0.11

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment °	Placement ft		C _{AA} Front ft ²	C _{AA} Side ft ²	Weight K
B4P w/ Mount Pipe			0.00 1.00						
ERICSSON AIR 21 B2A B4P w/ Mount Pipe	B	From Leg	4.00 0.00 1.00	0.00	68.00	No Ice	3.14	2.59	0.11
ERICSSON AIR 21 B2A B4P w/ Mount Pipe	C	From Leg	4.00 0.00 1.00	0.00	68.00	No Ice	3.14	2.59	0.11
ERICSSON AIR 21 B4A B2P w/ Mount Pipe	A	From Leg	4.00 0.00 1.00	0.00	68.00	No Ice	3.14	2.59	0.11
ERICSSON AIR 21 B4A B2P w/ Mount Pipe	B	From Leg	4.00 0.00 1.00	0.00	68.00	No Ice	3.14	2.59	0.11
ERICSSON AIR 21 B4A B2P w/ Mount Pipe	C	From Leg	4.00 0.00 1.00	0.00	68.00	No Ice	3.14	2.59	0.11
APXVAALL24_43-U-NA20_TMO w/ Mount Pipe	A	From Leg	4.00 0.00 1.00	0.00	68.00	No Ice	14.69	6.87	0.18
APXVAALL24_43-U-NA20_TMO w/ Mount Pipe	B	From Leg	4.00 0.00 1.00	0.00	68.00	No Ice	14.69	6.87	0.18
APXVAALL24_43-U-NA20_TMO w/ Mount Pipe	C	From Leg	4.00 0.00 1.00	0.00	68.00	No Ice	14.69	6.87	0.18
KRY 112 144/1	A	From Leg	4.00 0.00 0.00	0.00	68.00	No Ice	0.35	0.17	0.01
KRY 112 144/1	B	From Leg	4.00 0.00 0.00	0.00	68.00	No Ice	0.35	0.17	0.01
KRY 112 144/1	C	From Leg	4.00 0.00 0.00	0.00	68.00	No Ice	0.35	0.17	0.01
RADIO 4449 B71 B85A_T-MOBILE	A	From Leg	4.00 0.00 1.00	0.00	68.00	No Ice	1.97	1.59	0.07
RADIO 4449 B71 B85A_T-MOBILE	B	From Leg	4.00 0.00 1.00	0.00	68.00	No Ice	1.97	1.59	0.07
RADIO 4449 B71 B85A_T-MOBILE	C	From Leg	4.00 0.00 1.00	0.00	68.00	No Ice	1.97	1.59	0.07

Side Arm Mount [SO 102-3]	C	None		0.00	59.00	No Ice	3.60	3.60	0.07
HB-X-AW-19-65-00T-RET w/Mount Pipe	A	From Face	4.00 0.00 0.00	0.00	59.00	No Ice	4.22	4.22	0.05
HB-X-AW-19-65-00T-RET w/Mount Pipe	B	From Face	4.00 0.00 0.00	0.00	59.00	No Ice	4.22	4.22	0.05
HB-X-AW-19-65-00T-RET w/Mount Pipe	C	From Face	4.00 0.00 0.00	0.00	59.00	No Ice	4.22	4.22	0.05

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.0 Wind 0 deg - No Ice
3	0.9 Dead+1.0 Wind 0 deg - No Ice
4	1.2 Dead+1.0 Wind 30 deg - No Ice
5	0.9 Dead+1.0 Wind 30 deg - No Ice
6	1.2 Dead+1.0 Wind 60 deg - No Ice
7	0.9 Dead+1.0 Wind 60 deg - No Ice
8	1.2 Dead+1.0 Wind 90 deg - No Ice
9	0.9 Dead+1.0 Wind 90 deg - No Ice
10	1.2 Dead+1.0 Wind 120 deg - No Ice
11	0.9 Dead+1.0 Wind 120 deg - No Ice
12	1.2 Dead+1.0 Wind 150 deg - No Ice
13	0.9 Dead+1.0 Wind 150 deg - No Ice
14	1.2 Dead+1.0 Wind 180 deg - No Ice
15	0.9 Dead+1.0 Wind 180 deg - No Ice
16	1.2 Dead+1.0 Wind 210 deg - No Ice
17	0.9 Dead+1.0 Wind 210 deg - No Ice
18	1.2 Dead+1.0 Wind 240 deg - No Ice
19	0.9 Dead+1.0 Wind 240 deg - No Ice
20	1.2 Dead+1.0 Wind 270 deg - No Ice
21	0.9 Dead+1.0 Wind 270 deg - No Ice
22	1.2 Dead+1.0 Wind 300 deg - No Ice
23	0.9 Dead+1.0 Wind 300 deg - No Ice
24	1.2 Dead+1.0 Wind 330 deg - No Ice
25	0.9 Dead+1.0 Wind 330 deg - No Ice
26	Dead+Wind 0 deg - Service
27	Dead+Wind 30 deg - Service
28	Dead+Wind 60 deg - Service
29	Dead+Wind 90 deg - Service
30	Dead+Wind 120 deg - Service
31	Dead+Wind 150 deg - Service
32	Dead+Wind 180 deg - Service
33	Dead+Wind 210 deg - Service
34	Dead+Wind 240 deg - Service
35	Dead+Wind 270 deg - Service
36	Dead+Wind 300 deg - Service
37	Dead+Wind 330 deg - Service

Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
L1	75 - 36.083	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	22	-5.09	100.85	58.22
			Max. Mx	8	-5.09	-116.50	-0.02
			Max. My	14	-5.09	-0.02	-116.49
			Max. Vy	8	4.82	-116.50	-0.02
			Max. Vx	14	4.82	-0.02	-116.49
			Max. Torque	14			
L2	36.083 - 0	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	22	-8.96	302.57	174.69
			Max. Mx	8	-8.96	-349.43	-0.02
			Max. My	14	-8.96	-0.02	-349.43
			Max. Vy	8	6.79	-349.43	-0.02
			Max. Vx	14	6.79	-0.02	-349.43
			Max. Torque	2			

Maximum Reactions

Location	Condition	Gov. Load Comb.	Vertical K	Horizontal, X K	Horizontal, Z K
Pole	Max. Vert	8	8.97	-6.78	0.00
	Max. H _x	20	8.97	6.78	0.00
	Max. H _z	2	8.97	0.00	6.78
	Max. M _x	2	349.39	0.00	6.78
	Max. M _z	8	349.43	-6.78	0.00
	Max. Torsion	14	0.10	0.00	-6.78
	Min. Vert	23	6.72	5.87	3.39
	Min. H _x	8	8.97	-6.78	0.00
	Min. H _z	14	8.97	0.00	-6.78
	Min. M _x	14	-349.43	0.00	-6.78
	Min. M _z	20	-349.39	6.78	0.00
	Min. Torsion	2	-0.10	0.00	6.78

Tower Mast Reaction Summary

Load Combination	Vertical K	Shear _x K	Shear _z K	Overturing Moment, M _x kip-ft	Overturing Moment, M _z kip-ft	Torque kip-ft
Dead Only	7.47	0.00	0.00	0.01	-0.02	0.00
1.2 Dead+1.0 Wind 0 deg - No Ice	8.97	0.00	-6.78	-349.39	-0.02	0.10
0.9 Dead+1.0 Wind 0 deg - No Ice	6.72	0.00	-6.78	-347.12	-0.02	0.10
1.2 Dead+1.0 Wind 30 deg - No Ice	8.97	3.39	-5.87	-302.58	-174.73	0.09
0.9 Dead+1.0 Wind 30 deg - No Ice	6.72	3.39	-5.87	-300.62	-173.59	0.09
1.2 Dead+1.0 Wind 60 deg - No Ice	8.97	5.87	-3.39	-174.69	-302.62	0.06
0.9 Dead+1.0 Wind 60 deg - No Ice	6.72	5.87	-3.39	-173.56	-300.65	0.06
1.2 Dead+1.0 Wind 90 deg - No Ice	8.97	6.78	0.00	0.02	-349.43	0.01
0.9 Dead+1.0 Wind 90 deg - No Ice	6.72	6.78	0.00	0.01	-347.16	0.01
1.2 Dead+1.0 Wind 120 deg - No Ice	8.97	5.87	3.39	174.72	-302.62	-0.04
0.9 Dead+1.0 Wind 120 deg - No Ice	6.72	5.87	3.39	173.58	-300.65	-0.04
1.2 Dead+1.0 Wind 150 deg - No Ice	8.97	3.39	5.87	302.62	-174.73	-0.08
0.9 Dead+1.0 Wind 150 deg - No Ice	6.72	3.39	5.87	300.64	-173.59	-0.08
1.2 Dead+1.0 Wind 180 deg - No Ice	8.97	0.00	6.78	349.43	-0.02	-0.10
0.9 Dead+1.0 Wind 180 deg - No Ice	6.72	0.00	6.78	347.15	-0.02	-0.10
1.2 Dead+1.0 Wind 210 deg - No Ice	8.97	-3.39	5.87	302.62	174.68	-0.09
0.9 Dead+1.0 Wind 210 deg - No Ice	6.72	-3.39	5.87	300.64	173.55	-0.09
1.2 Dead+1.0 Wind 240 deg - No Ice	8.97	-5.87	3.39	174.72	302.57	-0.06
0.9 Dead+1.0 Wind 240 deg - No Ice	6.72	-5.87	3.39	173.58	300.61	-0.06
1.2 Dead+1.0 Wind 270 deg - No Ice	8.97	-6.78	0.00	0.02	349.39	-0.01
0.9 Dead+1.0 Wind 270 deg - No Ice	6.72	-6.78	0.00	0.01	347.12	-0.01
1.2 Dead+1.0 Wind 300 deg - No Ice	8.97	-5.87	-3.39	-174.69	302.57	0.04
0.9 Dead+1.0 Wind 300 deg - No Ice	6.72	-5.87	-3.39	-173.56	300.61	0.04
1.2 Dead+1.0 Wind 330 deg - No Ice	8.97	-3.39	-5.87	-302.58	174.68	0.08

Load Combination	Vertical	Shear _x	Shear _z	Overturning Moment, M _x	Overturning Moment, M _z	Torque
	K	K	K	kip-ft	kip-ft	kip-ft
0.9 Dead+1.0 Wind 330 deg - No Ice	6.72	-3.39	-5.87	-300.62	173.55	0.08
Dead+Wind 0 deg - Service	7.47	0.00	-1.74	-89.56	-0.02	0.03
Dead+Wind 30 deg - Service	7.47	0.87	-1.51	-77.56	-44.81	0.03
Dead+Wind 60 deg - Service	7.47	1.51	-0.87	-44.77	-77.60	0.02
Dead+Wind 90 deg - Service	7.47	1.74	0.00	0.02	-89.60	0.01
Dead+Wind 120 deg - Service	7.47	1.51	0.87	44.81	-77.60	-0.00
Dead+Wind 150 deg - Service	7.47	0.87	1.51	77.59	-44.81	-0.02
Dead+Wind 180 deg - Service	7.47	0.00	1.74	89.59	-0.02	-0.03
Dead+Wind 210 deg - Service	7.47	-0.87	1.51	77.59	44.77	-0.03
Dead+Wind 240 deg - Service	7.47	-1.51	0.87	44.81	77.56	-0.02
Dead+Wind 270 deg - Service	7.47	-1.74	0.00	0.02	89.56	-0.01
Dead+Wind 300 deg - Service	7.47	-1.51	-0.87	-44.77	77.56	0.00
Dead+Wind 330 deg - Service	7.47	-0.87	-1.51	-77.56	44.77	0.02

Solution Summary

Load Comb.	Sum of Applied Forces			Sum of Reactions			% Error
	PX K	PY K	PZ K	PX K	PY K	PZ K	
1	0.00	-7.47	0.00	0.00	7.47	0.00	0.000%
2	0.00	-8.97	-6.78	0.00	8.97	6.78	0.000%
3	0.00	-6.72	-6.78	0.00	6.72	6.78	0.000%
4	3.39	-8.97	-5.87	-3.39	8.97	5.87	0.000%
5	3.39	-6.72	-5.87	-3.39	6.72	5.87	0.000%
6	5.87	-8.97	-3.39	-5.87	8.97	3.39	0.000%
7	5.87	-6.72	-3.39	-5.87	6.72	3.39	0.000%
8	6.78	-8.97	0.00	-6.78	8.97	0.00	0.000%
9	6.78	-6.72	0.00	-6.78	6.72	0.00	0.000%
10	5.87	-8.97	3.39	-5.87	8.97	-3.39	0.000%
11	5.87	-6.72	3.39	-5.87	6.72	-3.39	0.000%
12	3.39	-8.97	5.87	-3.39	8.97	-5.87	0.000%
13	3.39	-6.72	5.87	-3.39	6.72	-5.87	0.000%
14	0.00	-8.97	6.78	0.00	8.97	-6.78	0.000%
15	0.00	-6.72	6.78	0.00	6.72	-6.78	0.000%
16	-3.39	-8.97	5.87	3.39	8.97	-5.87	0.000%
17	-3.39	-6.72	5.87	3.39	6.72	-5.87	0.000%
18	-5.87	-8.97	3.39	5.87	8.97	-3.39	0.000%
19	-5.87	-6.72	3.39	5.87	6.72	-3.39	0.000%
20	-6.78	-8.97	0.00	6.78	8.97	0.00	0.000%
21	-6.78	-6.72	0.00	6.78	6.72	0.00	0.000%
22	-5.87	-8.97	-3.39	5.87	8.97	3.39	0.000%
23	-5.87	-6.72	-3.39	5.87	6.72	3.39	0.000%
24	-3.39	-8.97	-5.87	3.39	8.97	5.87	0.000%
25	-3.39	-6.72	-5.87	3.39	6.72	5.87	0.000%
26	0.00	-7.47	-1.74	0.00	7.47	1.74	0.000%
27	0.87	-7.47	-1.51	-0.87	7.47	1.51	0.000%
28	1.51	-7.47	-0.87	-1.51	7.47	0.87	0.000%
29	1.74	-7.47	0.00	-1.74	7.47	0.00	0.000%
30	1.51	-7.47	0.87	-1.51	7.47	-0.87	0.000%
31	0.87	-7.47	1.51	-0.87	7.47	-1.51	0.000%
32	0.00	-7.47	1.74	0.00	7.47	-1.74	0.000%
33	-0.87	-7.47	1.51	0.87	7.47	-1.51	0.000%
34	-1.51	-7.47	0.87	1.51	7.47	-0.87	0.000%
35	-1.74	-7.47	0.00	1.74	7.47	0.00	0.000%
36	-1.51	-7.47	-0.87	1.51	7.47	0.87	0.000%
37	-0.87	-7.47	-1.51	0.87	7.47	1.51	0.000%

Non-Linear Convergence Results

Load Combination	Converged?	Number of Cycles	Displacement Tolerance	Force Tolerance
1	Yes	4	0.00000001	0.00000001
2	Yes	4	0.00000001	0.00005377
3	Yes	4	0.00000001	0.00003323
4	Yes	4	0.00000001	0.00092280
5	Yes	4	0.00000001	0.00058871
6	Yes	4	0.00000001	0.00088290
7	Yes	4	0.00000001	0.00056253
8	Yes	4	0.00000001	0.00002078
9	Yes	4	0.00000001	0.00000001
10	Yes	4	0.00000001	0.00088958
11	Yes	4	0.00000001	0.00056678
12	Yes	4	0.00000001	0.00091926
13	Yes	4	0.00000001	0.00058632
14	Yes	4	0.00000001	0.00005378
15	Yes	4	0.00000001	0.00003324
16	Yes	4	0.00000001	0.00087550
17	Yes	4	0.00000001	0.00055770
18	Yes	4	0.00000001	0.00091431
19	Yes	4	0.00000001	0.00058314
20	Yes	4	0.00000001	0.00002077
21	Yes	4	0.00000001	0.00000001
22	Yes	4	0.00000001	0.00090706
23	Yes	4	0.00000001	0.00057851
24	Yes	4	0.00000001	0.00087849
25	Yes	4	0.00000001	0.00055972
26	Yes	4	0.00000001	0.00000001
27	Yes	4	0.00000001	0.00000001
28	Yes	4	0.00000001	0.00000001
29	Yes	4	0.00000001	0.00000001
30	Yes	4	0.00000001	0.00000001
31	Yes	4	0.00000001	0.00000001
32	Yes	4	0.00000001	0.00000001
33	Yes	4	0.00000001	0.00000001
34	Yes	4	0.00000001	0.00000001
35	Yes	4	0.00000001	0.00000001
36	Yes	4	0.00000001	0.00000001
37	Yes	4	0.00000001	0.00000001

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	75 - 36.083	6.1912	30	0.64	0.00
L2	40 - 0	1.9712	30	0.44	0.00

Critical Deflections and Radius of Curvature - Service Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
77.50	Lightning Rod 5/8"x5'	30	6.1912	0.64	0.00	29463
75.00	DB809T6E-XC	30	6.1912	0.64	0.00	29463
68.00	T-Arm Mount [TA 601-3]	30	5.2355	0.61	0.00	21045
59.00	Side Arm Mount [SO 102-3]	30	4.0516	0.56	0.00	9207

Maximum Tower Deflections - Design Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	75 - 36.083	24.1386	8	2.49	0.00
L2	40 - 0	7.6893	8	1.70	0.00

Critical Deflections and Radius of Curvature - Design Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
77.50	Lightning Rod 5/8"x5'	8	24.1386	2.49	0.00	7583
75.00	DB809T6E-XC	8	24.1386	2.49	0.00	7583
68.00	T-Arm Mount [TA 601-3]	8	20.4132	2.37	0.00	5416
59.00	Side Arm Mount [SO 102-3]	8	15.7987	2.19	0.00	2369

Compression Checks

Pole Design Data

Section No.	Elevation ft	Size	L ft	L _u ft	Kl/r	A in ²	P _u K	φP _n K	Ratio P _u / φP _n
L1	75 - 36.083 (1)	TP22x15.77x0.1875	38.92	0.00	0.0	12.790 7	-5.09	748.26	0.007
L2	36.083 - 0 (2)	TP27.4x20.998x0.25	40.00	0.00	0.0	21.855 7	-8.96	1278.56	0.007

Pole Bending Design Data

Section No.	Elevation ft	Size	M _{ux} kip-ft	φM _{nx} kip-ft	Ratio M _{ux} / φM _{nx}	M _{uy} kip-ft	φM _{ny} kip-ft	Ratio M _{uy} / φM _{ny}
L1	75 - 36.083 (1)	TP22x15.77x0.1875	116.51	361.66	0.322	0.00	361.66	0.000
L2	36.083 - 0 (2)	TP27.4x20.998x0.25	349.44	805.62	0.434	0.00	805.62	0.000

Pole Shear Design Data

Section No.	Elevation ft	Size	Actual V _u K	φV _n K	Ratio V _u / φV _n	Actual T _u kip-ft	φT _n kip-ft	Ratio T _u / φT _n
L1	75 - 36.083 (1)	TP22x15.77x0.1875	4.82	224.48	0.021	0.04	418.32	0.000
L2	36.083 - 0 (2)	TP27.4x20.998x0.25	6.79	383.57	0.018	0.04	916.03	0.000

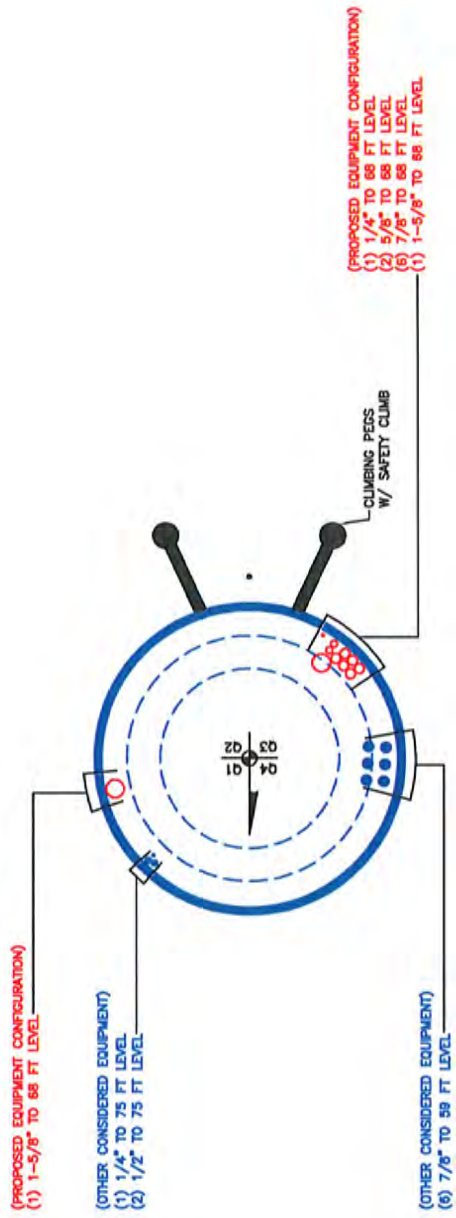
Pole Interaction Design Data

Section No.	Elevation ft	Ratio P_u	Ratio M_{ux}	Ratio M_{uy}	Ratio V_u	Ratio T_u	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
		ϕP_n	ϕM_{nx}	ϕM_{ny}	ϕV_n	ϕT_n			
L1	75 - 36.083 (1)	0.007	0.322	0.000	0.021	0.000	0.329	1.050	4.8.2
L2	36.083 - 0 (2)	0.007	0.434	0.000	0.018	0.000	0.441	1.050	4.8.2

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail	
L1	75 - 36.083	Pole	TP22x15.77x0.1875	1	-5.09	785.67	31.4	Pass	
L2	36.083 - 0	Pole	TP27.4x20.998x0.25	2	-8.96	1342.49	42.0	Pass	
							Summary		
							Pole (L2)	42.0	Pass
							RATING =	42.0	Pass

APPENDIX B
BASE LEVEL DRAWING



APPENDIX C
ADDITIONAL CALCULATIONS

Monopole Base Plate Connection

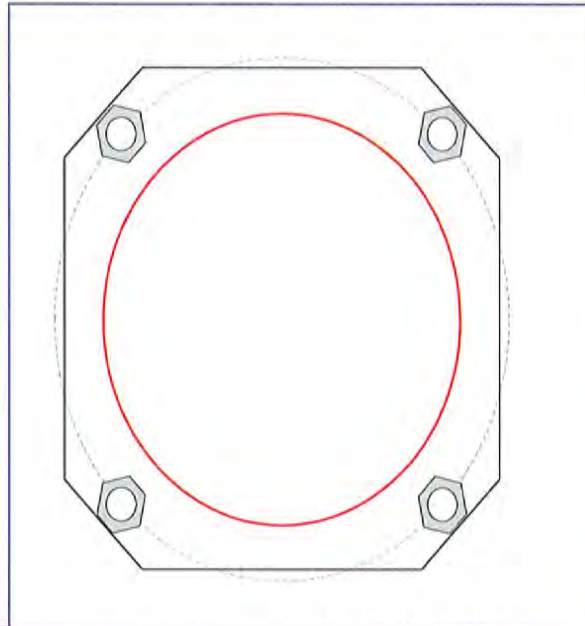


Site Info	
BU #	822193
Site Name	4 Points Gin
Order #	569516 Rev.0

Analysis Considerations	
TIA-222 Revision	H
Grout Considered:	Yes
l_{ar} (in)	2.5625

Applied Loads	
Moment (kip-ft)	349.44
Axial Force (kips)	8.96
Shear Force (kips)	6.79

*TIA-222-H Section 15.5 Applied



Connection Properties	Analysis Results
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Anchor Rod Data
(4) 2-1/4" ϕ bolts (A615-75 N; $F_y=75$ ksi, $F_u=100$ ksi) on 34.86" BC
Base Plate Data
33.4" W x 2.5" Plate (S-128; $F_y=60$ ksi, $F_u=80$ ksi); Clip: 6 in
Stiffener Data
N/A
Pole Data
27.4" x 0.25" 12-sided pole (A572-65; $F_y=65$ ksi, $F_u=80$ ksi)

Anchor Rod Summary	<i>(units of kips, kip-in)</i>	
$P_{u,t} = 117.84$	$\phi P_{n,t} = 243.75$	Stress Rating
$V_u = 1.7$	$\phi V_n = 149.1$	46.0%
$M_u = n/a$	$\phi M_n = n/a$	Pass
Base Plate Summary		
Max Stress (ksi):	14.72	(Flexural)
Allowable Stress (ksi):	54	
Stress Rating:	26.0%	Pass



Drilled Pier Foundation

BU # :	822193
Site Name:	4 Points Gin
Order Number:	569516 Rev.0
TIA-222 Revision:	H
Tower Type:	Monopole

Applied Loads		Uplift
Comp.		
Moment (kip-ft)	349.44	
Axial Force (kips)	8.97	
Shear Force (kips)	6.78	

Material Properties	
Concrete Strength, f _c :	3 ksi
Rebar Strength, F _y :	60 ksi
Tie Yield Strength, F _y :	40 ksi

Pier Design Data	
Depth	20 ft
Ext. Above Grade	1 ft
Pier Section 1	
From 1' above grade to 20' below grade	
Pier Diameter	5 ft
Rebar Quantity	20
Rebar Size	9
Rebar Cage Diameter	45 in
Tie Size	4
Tie Spacing	12 in

Rebar & Pier Options
Embedded Pole Inputs
Bellied Pier Inputs

Analysis Results		
Soil Lateral Check		
D ₅₀ (ft from TOC)	Compression	Uplift
Soil Safety Factor	5.94	-
Max Moment (kip-ft)	8.00	-
Rating*	383.04	-
Soil Vertical Check		
Compression	Uplift	
Skin Friction (kips)	100.07	-
End Bearing (kips)	88.36	-
Weight of Concrete (kips)	68.34	-
Total Capacity (kips)	188.42	-
Axial (kips)	77.31	-
Rating*	39.1%	-
Reinforced Concrete Flexure		
Compression	Uplift	
Critical Depth (ft from TOC)	5.90	-
Critical Moment (kip-ft)	383.04	-
Critical Moment Capacity	2066.66	-
Rating*	17.7%	-
Reinforced Concrete Shear		
Compression	Uplift	
Critical Depth (ft from TOC)	17.66	-
Critical Shear (kip)	40.37	-
Critical Shear Capacity	399.86	-
Rating*	9.6%	-

Structural Foundation Rating*	17.7%
Soil Interaction Rating*	39.1%

*Rating per TIA-222-H Section 15.5

Shear-Friction Methodology is Applied

Check Limitation	
Apply TIA-222-H Section 15.5:	<input checked="" type="checkbox"/>
N/A:	<input type="checkbox"/>
Additional Longitudinal Rebar	
Input Effective Depths (else Actual):	<input type="checkbox"/>
Shear Design Options	
Check Shear along Depth of Pier:	<input checked="" type="checkbox"/>
Utilize Shear-Friction Methodology:	<input checked="" type="checkbox"/>
Override Critical Depth:	<input type="checkbox"/>

[Go to Soil Calculations](#)

Soil Profile

# of Layers	5
-------------	---

Groundwater Depth	16
-------------------	----

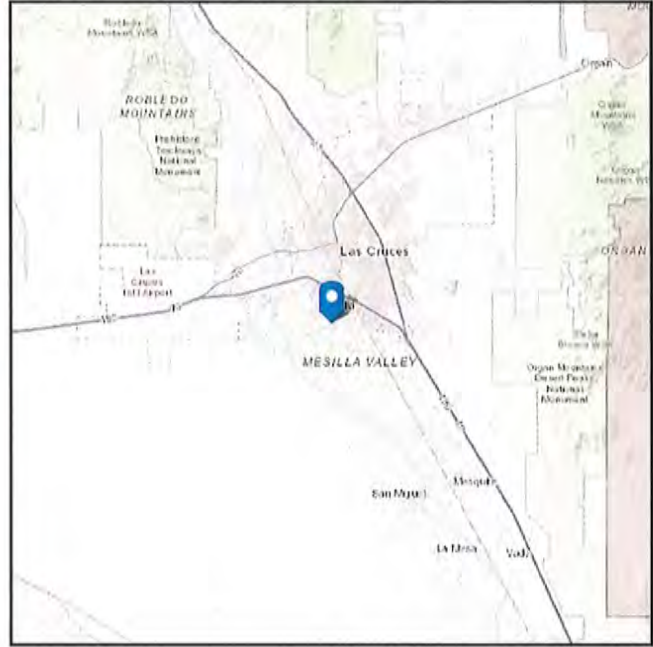
Layer	Top (ft)	Bottom (ft)	Thickness (ft)	Y _{soil} (pcf)	Y _{concrete} (pcf)	Cohesion (ksf)	Angle of Friction (degrees)	Calculated Ultimate Skin Friction Comp (ksf)	Calculated Ultimate Skin Friction Uplift (ksf)	Ultimate Skin Friction Comp Override (ksf)	Ultimate Skin Friction Uplift Override (ksf)	Ult. Gross Bearing Capacity (ksf)	SPT Blow Count	Soil Type
1	0	2.5	2.5	115	150	0	0	0.000	0.000	0.00	0.00			Cohesionless
2	2.5	4	1.5	115	150	0	31	0.123	0.123				3.9375	Cohesionless
3	4	11	7	120	150	0.75	0	0.413	0.413					Cohesive
4	11	16	5	115	150	0	32	0.478	0.478				4.5	Cohesionless
5	16	20	4	53	87.6	0	32	0.758	0.758			6	6.1675	Cohesionless

ASCE 7 Hazards Report

Address:
No Address at This
Location

Standard: ASCE/SEI 7-10
Risk Category: II
Soil Class: D - Stiff Soil

Elevation: 3881.76 ft (NAVD 88)
Latitude: 32.266072
Longitude: -106.785422



Wind

Results:

Wind Speed:	115 Vmph
10-year MRI	76 Vmph
25-year MRI	84 Vmph
50-year MRI	90 Vmph
100-year MRI	96 Vmph

Data Source: ASCE/SEI 7-10, Fig. 26.5-1A and Figs. CC-1–CC-4, and Section 26.5.2, incorporating errata of March 12, 2014

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-10 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years).

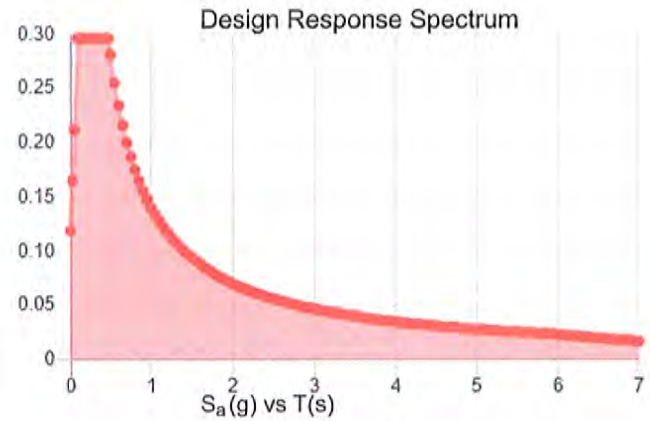
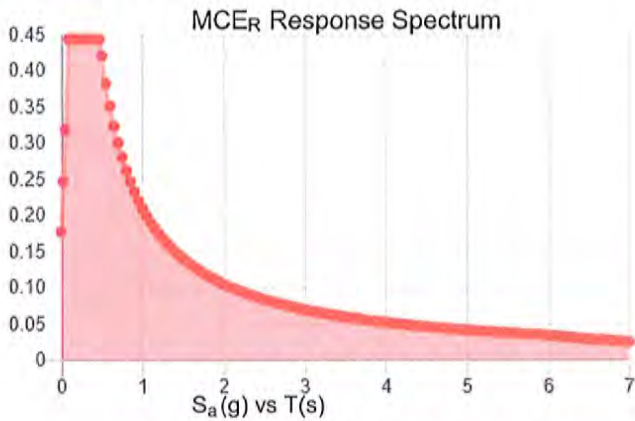
Site is not in a hurricane-prone region as defined in ASCE/SEI 7-10 Section 26.2.

Site Soil Class: D - Stiff Soil

Results:

S_s :	0.282	S_{DS} :	0.296
S_1 :	0.088	S_{D1} :	0.14
F_a :	1.574	T_L :	6
F_v :	2.4	PGA :	0.118
S_{MS} :	0.444	PGA _M :	0.185
S_{M1} :	0.21	F_{PGA} :	1.564
		I_e :	1

Seismic Design Category C



Data Accessed:

Wed Jun 30 2021

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-10, incorporating Supplement 1 and errata of March 31, 2013, and ASCE/SEI 7-10 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-10 Ch. 21 are available from USGS.

Ice

Results:

Ice Thickness: 0.00 in.
Concurrent Temperature: 25 F
Gust Speed: 30 mph

Data Source: Standard ASCE/SEI 7-10, Figs. 10-2 through 10-8

Date Accessed: Wed Jun 30 2021

Ice thicknesses on structures in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

Values provided are equivalent radial ice thicknesses due to freezing rain with concurrent 3-second gust speeds, for a 50-year mean recurrence interval, and temperatures concurrent with ice thicknesses due to freezing rain. Thicknesses for ice accretions caused by other sources shall be obtained from local meteorological studies. Ice thicknesses in exposed locations at elevations higher than the surrounding terrain and in valleys and gorges may exceed the mapped values.

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided "as is" and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE 7 standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE 7 Hazard Tool.

ANCHOR

RFDS DATE: 06/03/21 VERSION 3



CROWN BU: 822193

SITE NUMBER: NM02104B

SITE NAME: 4 POINTS GIN

SITE TYPE: MONOPOLE

CITY: LAS CRUCES
 COUNTY: DOÑA ANA
 JURISDICTION: COUNTY OF DOÑA ANA

T-Mobile
 Stick Together
 1855 CATEWAY BLVD, SUITE 800
 CONCORD, CA 94520

PROJECT INFORMATION:
 CROWN BU: 822193
 SITE NUMBER:
 NM02104B
 SITE NAME:
 4 POINTS GIN
 1754 N UNION AVE, LAS CRUCES, NM 88103

CURRENT ISSUE DATE:
 08/04/21

ISSUED FOR:
 CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	05/18/21	90% CONSTRUCTION PER	
0	05/04/21	100% CONSTRUCTION PER	

PLANS PREPARED BY:

 Synergy advantage engineers
 2000 Red Hill Ave., 2000, Santa Ana, CA 92705
 Phone: (949) 200-4143 Fax: (949) 440-0798

CONSULTANT:

 Synergy advantage engineers
 2000 Red Hill Ave., 2000, Santa Ana, CA 92705
 Phone: (949) 200-4143 Fax: (949) 440-0798

DRAWN BY	CHECKED BY	DATE
AM	AM	AM

SEALSURE

 ANDREW MILLER, PE
 LAS CRUCES, NM 88103

SHEET TITLE:
 TITLE SHEET
 SHEET NUMBER:
 T-1
 REVISION:
 0
 SHEET NO:
 NM02104B

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
T-3	ABBREVIATIONS, SPECIFICATIONS AND SCHEDULES
T-4	GENERAL STRUCTURAL NOTES
A-1	OVERALL SITE/ROOF PLAN
A-2	EXIST. AND NEW EQUIPMENT LAYOUT PLANS
A-3	EXIST. AND NEW ANTENNA LAYOUT PLANS AND ANTENNA SCHEDULES
A-4	EXIST. AND NEW SOUTHWEST ELEVATIONS
A-5	EXIST. AND NEW SOUTHEAST ELEVATIONS
D-1	DETAILS AND SPECIFICATIONS
D-2	DETAILS AND SPECIFICATIONS
G-1	GROUNDING NOTES, EQUIPMENT AND ANTENNA GROUNDING PLAN
G-2	GROUNDING DETAILS

GENERAL LOCATION MAP



VICINITY MAP



ACCESSIBILITY REQUIREMENTS

THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION.
 SECTION 1103.2.7 (RAISED ACCESS SPACES)
 SECTION 1103.2.9 (EQUIPMENT SPACES)

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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 CONSIDERED TO PREVENT WORK NOT CONFORMING TO THESE CODES.

1. NEW MEXICO ADMINISTRATIVE CODE 14-73
2. NEW MEXICO ELECTRICAL CODE 2017
3. NEW MEXICO ELECTRICAL CODE 2015
4. NEW MEXICO MECHANICAL CODE 2015
5. NEW MEXICO PLUMBING CODE 2015
6. CITY BUILDING CODE 17
7. LOCAL BUILDING ORDINANCES
8. NEW MEXICO FIRE CODE 2003
9. NEW MEXICO FIRE CODE 2003
10. ASCE 7-16

CONSULTING TEAM

ARCHITECTURAL ENGINEERING:
 SYNERGY A DIVISION OF
 ADVANTAGE ENGINEERS, LLC
 7543 WOODLEY AVE.
 LAS CRUCES, NM 88103
 CONTACT: ANDREW MILLER
 PHONE: (410) 212-2850

STRUCTURAL ENGINEERING:
 7151 COLUMBIA CANYON DR, SUITE A
 LAS CRUCES, NM 88103
 CONTACT: ANDREW MILLER
 PHONE: (410) 212-2850

PERMITTING SHANNON NICOLS
 PHONE: (310) 694-0922

LATITUDE / LONGITUDE

LAT: 32° 15' 57.85" N
 LONG: 105° 47' 07.52" W
 LAT: 32.26607307
 LONG: 105.78542057

UTILITY PURVEYOR

TELCO: COMPANY: AT&T
 COMPANY: PNM

APPROVAL

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND AIR DIVERSITY AND REGULATIONS THAT MAY IMPOSE.

PRINT NAME	SIGNATURE	DATE
LANDLORD:		
ZONING MGR:		
DEVELOP. MGR:		
CONST. MGR:		
PROJECT MGR:		
SRL RF ENGINEER:		
RF ENGINEER:		
OPERATIONS:		
SAC REP:		
UTILITIES:		
REAL ESTATE MGR:		

PROJECT SUMMARY

SITE ADDRESS:
 1754 N UNION AVE
 LAS CRUCES, NM 88103

OWNER/PROPERTY CONTACT:
 JARROLD RICHARDSON, THE PEBBLES OAK JARROLD
 2019 LIVING TRAIL
 3500 N HIGHWAY 28,
 LAS CRUCES, NM 88005

APPLICANT:
 T-MOBILE WIRELESS, LLC
 1855 CATEWAY BLVD, STE 800
 CONCORD, CA 94520

T-MOBILE PROJECT MANAGER: CHRISTIAN NEWCOMB

BUILDING SUMMARY

OCCUPANCY CLASSIFICATION: TBO
 ZONE CLASSIFICATION: RES-ESTATE
 BUILDING USE: WAREHOUSE (INDUSTRIAL)
 CONSTRUCTION TYPE: I-B
 APR. 4-07-13-006-218

PROJECT DESCRIPTION

THE PROJECT ENTAILS EXISTING T-MOBILE PROPOSED TO MODIFY (E) WIRELESS TELECOMMUNICATIONS SITE BY:

1. REMOVE (2) 10M-45.525G ANTENNAS WITH (1) APX4400LX ANTENNAS.
2. REPLACE (2) 10M-45.525G ANTENNAS WITH (2) 10M-45.525G ANTENNAS.
3. ADD (2) 8X24 HCS 4MHC 30M.
4. REMOVE EXISTING DC WORK.
5. ADD (1) BREAKER ON EXISTING BBS 6102 CABINET.
6. ADD (1) CSR USE VZ.

SEE SHEET A-2 FOR DETAILS

LEGAL DESCRIPTION

TRACT NO: 83 SEC 27N/50E/4M/2E SEC 31 T1N 23S RING OZE BREEK
 DESCRIPTION: S. 31 T. 23S R. 2E MAP 110 TR 95 UNION AVE



PROJECT INFORMATION:
 (ISSUED BY) DATE: 08/04/21
 (ISSUED FOR) CONSTRUCTION
 SITE NUMBER: NM021048
 SITE NAME: 4 POINTS GIN
 CURRENT ISSUE DATE: 08/04/21

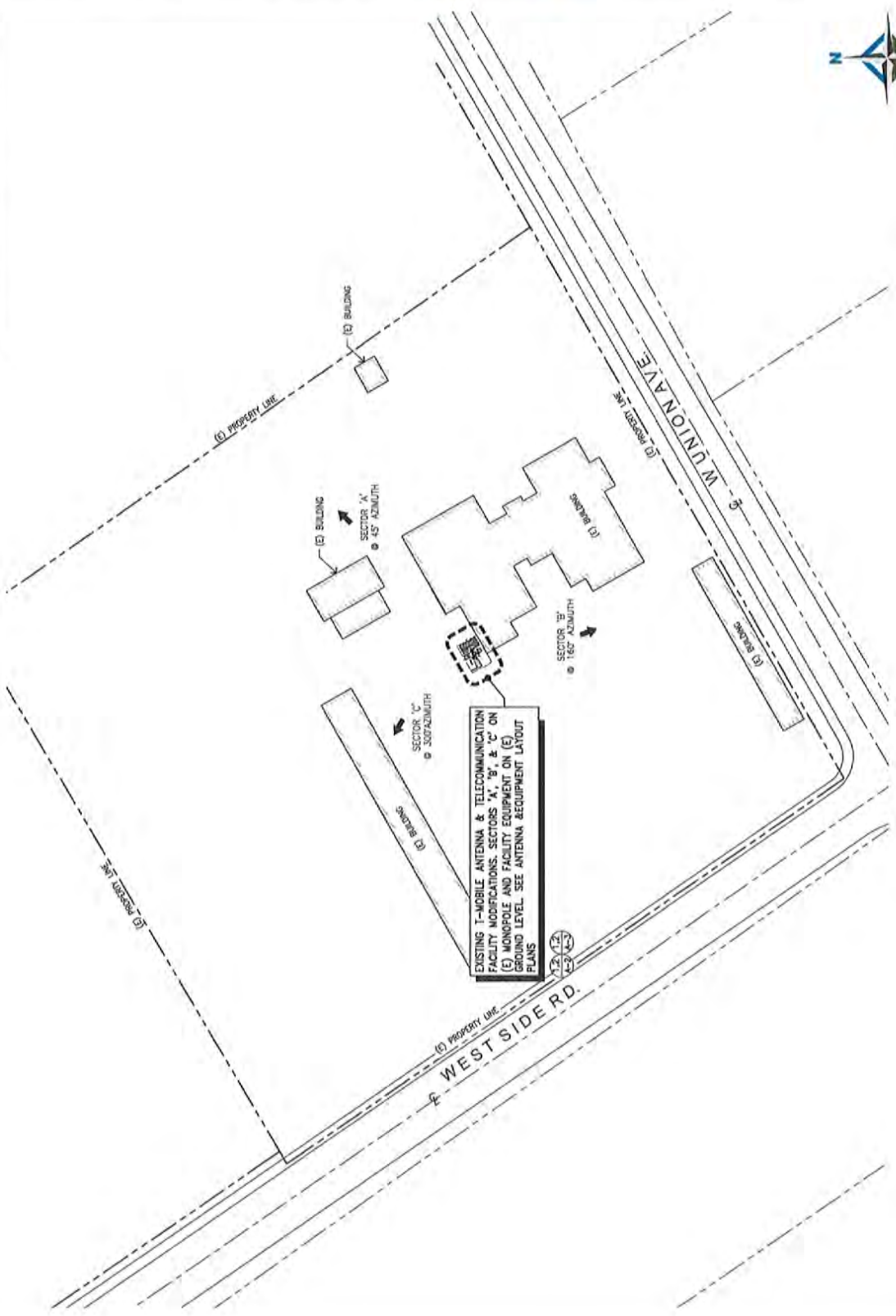
REV.	DATE	DESCRIPTION	BY
A	08/18/21	50% CONSTRUCTION PER	
D	08/04/21	100% CONSTRUCTION PER	



OVERALL SITE PLAN
 SHEET NUMBER: A-1
 REVISION: 0

SHEET TITLE: OVERALL SITE PLAN
 SHEET NUMBER: A-1
 REVISION: 0
 INCHES: 1/8"

NOTE:
 ALL PLANS AND DIMENSIONS HAVE BEEN CREATED USING EXISTING DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AS TO THE EXISTING CONDITIONS AS COMPARED TO THE PLANS. ALL DIMENSIONS SHOULD BE FIELD VERIFIED.



OVERALL SITE PLAN
 SCALE: 1"=40'-0"
 SHEET NUMBER: A-1
 REVISION: 0
 INCHES: 1/8"



PROJECT INFORMATION:
 COMPANY: BILSTECH
 SITE NUMBER: NM021048
 SITE NAME: 4 POINTS GIN
 101 ALAMON AVENUE, CHICO, CA 95926
 CURRENT ISSUE DATE: 08/04/21

ISSUED FOR: CONSTRUCTION

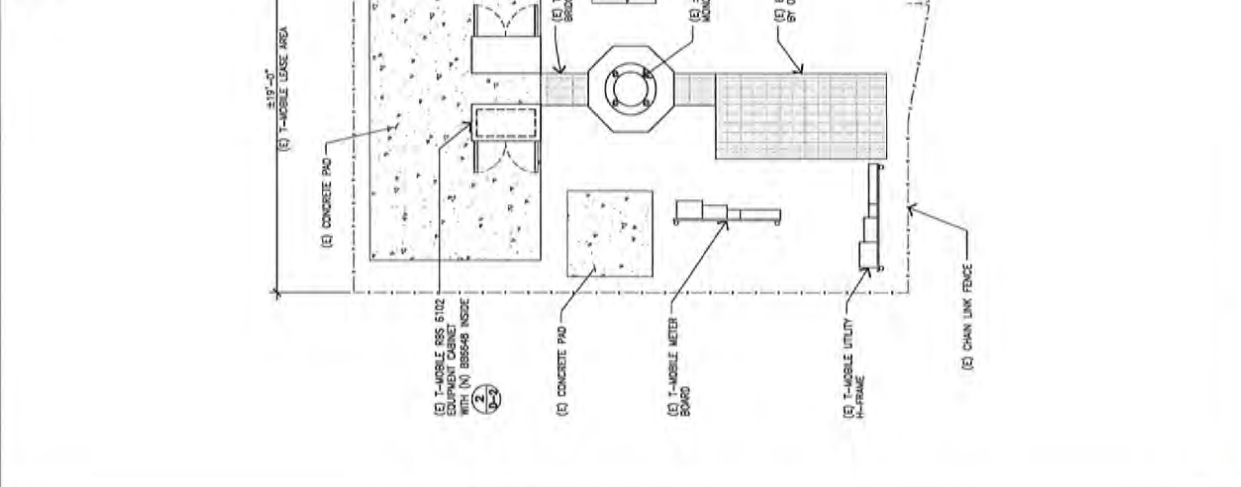
REV.	DATE	DESCRIPTION	BY
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0	08/04/21	100% CONSTRUCTION PRF	



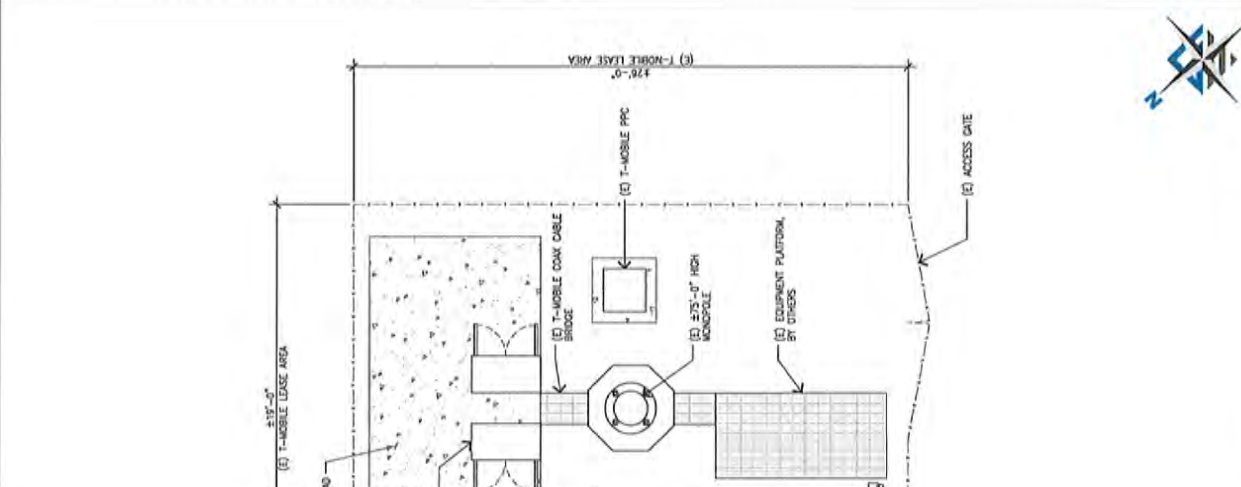
SHEET TITLE: EXIST. AND NEW EQUIPMENT LAYOUT PLANS
 SHEET NUMBER: A-2
 REVISION: 0

DATE: 08/04/21
 SCALE: 3/8"=1'-0"
 SHEET NUMBER: A-2
 REVISION: 0

REVISIONS TO BE MADE:
 1. ADD (1) BRESSAGE ON EXISTING RIS 6102 CABINET.
 2. ADD (1) CSR WIRE V2.



(E) EQUIPMENT LAYOUT PLAN

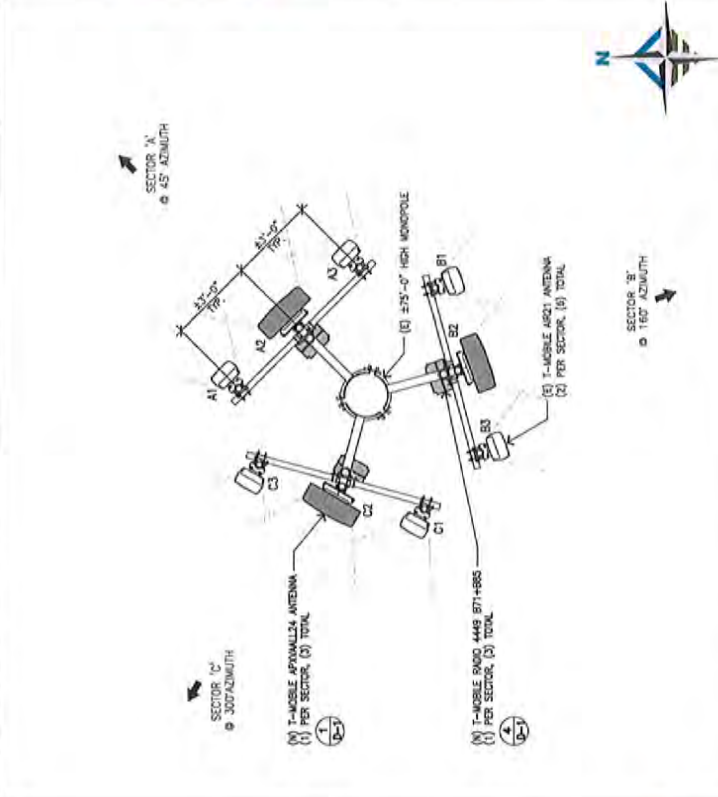


(E) EQUIPMENT LAYOUT PLAN

A	06/18/21	9025 CONSTRUCTION PRF
0	06/04/21	10025 CONSTRUCTION PRF

(N) ANTENNA SCHEDULE

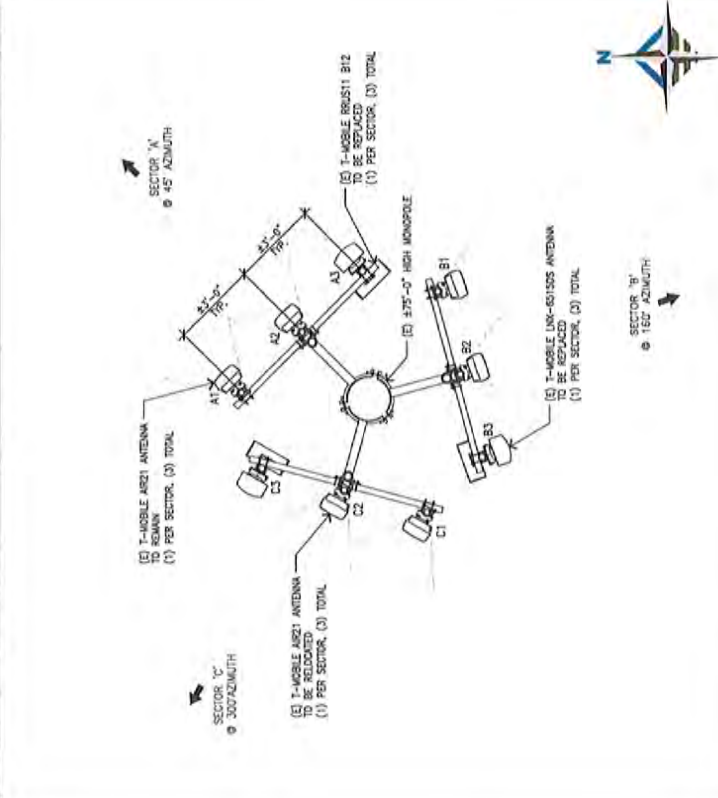
POS TECHNOLOGY	AZIMUTH (°)	RAD CENTER	MAKE	ANTENNA MODEL	HEIGHT (IN.)	RAD MODELS	CABLE TYPE	LENGTH (FT.)	POWER
A1	U19/G19	45°	ERICSSON	AKS21_K65T18023	55.27'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
A2	L7/L6/N6	45°	RFS	APOMALUSA_A3-U-N600	56.67'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
A3	L21	45°	ERICSSON	AKS21_K65T18023	55.27'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
A4	-	-	-	-	-	-	-	-	-
B1	U19/G19	167°	ERICSSON	AKS21_K65T18023	55.27'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
B2	L7/L6/N6	167°	RFS	APOMALUSA_A3-U-N600	56.67'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
B3	L21	167°	ERICSSON	AKS21_K65T18023	55.27'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
B4	-	-	-	-	-	-	-	-	-
C1	U19/G19	307°	ERICSSON	AKS21_K65T18023	55.27'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
C2	L7/L6/N6	307°	RFS	APOMALUSA_A3-U-N600	56.67'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
C3	L21	307°	ERICSSON	AKS21_K65T18023	55.27'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
C4	-	-	-	-	-	-	-	-	-



(N) ANTENNA LAYOUT PLAN

(E) ANTENNA SCHEDULE

POS TECHNOLOGY	AZIMUTH (°)	RAD CENTER	MAKE	ANTENNA MODEL	HEIGHT (IN.)	RAD MODELS	CABLE TYPE	LENGTH (FT.)	POWER
A1	U19/G19	45°	ERICSSON	AKS21_K65T18023	55.27'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
A2	L21	45°	ERICSSON	AKS21_K65T18023	55.27'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
A3	L7	45°	ANDREW	LM-6105S-41W	56.67'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
A4	-	-	-	-	-	-	-	-	-
B1	U19/G19	167°	ERICSSON	AKS21_K65T18023	55.27'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
B2	L21	167°	ERICSSON	AKS21_K65T18023	55.27'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
B3	L7	167°	ANDREW	LM-6105S-41W	56.67'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
B4	-	-	-	-	-	-	-	-	-
C1	U19/G19	307°	ERICSSON	AKS21_K65T18023	55.27'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
C2	L21	307°	ERICSSON	AKS21_K65T18023	55.27'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
C3	L7	307°	ANDREW	LM-6105S-41W	56.67'H	-	7/8" LHM COAX FIBER JUMPER	9 FT. 2"	-
C4	-	-	-	-	-	-	-	-	-



(E) ANTENNA LAYOUT PLAN



PROJECT INFORMATION:
 CROWN BLD 822193
 SITE NUMBER:
 NM021048
 SITE NAME:
 4 POINTS GIN
 1714 ALAMOND AVENUE, CONCORD, CA 94520

ISSUED FOR:
 08/04/21

REV.	DATE	DESCRIPTION	BY
A	05/18/21	SOE CONSTRUCTION PER	
0	05/04/21	100% CONSTRUCTION PER	



CONSULTANT:
 Synergy advantage engineers
 2300 Red Hill Ave., 2225, Santa Ana, CA 92705
 Phone: 949-202-9810 Fax: 949-202-9828

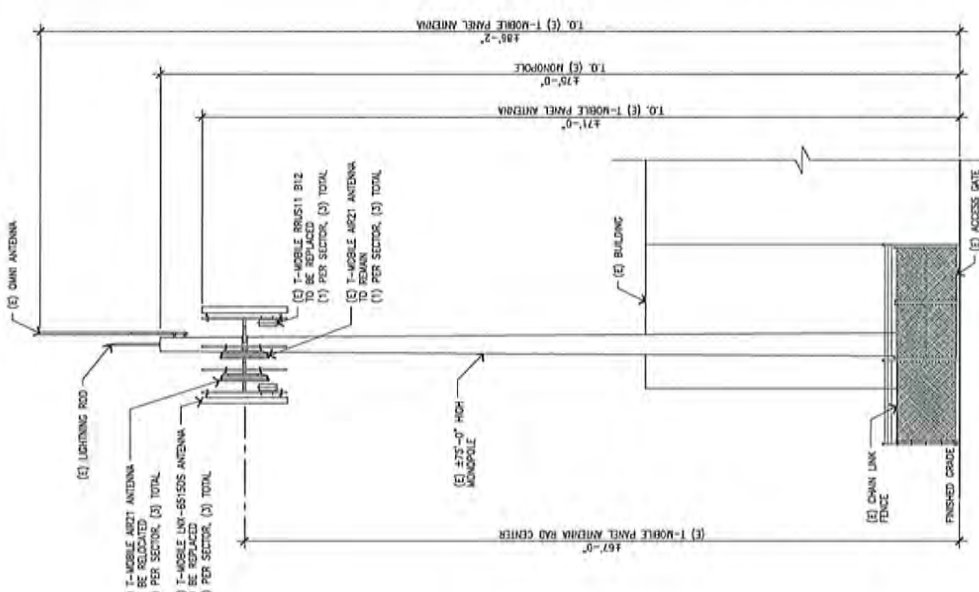
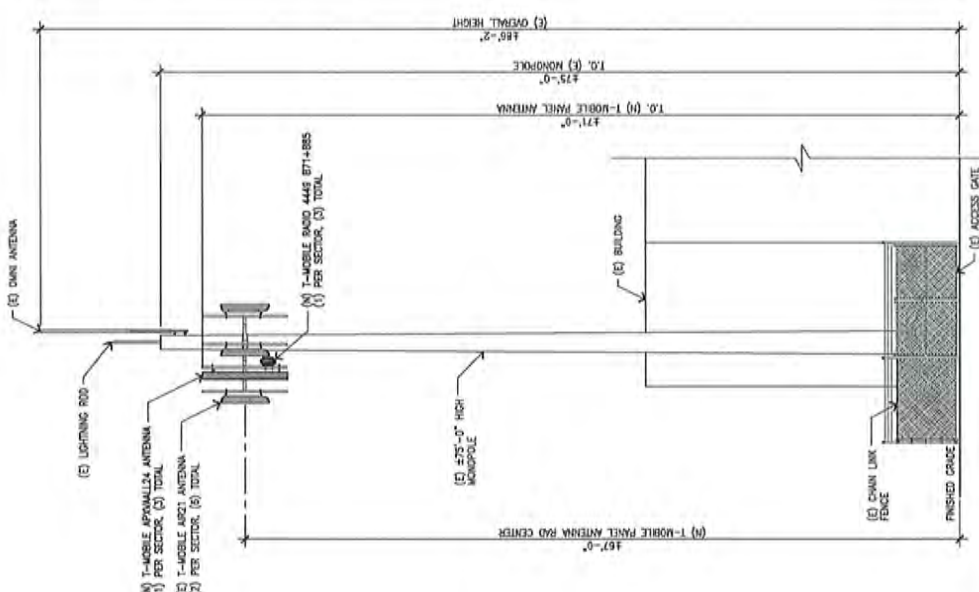
DRAWN BY: AM, AM, AM



SHEET TITLE:
 EXIST. AND NEW
 SOUTHWEST ELEVATIONS

SHEET NUMBER:
 A-4
 REVISION:
 0
 INCHES
 1/8" 1/4" 3/8" 1/2" 3/4" 1" 1 1/4" 1 1/2" 2" 3" 4" 6" 8" 12"

NOTE:
 1. THE DESIGN SHOWN IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
 2. THE DESIGN SHOWN IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
 3. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EDL.



(E) SOUTHWEST ELEVATION | 1 | (N) SOUTHWEST ELEVATION | 2



PROJECT INFORMATION:
 OSOYAN BUILDING
 SITE NUMBER:
 NM021048
 SITE NAME:
 4 POINTS GIN
 1814 ALVARADO AVENUE, SUITE 100, BERKELEY, CA 94704
 CURRENT ISSUE DATE:
 08/04/21

ISSUED FOR:
 CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	06/18/21	90% CONSTRUCTION PER	
0	06/04/21	100% CONSTRUCTION PER	



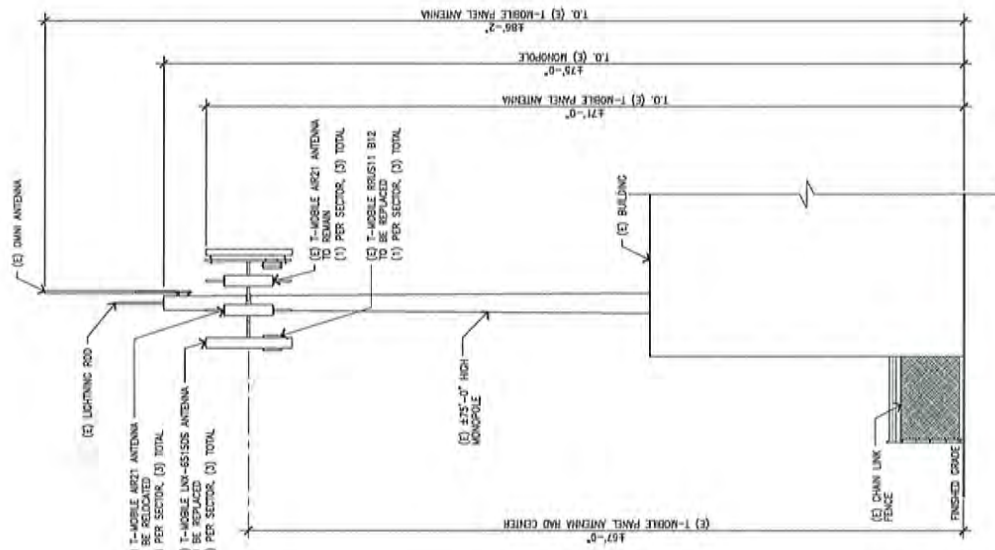
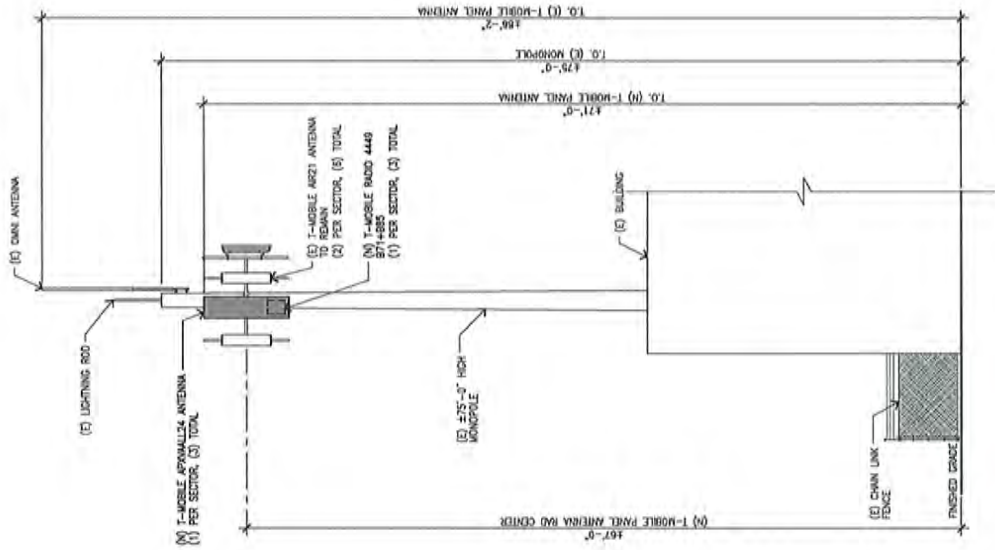
PLANS PREPARED BY:
 AM AM AM
 DRAWN BY:
 CHECK BY:
 LICENSE:



SHEET TITLE:
 EXIST. AND NEW
 SOUTHEAST ELEVATIONS

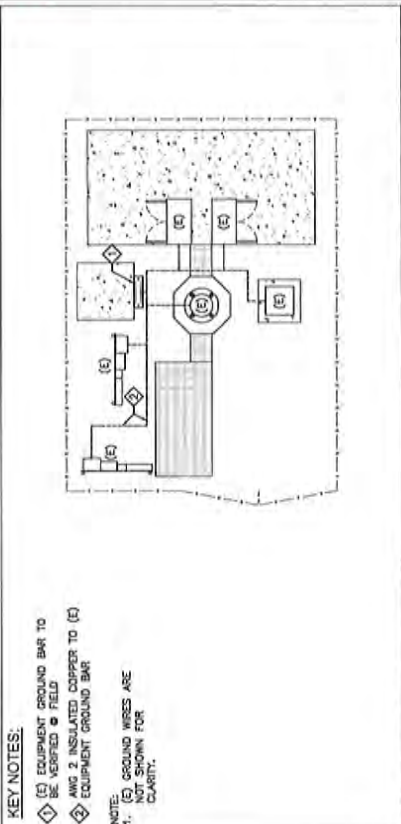
SHEET NUMBER:
 A-5
 REVISION:
 0
 NUMBER:
 N021048

NOTE:
 1. THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
 2. THE ENGINEER'S RESPONSIBILITY IS TO VERIFY THAT THE PROPOSED MOUNT ANALYSIS SHALL BE SUBMITTED TO THE LOCAL PERMITS DEPARTMENT PRIOR TO INSTALLATION.
 3. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EDC.



(E) SOUTHEAST ELEVATION 1 (N) SOUTHEAST ELEVATION 2
 SCALE: 3/8"=1'-0" 0' 1' 2' 3' 4' 5' 6'
 SCALE: 3/8"=1'-0" 0' 1' 2' 3' 4' 5' 6'

REV.	DATE	DESCRIPTION
A	06/18/21	50% CONSTRUCTION PER
D	06/04/21	100% CONSTRUCTION PER



KEY NOTES:

- (E) EQUIPMENT GROUND BAR TO BE VERIFIED IN FIELD
- AWG 2 INSULATED COPPER TO (E) EQUIPMENT GROUND BAR

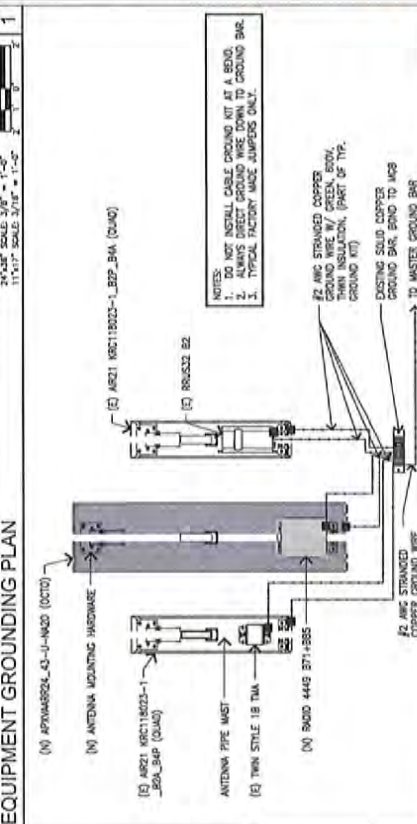
NOTE: GROUND WIRES ARE NOT SHOWN FOR CLARITY.

NOTES:

- ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, AND TV) SHALL BE INSTALLED TOGETHER AT OR BELOW GRADE BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE DEC.
- METAL RACKING SHALL NOT BE USED AS THE REQUIRED EQUIPMENT GROUND CONDUCTOR. STANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE DEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO THIS EQUIPMENT.
- EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES. 6 AWG STANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWG STANDED COPPER FOR OUTDOOR BTS.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
- APPROVED ANTICORROSION COATINGS (I.E., CONDUCTIVE ZEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND SOLDERED GROUND CONNECTIONS.
- USE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY SOLDERED OR BOLDED WITH STAINLESS STEEL HARDWARE TO THE BRIDGE AND THE TOWER GROUND BAR.
- ALUMINUM CONDUCTORS OR COPPER CLAD STEEL CONDUCTORS SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BRACKETS, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND ROD, IN ACCORDANCE WITH THE DEC.
- METAL CONDUIT AND TRAY SHALL BE GROUNDING AND MAKE ELECTRICALLY CONTINUOUS WITH THE GROUNDING SYSTEM BY USING APPROVED GROUNDING TYPE DISCONTINUITY WITH 6 AWG COPPER WIRE OR APPROVED GROUNDING TYPE CONDUIT CLAMPS.

SYMBOLS:

- GROUND TEST WELL
- 5/8" X 8" COPPER CLAD GROUND ROD
- COMPRESSION / MECHANICAL TYPE CONNECTION
- EXOTHERMIC "ONWELD" TYPE CONNECTION
- 6 - F2 BARE SOLID (THINW) GROUND WIRE
- GROUND BAR



KEY NOTES:

- (E) ANTENNA GROUND BAR TO BE VERIFIED IN FIELD
- AWG 2 INSULATED COPPER GROUND WIRE FROM (N) RAILS AND DC5 TO (E) ANTENNA GROUND BAR
- AWG 6 INSULATED COPPER GROUND WIRE FROM GROUND KIT TO (E) ANTENNA GROUND BAR
- AWG 2 INSULATED COPPER GROUND WIRE FROM (N) ANTENNA MOUNT TO (E) ANTENNA GROUND BAR

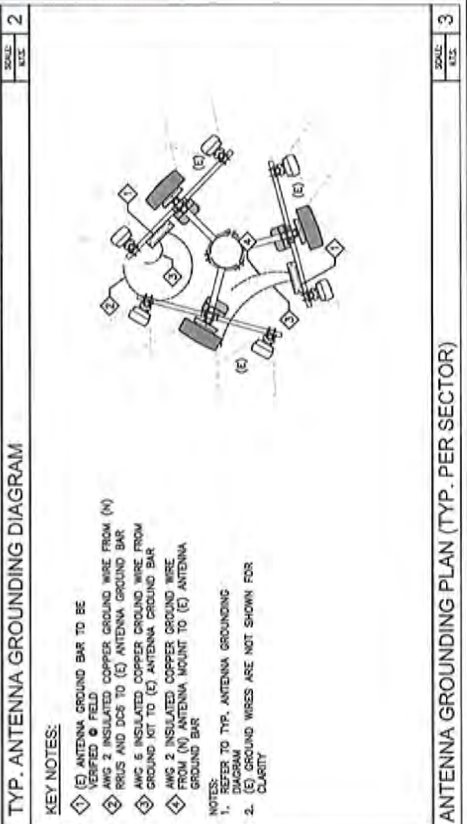
NOTES:

- REFER TO TYP. ANTENNA GROUNDING PLAN FOR ANTENNA GROUNDING
- GROUND WIRES ARE NOT SHOWN FOR CLARITY.

NOTES AND SYMBOLS

7 NOT IN USE

8 NOT IN USE



KEY NOTES:

- (E) ANTENNA GROUND BAR TO BE VERIFIED IN FIELD
- AWG 2 INSULATED COPPER GROUND WIRE FROM (N) RAILS AND DC5 TO (E) ANTENNA GROUND BAR
- AWG 6 INSULATED COPPER GROUND WIRE FROM GROUND KIT TO (E) ANTENNA GROUND BAR
- AWG 2 INSULATED COPPER GROUND WIRE FROM (N) ANTENNA MOUNT TO (E) ANTENNA GROUND BAR

NOTES:

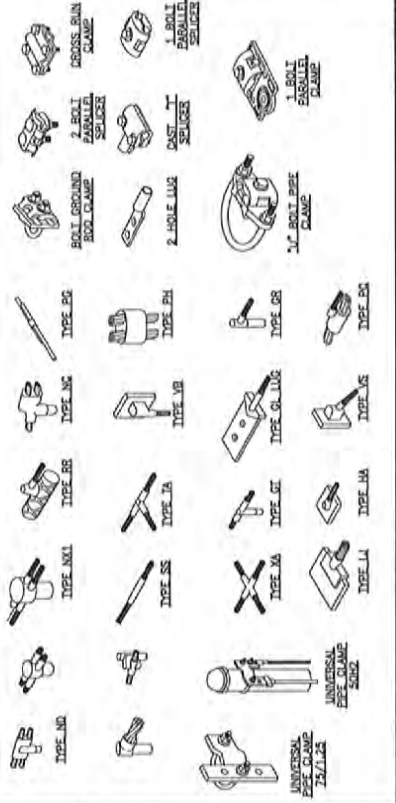
- REFER TO TYP. ANTENNA GROUNDING PLAN FOR ANTENNA GROUNDING
- GROUND WIRES ARE NOT SHOWN FOR CLARITY.

NOTES AND SYMBOLS

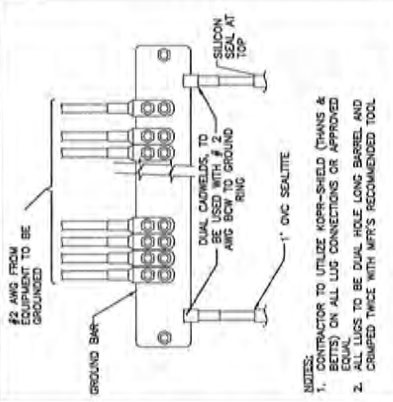
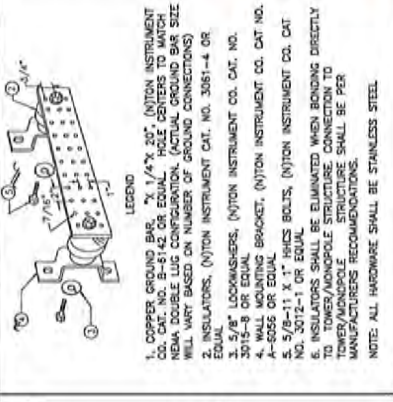
5 NOT IN USE

6 ANTENNA GROUNDING PLAN (TYP. PER SECTOR)

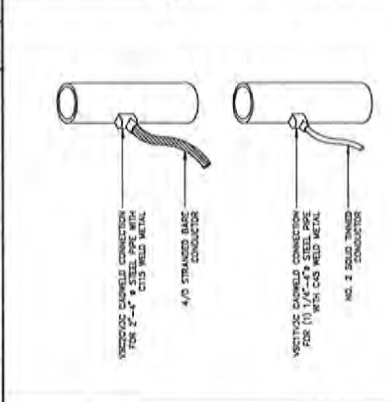
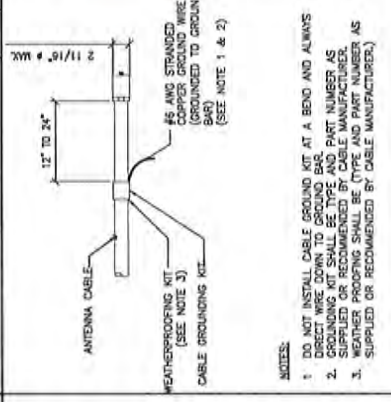
PLANS PREPARED BY:	
SYNERGY	
CONSULTANT:	
SYNERGY	
DRAWN BY:	
CHK:	
APP:	
REF:	
AM:	
AM:	



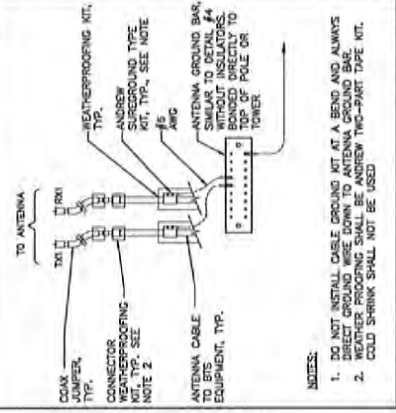
TYPICAL MECHANICAL CONNECTIONS



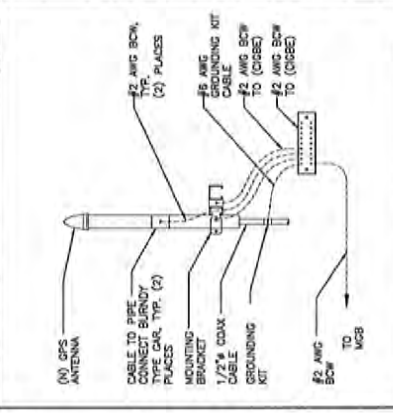
GROUND BAR CONNECTION



GROUND KIT CONN TO ANT CABLE



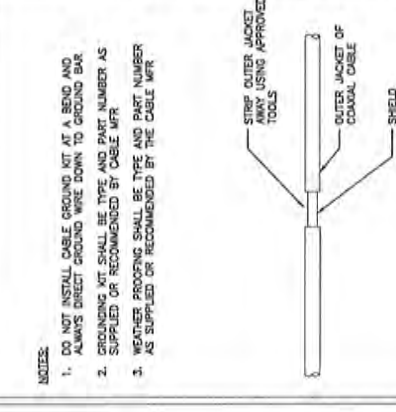
GROUNDING KIT



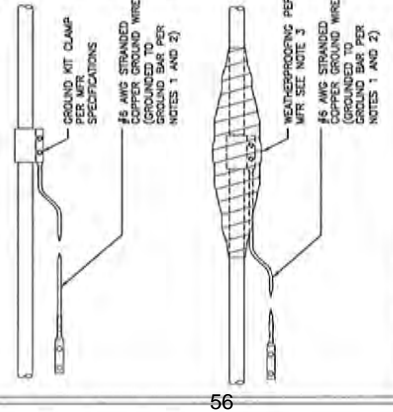
GPS ANTENNA GROUNDING TYP.



NOT IN USE



GROUNDING KIT



GROUNDING KIT



NOT IN USE

PZHAC NEW BUSINESS

AGENDA DATE:

September 7, 2021

ITEM:

- a) PZHAC Case #061261 – 2571 Calle de Guadalupe, submitted by Jane Mercer and Jeff McBride for the installation of new windows, security bars, repair, and paint exterior doors. Zoned: Historical Residential (HR).

BACKGROUND AND ANALYSIS:

This case was reviewed by Architectural Styles Committee (ASC) on August 26, 2021. This case was submitted in May and reviewed by ASC in June. It had been on hold due to a question as to whether State Historic Preservation Office (SHPO) could review it for historical appropriateness. SHPO responded that it is up to the Town to uphold such ordinances and reviews as privately funding and privately owned properties fall under local government jurisdiction. With Mr. Shannon leaving, this case fell to the wayside until the applicant reached out for a status report. The house is known as the “Medina House” and is historically significant as a structure that is architecturally outstanding or exceptionally important in the history of the community (MTC 18.33). According to records, the structure was originally built in 1925, but significant improvements were done in 1995.

The property is located within the Historic Residential Zone (MTC 18.35). McMercer LLC proposes to replace exterior windows and doors of the property that front onto Calle de Guadalupe. The owners propose to do repairs in phases. This is the first phase for approval. They propose to repair and repaint the exterior doors, install iron security on the windows and install new windows. The windows will be replaced like for like – double hung windows without grills. They would have to upgrade to aluminum wood clad instead of vinyl and the trim will be painted the same color as the doors with distress. The color of the proposed doors and window trim is an approved color for trim used in the Historic Zone and would enhance the appearance of the structure.

IMPACT:

Staff recommends the Planning, Zoning and Historical Appropriateness Commission (PZHAC) approve the application subject to the following findings:

- The PZHAC has jurisdiction to recommend approval of the applicant’s request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- Due process was provided to the applicant.

Specific findings of fact:

- The proposed colors meet MTC 18.33.100 Miscellaneous including colors for architectural components including windows, trim, doors and for gates and fences.
- The proposed work meets MTC 18.33.180 Appendix B: Standards for Preservation/Rehabilitation.

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

- 1) Recommend approval of this case with findings stated above.
- 2) Recommend approval of this case with findings stated above and conditions.
- 3) Deny the application.

DEPARTMENT RECOMMENDATION:

Staff recommends the PZHAC approve the installation of new windows and painting, installation of security bars on the windows and the repair and painting of the exterior doors along the side of the building that abuts Calle de Guadalupe.

SUPPORTING INFORMATION:

- Application
- Map of Area
- Proposal submitted by applicant dated May 16, 2021.

2571 GUADALUPE



ACCOUNTNUMBER:	R0400364	PARCELNUMBER:	4006137283489
OWNERNAME:	MCMERCER LLC	MAILADDR1:	4604 49TH ST N SUITE 1135
CITY:	SAINT PETERSBURG	STATE:	FL
ZIP:	33709	LOT:	
BLOCK:		SUBNAME:	
TRS:	23S 1E 25	SITUSADDRS:	2571 CALLE DE GUADALUPE
TOTALACRES:	0		

**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:
Case # 20/261
Fee \$ 118.00



**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. _____ ZONE: _____ CODE: _____ APPLICATION DATE: _____

McMercer LLC (Jane Mercer and Jeff McBride) 727-410-1895
Name of Property Owner 727-410-1895 Property Owner's Telephone Number
2001 E Lohman Ave, Ste 110, Box 147 Las Cruces NM 88001
Property Owner's Mailing Address City State Zip Code
jane@mcmercercor.com

Property Owner's E-mail Address
Please see following pages for detail

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

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

Address of Proposed Work: 2571 Calle de Guadalupe, Mesilla, NM 88046

Description of Proposed Work: Please see following pages for detail

\$ 5,000 Estimated Cost [Signature] Signature of Applicant May 16, 2021 Date

Signature of property owner: [Signature] [Signature]

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

FOR OFFICIAL USE ONLY

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

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

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: _____

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.)

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

BUILDING PERMIT REQUIREMENTS

A. Completed application, including:

1. Applicant's name
2. Applicant/property owners contact information
3. Physical address of property
4. Description of work to be done, including dimensions of any construction or repairs
5. Value of work to be done
6. Property owner's signature on the application

B. Include all information required in the checklist at the bottom of the application.

C. Additional information required:

THE MEDINA HOUSE
2571 Calle De Guadalupe, Mesilla, NM
DESCRIPTION OF PROPOSED WORK
FOR JANE MERCER AND JEFF MCBRIDE
MAY 16th, 2021

History of Property:

The subject property is known as the Medina House. The Medina House was designated a "building of significance designated worthy of preservation" by the Dona Ana County Historical Society in 1977. It is an 1865 Adobe, restored by the Medina family in the mid-late 20th Century prior to architectural oversight by the Town of Mesilla. However, the property still retains its original 3 foot adobe walls, interior vigas and kiva, and many other original features. We believe there may have been a zaguan which is now walled-in that led to an enclosed rear courtyard that exists today. The property is a single family home and is located several blocks south of the plaza and sits between the Calle de Colon, Calle de Correo, Calle de Guadalupe, and the Calle de San Albino. It is one block from the Fountain Theatre and the restored Vintage Wine building.

Location of 2571 Calle De Guadalupe:



Dona Ana County Historical Society Designation:



About Us:

We are retired real-estate entrepreneurs with twenty five years of professional experience. Jane was born in the UK and is a naturalized US Citizen. She holds a BA from London University and an MBA from Pennsylvania State University. Jeff was born in California and holds a BA in History and a BS in Economics from UC San Diego. We retired in 2019 and now travel extensively while restoring historical properties. We have a passion for history and nature. We expect that this property will become our primary residence.

Objective of Project:

Our objective is to beautify this property and to continue the restoration started by the Medina family fifty+ years ago. We believe this property is representative of Mesilla's period of historic significance between 1849 and 1885 and should be preserved and restored as such. We also want to add to the cultural identity and architectural history of the Town of Mesilla. The block that the property sits on is generally run-down in appearance and we would like to lead local efforts to improve its overall appeal and restore its appearance to support the historical character of much of the rest of Mesilla .

Photograph of Exterior of Property as it fronts onto the Calle De Guadalupe, as of May 11, 2021:

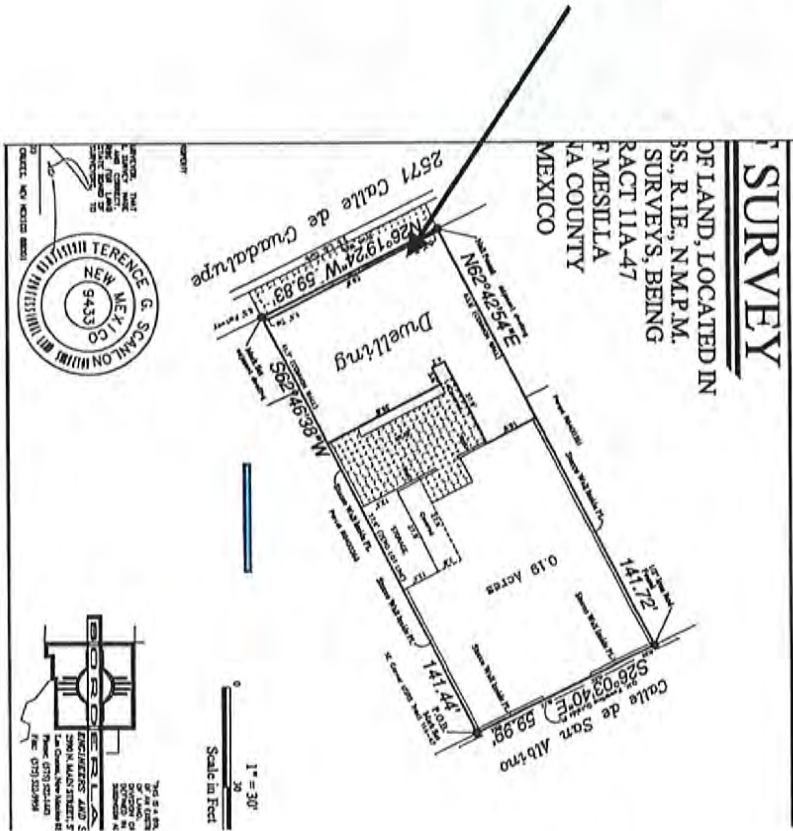


Scope of Project:

This is Phase 1 of a multi-step project to improve and restore the Medina House. The scope of this Phase One is limited to the **EXTERIOR** windows and doors of the property that front onto the Calle de Guadalupe. Below is the survey showing the location of the areas of improvement:

Survey of Property:

Subject area: 2 doors and 3 windows fronting on Calle de Guadalupe



Fronting onto the Calle de Guadalupe are three interior rooms. From north to south, the first room is directly accessed from the Calle de Guadalupe and there is a small window adjacent to the door. The middle room has one small window and is accessed from the San Albino side of the property. The southern most room is also directly accessed from the Calle de Guadalupe and there is a larger window adjacent to the door.

Photo showing 2 exterior doors and 3 exterior windows fronting on Calle de Guadalupe:



Project Goals:

Goal 1: Exterior Doors - repair and improve appearance

Goal 2: Install Iron Security Windows

Goal 3: Install New Windows

Goal 1: Exterior Doors:

The two exterior doors are badly worn and are in need of repair and sanding. Following are photos of the two doors. The two doors are identical in design and wear and tear.

Photos of Two Exterior Doors:

North Door:



South Door:



We would like to repair and sand these doors and apply a coat of distressed paint to give the following look, feel and color. Following is a photo of the proposed paint color and look and feel of the distressed painting we would like to apply:



The work will be completed by either ourselves or a skilled handyman, to be determined:

Cost Estimate: **\$1,000 labor and materials**

Goal 2: Security Bars on Windows:

Presently there are no security bars on the windows of the property. We propose to add iron window securities to each window. The security on the window in the middle room will have a latch to provide exterior egress. The securities on the other two windows will not provide egress as they sit adjacent to doors that egress directly onto the street.

Photos of Existing Windows:

North Window:



Middle Window and South Window:

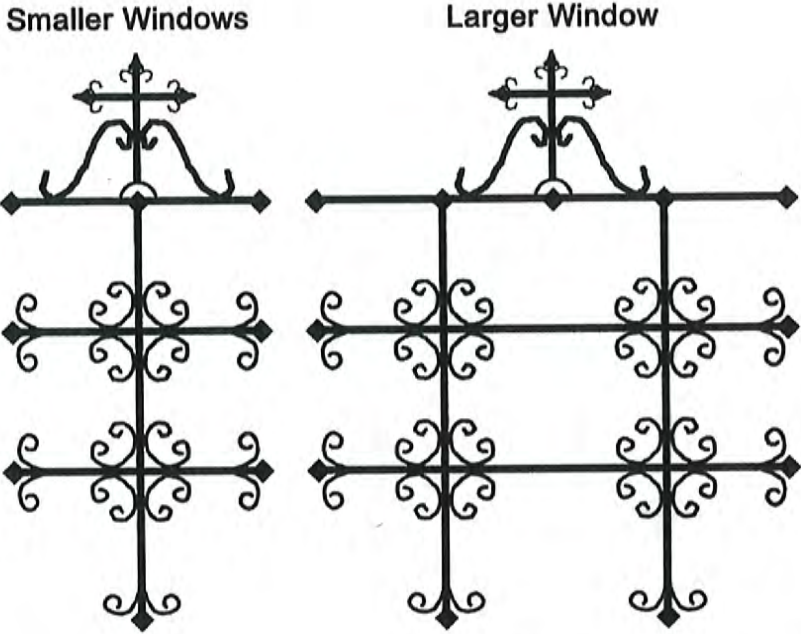


The inspiration for the security window design is drawn directly from Spanish Colonial architecture, specifically from the church complex of the Iglesia de Nuestra Señora de la Asuncion in Chinchon, Spain. Following is a photo of the security window design inspiration from this church complex in Spain:



Below is the proposed design and color of the security windows for which we are seeking approval:

Proposed Design:



Proposed Color - weathered verdigris:



The work will be completed by **Sam Torres of Torres Welding** (torreswelding.com):

Torres Welding
PO Box 383,
Fairacres, NM 88033
tel: 575-526-1648

The cost estimate is **\$1,500** including installation.

Goal 3: Install New Windows:

The windows we would like to install are the same as the existing, double hung windows without grills. The only difference is the new windows will be aluminum wood clad instead of vinyl like the old windows. The window trim will be painted the same color as the doors without the distress.

Photos of the Windows to be installed:



The work will be completed by Pella Windows of El Paso:

Pella Windows of El Paso
6703 North Mesa Street
El Paso, TX 79912
Tel: 915-833-3066

The cost estimate is **\$2,500** including installation.

Cynthia Stoechner-Hernandez

From: larrys@mesillanm.gov
Sent: Wednesday, June 23, 2021 8:38 AM
To: jane@mcmercer.com
Cc: 'Cynthia Stoechner-Hernandez'
Subject: FW: Application for Calle de Guadalupe

From: McWilliams, Karla, DCA <Karla.McWilliams@state.nm.us>
Sent: Friday, June 18, 2021 4:52 PM
To: Shannon, Lawrence <larrys@mesillanm.gov>
Cc: Brock, Gretchen, DCA <Gretchen.Brock@state.nm.us>
Subject: FW: Application for Calle de Guadalupe

Mr. Shannon,

Thank you for your email dated June 3, 2021, to Lynette Pollari. I apologize for the delay in responding to your email as Ms. Pollari has recently retired from our office.

The NM Historic Preservation Division (HPD) appreciates your request for assistance. As in the case of the Medina House, proposed rehabilitations of privately funded and privately owned properties falls under local government jurisdiction. HPD as the State Historic Preservation Office (SHPO) does not have the legal authority to render decisions on behalf of a local community under local zoning, building, or design review.

If the proposed rehabilitation is located within one of Mesilla's Historic Zones, the Town has purview to review and approve changes per Chapter 18.06 "Planning, Zoning and Historical Appropriateness Commission" in the Town's code.

Under state and federal preservation laws, HPD does have purview over projects that are publicly funded, licensed, or permitted that may affect historic properties, and projects in which private property owners take advantage of federal and state preservation tax incentives.

While the legal purview is at the local level, the HPD is available to provide guidance based on the Secretary of the Interior's Standards for Rehabilitation. This guidance would not be binding.

If I can answer any questions you may have about local historic preservation regulations, federal and state preservation regulations, or if you have interest in the Certified Local Government program, please let me know.

Best,
Karla K. McWilliams

Karla K. McWilliams
Historian
Historic Preservation Division (HPD)

407 Galisteo Street, Suite 236
Santa Fe, NM 87501
505-827-4451
karla.mcwilliams@state.nm.us

Like/Follow us on social media:

[Facebook](#)

[YouTube](#)

From: larrys@mesillanm.gov <larrys@mesillanm.gov>
Sent: Thursday, June 3, 2021 4:44 PM
To: Pollari, Lynette, DCA <Lynette.Pollari@state.nm.us>
Cc: jane@mcmercer.com <jane@mcmercer.com>; Stoechner-Hernandez, Cynthia <cynthias-h@mesillanm.gov>
Subject: [EXT] FW: Application for Calle de Guadalupe

Lynette,

I received the attached proposal and application for review and approval by the Mesilla Planning, Zoning, and Historical Appropriateness Commission (PZHAC). All cases in Mesilla that are to be brought before the PZHAC now must first be reviewed in house by an Architectural Review Committee (the PZHAC Chair, a PZHAC Commissioner, A Town Trustee and a Town Resident) to determine completeness of the application and if there are any historical or architectural issues that will need to be addressed. Since the dwelling is a significant structure in the National Historic Register, the Architectural Review Committee determined that the proposal should be reviewed and receive approval from SHPO before the PZHAC makes a decision on it. As a result of this decision by the Committee, I am forwarding this request to you for any comments that you may have.

Please feel free to contact me if you have any questions. I can be reached by e-mail at this e-mail address, or by phone at 575-652-7463.

Thank you very much for your time,

Larry Shannon
Mesilla Community Development Coordinator
Town of Mesilla
Office: (575) 524-3262 ext. 104
Cell: (575) 652-7463
Fax: (575) 541-6327

From: Jane Mercer <jane@mcmercer.com>
Sent: Sunday, May 16, 2021 2:43 PM
To: larrys@mesillanm.gov
Cc: Jane Mercer <jane@mcmercer.com>; Jeff McBride <jeff@mcmercer.com>
Subject: Application for Calle de Guadalupe

Hi Larry,

I am attaching two documents for your review and for review at the next meeting of the architectural committee.

The first document is the completed permit application for the work at 2571 Calle de Guadalupe. The second document is the description of the proposed work and includes contractor and pricing information.

Please let me know if you have questions or if we have missed anything. Thank you for your help thus far!

Jane

Jane Mercer
Owner - McMercer LLC
jane@mcmercerc.com
727-410-1895

AGENDA DATE:

September 7, 2021

ITEMS:

- b) PZHAC Case #061262** – 1705 Tierra de Mesilla, submitted by Casa Blanka Imports for a sign permit on a stucco wall. Zoned: General Commercial (C).
- c) PZHAC Case #061263** – 1705 Tierra de Mesilla, submitted by Casa Blanka Imports for a sign permit for a gate sign. Zoned: General Commercial (C).

BACKGROUND AND ANALYSIS:

These cases were reviewed by Architectural Styles Committee (ASC) on August 26, 2021.

Case 061262: Mr. Huisar from Casa Blanka Imports applied for a plasma cut metal sign on the walking entrance gate (Avenida de Mesilla side) to the property located at 1705 Tierra de Mesilla. The sign will be 1.5 feet x 3.5 feet as indicated on the diagram. The colors are black lettering on a white background.

Case 061263: Mr. Huisar from Casa Blanka Imports applied for a plasma cut metal sign to be installed on a stuccoed wall at the corner of the property located at 1705 Tierra de Mesilla. The sign will be 2 feet x 12.5 feet as indicated on the diagram. The colors are black lettering on a white background. The wall will be stuccoed to match the building. The wall height will be 7' 8". This sign will be similar to a sign approved for the adjacent commercial business which was approved as a development identification sign.

IMPACT:

Staff recommends the Planning, Zoning and Historical Appropriateness Commission (PZHAC) approve the application subject to the following findings:

- The PZHAC has jurisdiction to recommend approval of the applicant’s request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- Due process was provided to the applicant.

Specific findings of fact:

- The proposed sign meets MTC 18.65.140 Wall Signs within the Commercial zone given that it does not exceed 25 square feet.
- The number of permitted signs shall be two exterior signs at each bona fide place of business (MTC 18.65.220).
- The wall sign is considered a “development identification sign” which includes any sign at the entrance/exit to a commercial development to identify the development name and logo only, and not attached to any building (MTC 18.65.050 (B)).

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

- 1) Recommend approval of this case with findings stated above.
- 2) Recommend approval of this case with findings stated above and conditions.
- 3) Deny the application.

DEPARTMENT RECOMMENDATION:

Staff recommends the PZHAC approve both cases as they have applied the same considerations to other commercial establishments in the same area (MTC 18.65).

SUPPORTING INFORMATION:

- Applications (Case 061262 & 061263)
- Map of Area (Same Locations)
- Proposed Gate Sign Design.
- Proposed Outdoor Sign.

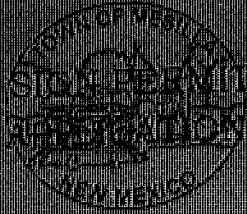
1705 TIERRA DE MESILLA



ACCOUNTNUMBER:	R0401239	PARCELNUMBER:	4006137222298
OWNERNAME:	CASA BLANKA IMPORTS LLC	MAILADDR1:	3694 SANTA MARCELLA
CITY:	LAS CRUCES	STATE:	NM
ZIP:	88012	LOT:	11
BLOCK:	A	SUBNAME:	MERCADO DE LA MESILLA PHASE 3B (BK 20 PG 163-164 - 0231702)
TRS:	23S 1E 25	SITUSADDRS:	1705 TIERRA DE MESILLA
TOTALACRES:	0		

\$50.00

06/263 ✓



OFFICIAL USE ONLY

CASE # _____

FEE \$ _____

CASE NO. _____ ZONE: _____ APPLICATION DATE: _____

Casa Blanca Imports 915-226-7417
 Business Name Business Telephone Number

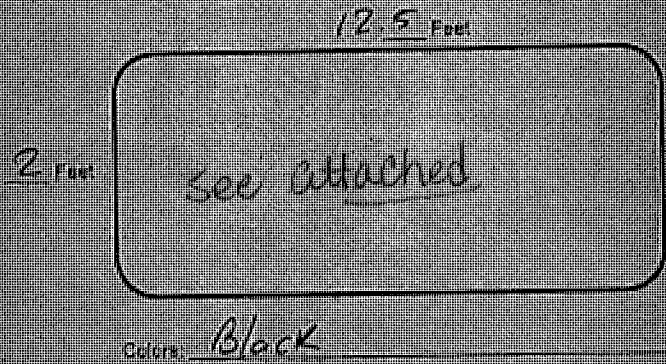
1705 Avenida de Mesilla NM
 Business Address City State Zip Code

Blanca G. Huesar
 Applicant Name Applicant Telephone/Cell Number

3694 Santa Marcela Ave Las Cruces NM 88012
 Mailing Address City State Zip Code

Description of sign: Plasma Cut Sheet Metal Sign
Installed on Stucco wall

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



FOR OFFICIAL USE ONLY

PZHAC: Administrative Approval Approved Date: _____

Approved Date: _____ Disapproved Date: _____

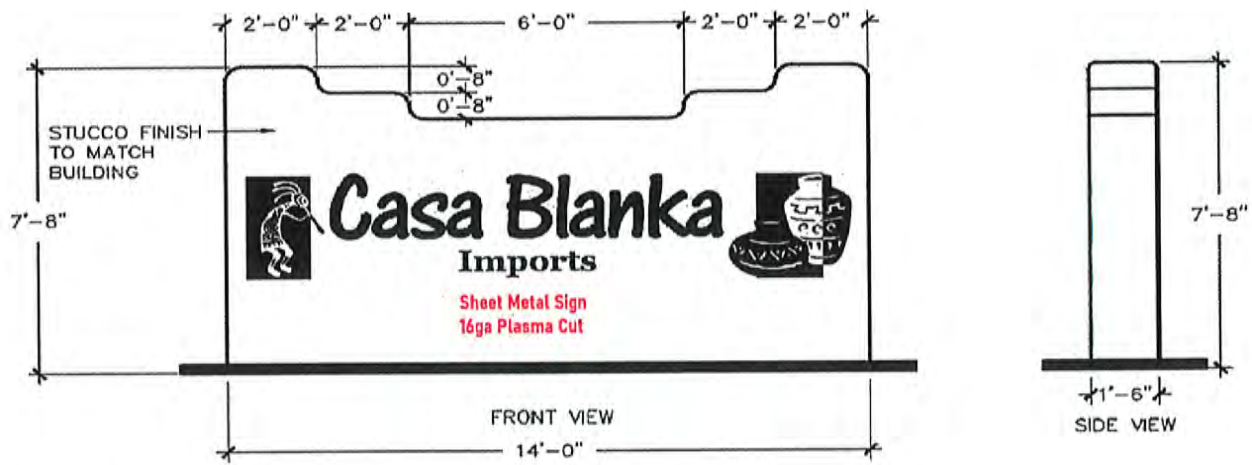
Disapproved Date: _____ Approved with Conditions

Approved with conditions

CONDITIONS _____

PERMIT ISSUED BY _____ ISSUE DATE: _____

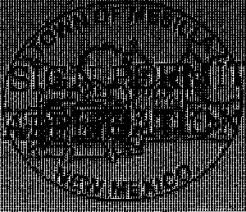
Community Development Department
 2231 Avenida de Mesilla, P.O. Box 10, Mesilla, NM 88046 (505) 824-1362 ext. 339
 www.mpsd.net/nm.gov



PROPOSED OUTDOOR SIGN

910⁵⁰

061262



OFFICIAL USE ONLY
City of Mesquite
Form 5

CASE NO. _____ ZONE _____ APPLICATION DATE _____
 Casa Blanca Imports 915-226-7417
 Business Name Business Telephone Number
 1705 Tierra del Mesilla Mesilla NM 88005
 Business Address City State Zip Code

Blanca Huizar 915-226-7417
 Applicant Name Applicant Telephone/Cel. Number
 3694 Santa Marcella Ave Las Cruces NM 88012
 Mailing Address City State Zip Code

Description of sign: Plasma Cut Metal sign on
 Walking Entrance Gate

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



Colors _____

FOR OFFICIAL USE ONLY

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

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

CONDITIONS _____
 PERMIT ISSUED BY: _____ ISSUE DATE: _____

Community Development Department
 2781 Avenida de Mesilla P.O. Box 10 Mesquite, NM 88045 505-625-3469
 www.ci.mesquite.nm.us



AGENDA DATE:

September 7, 2021

ITEMS:

- d) **PZHAC Case #061264** – 2645 Calle del Sur, submitted by Ralph Lucero for the installation of a 14x20 prefabricated storage shed in the back yard. Zone: Historic Residential (HR).

BACKGROUND AND ANALYSIS:

This case was reviewed by Architectural Styles Committee (ASC) on August 26, 2021.

The resident currently has a home occupation license. The applicant proposes to install a temporary 14’ x 20’ prefabricated storage shed in the back yard in order to store some of the businesses’ tools. The location is demonstrated on the site plan. The shed will be anchored down with cement anchors. The storage shed will be located seven feet from the east wall and 10 feet from the south wall in the back yard. The shed will be gray with a white roof.

IMPACT:

Staff recommends the Planning, Zoning and Historical Appropriateness Commission (PZHAC) approve the application subject to the following findings:

- The PZHAC has jurisdiction to recommend approval of the applicant’s request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- Due process was provided to the applicant.

Specific findings of fact:

- The shed is not visible from the main street and is shielded from the public view.
- The PZHAC has approved temporary sheds in the rear yards of Historic Residential Properties before.
- The structure meets the required setbacks in the HR Zone (MTC 18.35).
- The structure is greater than 120 square feet, so a permit from Construction Industries Division (CID) will be required.

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

- 1) Recommend approval of this case with findings stated above.
- 2) Recommend approval of this case with findings stated above and conditions.
- 3) Deny the application.

DEPARTMENT RECOMMENDATION:

Staff recommends the PZHAC approve case 061264 as it will not be visible from the public street (Calle del Sur) and will meet the required setbacks of the Historic Residential Ordinance. (MTC 18.35 & 18.33).

SUPPORTING INFORMATION:

- Application
- Map of Area
- Survey Description

- Plat demonstrating location of new shed
- Description from Storage with Character (vendor)
- Photo of proposed structure.
- Photos of the back yard x2.

2645 CALLE DEL SUR



ACCOUNTNUMBER:	R0400910	PARCELNUMBER:	4006138156161
OWNERNAME:	LUCERO RALPH S	MAILADDR1:	PO BOX 888
CITY:	MESILLA	STATE:	NM
ZIP:	88046	LOT:	TRACT 5A
BLOCK:		SUBNAME:	DAN LOWRY SUBDIVISION REPLAT NO 1 (BK 20 PG 485 - 0343562)
TRS:	23S 1E 36	SITUSADDRS:	2645 CALLE DE SUR
TOTALACRES:	0		

TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061264

Fee \$ 221.50



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 061264 ZONE: HR CODE: MACE APPLICATION DATE: _____

Name of Property Owner Ralph J Lucero Property Owner's Telephone Number 575 649-1854

Property Owner's Mailing Address PO Box 888 Mesilla NM 88046
City State Zip Code

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

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

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

Address of Proposed Work: 2645 Calle del Sur Mesilla

Description of Proposed Work: install a temporary prefabricated storage shed in back yard anchored down with cement T Eastwall 5' 10' from South wall

Estimated Cost \$ 13,500 Signature of Applicant Ralph J Lucero Date 8-25-21

Signature of property owner: _____

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

FOR OFFICIAL USE ONLY

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

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

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: Req CID permit because over 120sqft.

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

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



CHAVEZ SURVEYING COMPANY

PROFESSIONAL LAND SURVEYORS

1600 EAST LONNAN AVENUE
LAS CRUCES, NEW MEXICO 88001
PHONE 924-2258

June 14, 1984

Description of a 0.3235 Acre Tract

A tract of land situate in Mesilla, Dona Ana County, New Mexico as part of tract 5 of the Dan Lowry Subdivision, as filed October 26, 1977 in plat record 12 page 140 of the Dona Ana County records and being more particularly described as follows, to wit:

Beginning at a 1/2 inch rebar found on the south line of Calle Del Sur for the northeast corner of this tract, identical to the northeast corner of tract 5 of Dan Lowry Subdivision;

Thence from the place of beginning leaving Calle Del Sur S 33 deg 56'04" E., 144.40 feet to a 1/2 inch rebar found for the southeast corner of this tract, identical to the southeast corner of Tract 5,

Thence S 63 deg 34'20"W., 98.43 feet to a 1/2 inch rebar set for the southwest corner of this tract;

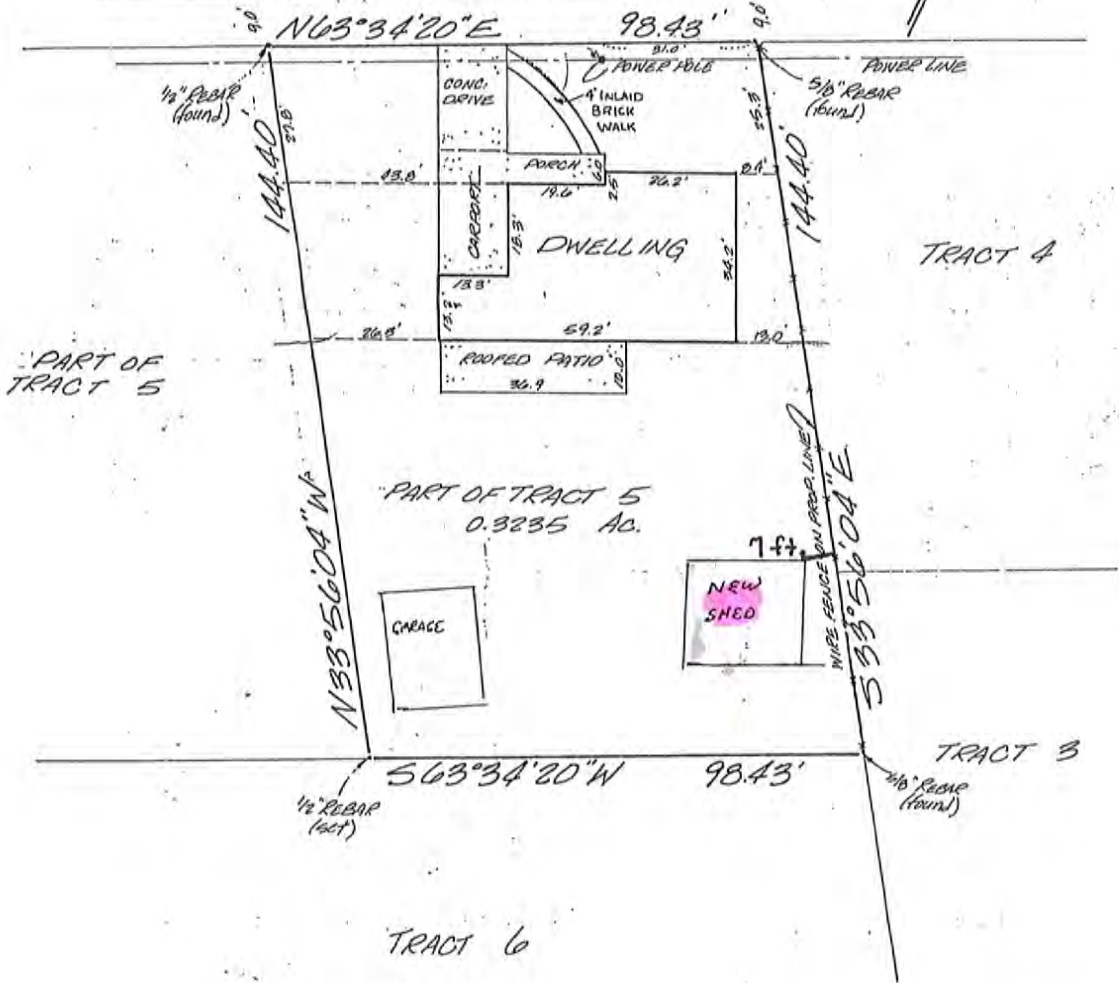
Thence N 33 deg 56'04"W; 144.40 feet to a 1/2 inch rebar set on the south line of Calle Del Sur for the northwest corner of this tract;

Thence along the south line of Calle Del Sur N 63 deg 34'20" E., 98.43 feet to the place of beginning containing 0.3235 acre of land more or less.

Field Notes by Gilbert Chavez NMPLS, 6832
SPD 84-3455.1

CALLE DEL SUR

EDGE OF PAVEMENT



REVISED PER ORDER 1584-708, To SHOW BRICK WALK, 5-14-86, A.M.

PLAT OF SURVEY
SHOWING LOCATION OF IMPROVEMENTS
0.3235 ACRE
PART OF TRACT 5 OF
DAN LOWRY SUBDIVISION
TOWN OF MESILLA, DONA ANA CO.,
NEW MEXICO
DAN LOWRY SUBDIVISION
FILED OCT. 24, 1977 IN PLAT BOOK 12
PAGES 140 of the records of Dona Ana County, New Mexico.

I hereby certify that I am a Registered Land-Surveyor in the State of New Mexico and that this Plat was made by me or under my supervision from the notes of an actual field survey and that it is true and correct to the best of my knowledge and belief.

GILBERT CHAVEZ N.M.P.L.S. 6832



CHAVEZ SURVEYING COMPANY
PROFESSIONAL LAND SURVEYORS
9180 E. LOHMAN
LAS CRUCES, NEW MEXICO 88001
(505) 624-2258

Work Order: 1584-3950
Drawn by: MM Scale: 1" = 30'
Field by: L.P.A.M.S. Date: OCT. 9, 1984



Storage with Character

Sales office 575 224-6344

Serial #: 000512cs1420
Building Size: 14' x 20'
Building Style: Classic Studio
Siding Color: Essential Gray
Trim Color: Gauntlet Gray
Roofstyle: Shingle
Roof Color: Shasta White
Window included: 4-24 x 36" White
Loft included: 4' Front & Back
Workbench: 5' workbench

*Over 120 sq ft
goes to CID
for approval*

Sales Office: (575) 224-6244

Serial #: 0005121051470

Building Size: 14' x 28'

Building Style: Classic Studio

Shanty Color: Espresso Gray

Trim Color: Galleries Gray

Roof Type: Shingle

Roof Color: Sierra White

Windows Included: 4 - 24x36" Windows

Doors Included: 4 - Front & Rear

Wall Finish: 5 - Water-based

Foundation: 5 - Foundation

Electrical: 5 - Electrical







AGENDA DATE:

September 7, 2021

ITEMS:

- e) PZHAC Case #061265 – 203 Capri Arc, submitted by Gregory Whited for the construction of a six-foot fence and gate. Zoned: R-1.

BACKGROUND AND ANALYSIS:

The resident proposes to install a new six-foot wooden fence along the rear property line that abuts the EBID Ditch. The applicant further, proposes to install a six-foot gate demonstrated by the green line on the plat of survey attached.

IMPACT:

Staff recommends the Planning, Zoning and Historical Appropriateness Commission (PZHAC) approve the application subject to the following findings:

- The PZHAC has jurisdiction to recommend approval of the applicant’s request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- Due process was provided to the applicant.

Specific findings of fact:

- The proposed wall and gate meet the requirements of MTC 18.60.340 Wall, Fence, or hedge.
- The proposed work meets the requirements for the property zoned Single Family Residential (R-1).

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

- 1) Recommend approval of this case with findings stated above.
- 2) Recommend approval of this case with findings stated above and conditions.
- 3) Deny the application.

DEPARTMENT RECOMMENDATION:

Staff recommends the PZHAC approve case 061265 as the fence will be built on the property line abutting the EBID ditch along University Avenue, the gate will be built on the side of the property to enclose the back yard for the resident’s pets.

SUPPORTING INFORMATION:

- Application
- Map of Area
- Plat of Survey

203 CAPRI ARC



ACCOUNTNUMBER:	R0400719	PARCELNUMBER:	4007137100430
OWNERNAME:	CHARLSON MARVID C & AMANDA O	MAILADDR1:	203 CAPRI ARC
CITY:	LAS CRUCES	STATE:	NM
ZIP:	88005	LOT:	2
BLOCK:	1	SUBNAME:	MESILLA PARK MANOR PLAT 5 (BK 9 PG 93 - 6613690)
TRS:	23S 2E 30	SITUSADDRS:	203 CAPRI ARC
TOTALACRES:	0		

**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:
Case # 061265
Fee \$ 95.00

**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. _____ ZONE: R1 CODE: _____ APPLICATION DATE: _____

GREGORY WHITON _____ 915-241-3322
Name of Property Owner _____ Property Owner's Telephone Number _____

207 CAPRI ARC MESILLA NM 87005
Property Owner's Mailing Address _____ City _____ State _____ Zip Code _____

GREGORY.WHITON@687266.MAIL.COM
Property Owner's E-mail Address _____

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

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

Address of Proposed Work: 207 CAPRI ARC

Description of Proposed Work: 6-FOOT PRIVACY FENCE AND GATE, SEE ATTACHMENT WOOD

\$2,500 _____ 8/18/21
Estimated Cost _____ Signature of Applicant _____ Date _____

Signature of property owner: _____

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

FOR OFFICIAL USE ONLY

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

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

CID PERMIT/INSPECTION REQUIRED: YES NO SEE CONDITIONS

CONDITIONS: _____

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.)

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

BUILDING PERMIT REQUIREMENTS

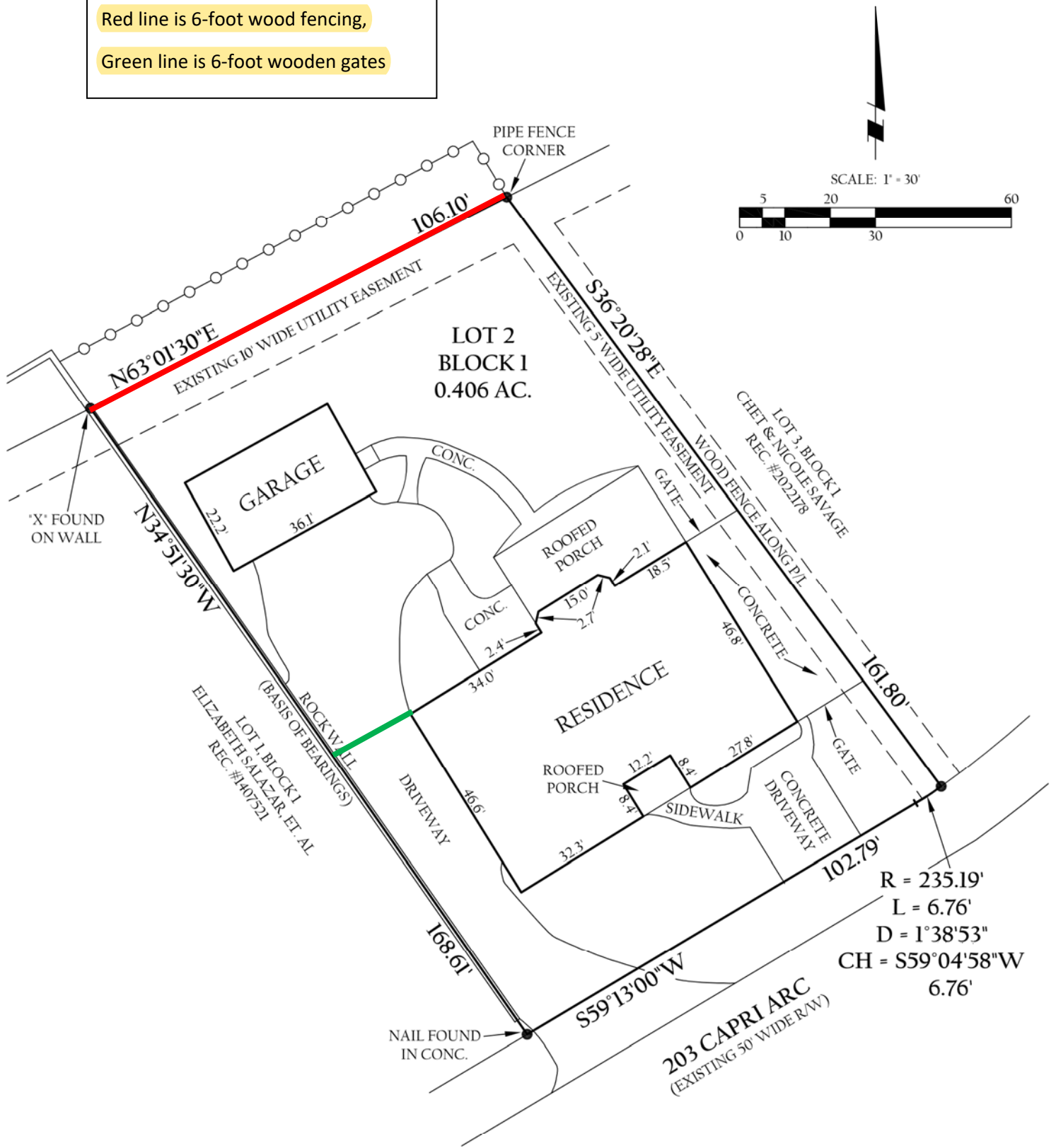
- A. Completed application, including:
 - 1. Applicant's name
 - 2. Applicant/property owners contact information
 - 3. Physical address of property
 - 4. Description of work to be done, including dimensions of any construction or repairs
 - 5. Value of work to be done
 - 6. Property owner's signature on the application

- B. Include all information required in the checklist at the bottom of the application.

- C. Additional information required:

PLAT OF SURVEY OF LOT 2, BLOCK 1, MESILLA PARK MANOR PLAT 5
 PLAT RECORDED APRIL 4, 1966 IN PLAT RECORD 9, PAGES 93
 LOCATED IN THE NW1/4 OF SECTION 29, T.22S., R.2E., N.M.P.M.
 MESILLA PARK, DOÑA ANA COUNTY, NEW MEXICO

Red line is 6-foot wood fencing,
 Green line is 6-foot wooden gates



THIS PARCEL OF LAND IS IN FLOOD ZONE X
 OF THE FEDERAL EMERGENCY MANAGEMENT
 AGENCY'S FLOOD INSURANCE RATE MAPS
 DATED SEPTEMBER 27, 1991.

NOTES:

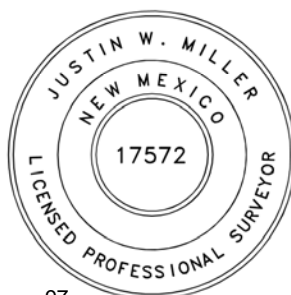
1. ALL BOUNDARY INFORMATION MATCHES RECORD INFORMATION.
2. BASIS OF BEARINGS IS BETWEEN MONUMENTS ALONG THE WEST LINE OF LOT 4 AS SHOWN (N34°51'30"W).

SURVEYOR'S CERTIFICATION

I, JUSTIN W. MILLER, A NEW MEXICO PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Justin W. Miller
 JUSTIN W. MILLER, PLS 17572

7/13/2021
 DATE



Coronado Land Surveying
 4900 Baylor Canyon Road
 Las Cruces, NM 88011
 (575) 644-6239
 File No. 21032.DWG



AGENDA DATE:

September 7, 2021

ITEMS:

- f) **PZHAC Case #061267** – 435 Bason Dr., submitted by Eric Serna for a new stucco with color change. Zoned: Single Family Residential (R-1).

BACKGROUND AND ANALYSIS:

The resident proposes to restucco their home a different color (see the attached sample).

IMPACT:

Staff recommends the Planning, Zoning and Historical Appropriateness Commission (PZHAC) approve the application subject to the following findings:

- The PZHAC has jurisdiction to recommend approval of the applicant’s request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- Due process was provided to the applicant.

Specific findings of fact:

- The proposed work meets the requirements for the property zoned Single Family Residential (R-1).

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

- 1) Recommend approval of this case with findings stated above.
- 2) Recommend approval of this case with findings stated above and conditions.
- 3) Deny the application.

DEPARTMENT RECOMMENDATION:

Staff recommends the PZHAC approve case 061267 as the color change will not have a detrimental effect or impact to that area.

SUPPORTING INFORMATION:

- Application
- Map of Area
- Color sample for stucco

435 BASON DRIVE



ACCOUNTNUMBER:	R0400846	PARCELNUMBER:	4007137320349
OWNERNAME:	BELL MICHAEL J & LINDA L FLORES	MAILADDR1:	435 BASON DR
CITY:	LAS CRUCES	STATE:	NM
ZIP:	88005	LOT:	LT 31 PART OF LT 49
BLOCK:		SUBNAME:	BASON MANOR (BK 12 PG 11 - 754908) 807
TRS:	23S 2E 30	SITUSADDRS:	435 BASON DR
TOTALACRES:	0		

- [Account Search](#)
- [View Created Report\(s\)](#)
- [Help?](#)
- [Logout Public](#)

Account: R0400846 *Mill Levy does not include Special District Rates such as: Lower Rio Grande Flood Levy, Hueco Levy, Mclead Watershed Levy, Caballo Soil and Water Conservation Levy, and La Union Watershed Levy.



**TOWN OF MESILLA
ZONING APPROVAL**

OFFICIAL USE ONLY:
Case # 061267
Fee \$ 244.50 x 2 =
begin w/o permit
\$ 489.00

**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. _____ ZONE: R1 CODE: MISC APPLICATION DATE: _____

Michael J. Bell (575) 649-2563
Name of Property Owner Property Owner's Telephone Number

435 Bascom Pl. Las Cruces NM 88005
Property Owner's Mailing Address City State Zip Code

oristflores@hotmail.com
Property Owner's E-mail Address

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

(575) 644-8691 03-314107-009 384637
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

435 Bascom Dr Las Cruces N.M 88001
Address of Proposed Work

new stucco / color change
Description of Proposed Work

\$10,000.00 Eric Savina 8-18-2021
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: _____

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.)

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

BUILDING PERMIT REQUIREMENTS

A. Completed application, including:

1. Applicant's name
2. Applicant/property owners contact information
3. Physical address of property
4. Description of work to be done, including dimensions of any construction or repairs
5. Value of work to be done
6. Property owner's signature on the application

B. Include all information required in the checklist at the bottom of the application.

C. Additional information required:

435 BASON DRIVE
COLOR SWATCH
CASE 061267



AGENDA DATE:

September 7, 2021

ITEMS:

- g) PZHAC Case #061268** – 216 Capri Rd., submitted by Don Peterson for the construction of a four-foot-tall rock wall on the side wall. Zoned: Single Family Residential (R-1).

BACKGROUND AND ANALYSIS:

The resident proposes to construct a four-foot-tall rock wall on the side yards to extend from existing rear yard rock wall.

IMPACT:

Staff recommends the Planning, Zoning and Historical Appropriateness Commission (PZHAC) approve the application subject to the following findings:

- The PZHAC has jurisdiction to recommend approval of the applicant’s request for approval of this request to the BOT.
- The applicant has the authority to make an application request to the PZHAC and BOT.
- Due process was provided to the applicant.

Specific findings of fact:

- The proposed wall meets the requirements of MTC 18.60.340 Wall, Fence, or hedge.
- The proposed work meets the requirements for the property zoned Single Family Residential (R-1).

ALTERNATIVES:

The Planning, Zoning and Historical Appropriateness Commission (PZHAC) may:

- 1) Recommend approval of this case with findings stated above.
- 2) Recommend approval of this case with findings stated above and conditions.
- 3) Deny the application.

DEPARTMENT RECOMMENDATION:

Staff recommends the PZHAC approve case 061268 as the fence meets MTC 18.60.340 and MTC 18.30 R-1 Single Family Residential Zone requirements.

SUPPORTING INFORMATION:

- Application
- Map of Area
- Plat of Survey
- Photos of area to be constructed

216 CAPRI RD



ACCOUNTNUMBER:	R0400799	PARCELNUMBER:	4007137244411
OWNERNAME:	RAMOS ELOISA	MAILADDR1:	5690 REAL DEL NORTE
CITY:	LAS CRUCES	STATE:	NM
ZIP:	88012	LOT:	15
BLOCK:	C	SUBNAME:	MESILLA PARK MANOR PL 3C 622
TRS:	23S 2E 30	SITUSADDRS:	216 CAPRI RD
TOTALACRES:	0		

- [Account Search](#)
- [View Created Report\(s\)](#)
- [Help?](#)
- [Logout Public](#)

Account: R0400799 *Mill Levy does not include Special District Rates such as: Lower Rio Grande Flood Levy, Hueco Levy, Mclead Watershed Levy, Caballo Soil and Water Conservation Levy, and La Union Watershed Levy.



TOWN OF MESILLA
ZONING APPROVAL

OFFICIAL USE ONLY:

Case # 061268

Fee \$ 152.50 x 2

*began w/o permit
\$305⁰⁰*

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: R1 CODE: MISC APPLICATION DATE: _____

Don Peterson _____ 303.710.9689 _____
Name of Property Owner Property Owner's Telephone Number

216 Capri Rd Mesilla _____ NM _____ 88005 _____
Property Owner's Mailing Address City State Zip Code

SAGENUT3@yahoo.com _____
Property Owner's E-mail Address

DANNY HERRERA - Concrete by Design _____
Contractor's Name & Address (If none, indicate Self)

575-805-6281 _____ _____
Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 216 Capri Rd Mesilla _____

Description of Proposed Work: Construct 4' tall rock wall on side yards to extend 57' from existing rear yard rock wall _____

\$8,000 _____ [Signature] _____ 8.19.2021 _____
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: _____

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.)

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

BUILDING PERMIT REQUIREMENTS

- A. Completed application, including:
 - 1. Applicant's name
 - 2. Applicant/property owners contact information
 - 3. Physical address of property
 - 4. Description of work to be done, including dimensions of any construction or repairs
 - 5. Value of work to be done
 - 6. Property owner's signature on the application

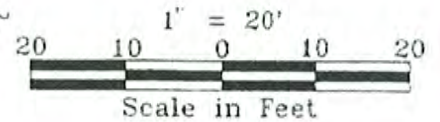
- B. Include all information required in the checklist at the bottom of the application.

C. Additional information required:

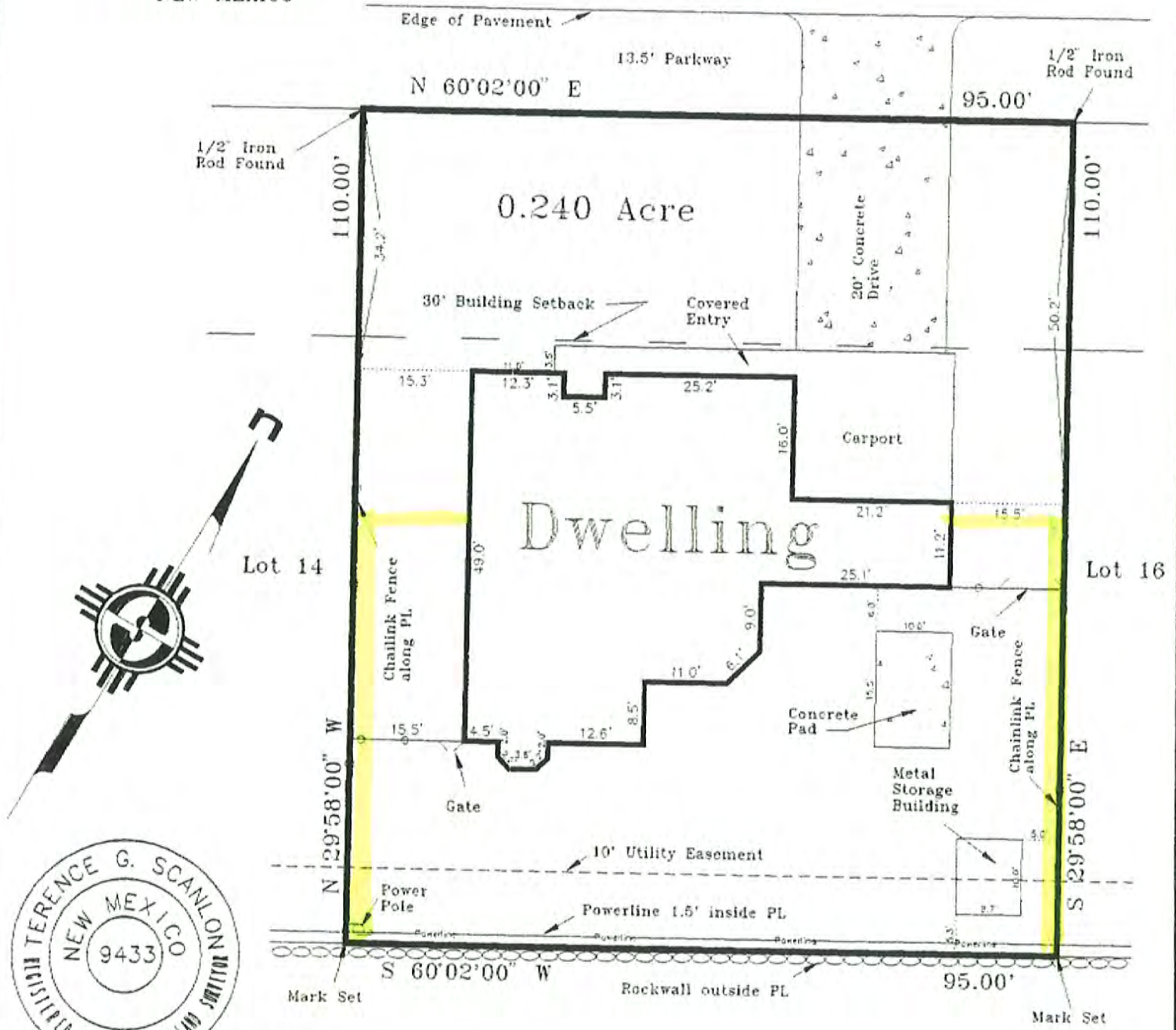
PLAT OF SURVEY

LOT 15, BLOCK C
 MESILLA PARK MANOR PLAT 3C
 PLAT FILED JULY 20, 1964, IN
 BOOK 9, PAGE 35, OF THE
 DONA ANA COUNTY RECORDS
 TOWN OF MESILLA
 DONA ANA COUNTY
 NEW MEXICO

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



216 Capri Road
 (50' R/W)



SURVEYOR'S CERTIFICATE

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

Terence G. Scanlon
 TED G. SCANLON - P.S. NO. 9433
 540 N. WATER STREET, LAS CRUCES, NM 88001

SEPT. 6, 2001
 DATE OF SURVEY

DRAWN BY	BRADY
FIELD BY	D. MADRID
JOB NO.	01-08-0599
DATE	109 SEPT. 6, 2001

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

EAST Side of House





END OF WALL →

EAST side of house

← end of wall



West side of House

*↑
End of Wall*



East side of
House

↑
END OF WALL



1799 AVENIDA DE MESILLA



ACCOUNTNUMBER:	R0400314	PARCELNUMBER:	4006137229231
OWNERNAME:	POULOS & COATES PROPERTIES LLC	MAILADDR1:	1802 AVENIDA DE MESILLA
CITY:	LAS CRUCES	STATE:	NM
ZIP:	88005	LOT:	
BLOCK:		SUBNAME:	
TRS:	23S 1E 25	SITUSADDRS:	1801 S HIGHWAY 28
TOTALACRES:	0		



Project # 061269



Town of Mesilla
P.O. BOX 10
MESILLA, NM 88046
PHONE: (575) 524-3262 FAX (575) 541-6327

SIGN PERMIT

Application Date: 8/12/21

Mesilla Legal Center
Name of Business

Victor F Poulos
Name of Applicant

1799 Avenida De Mesilla
Address of Business

1802 Avenida De Mesilla
Address of Applicant

Las Cruces NM 88005
City State Zip

Las Cruces NM 88005
City State Zip

(575) 523-4444
Telephone Number

Alternate Telephone Number

Location and description of Sign:
(include dimensions, lettering, shape, material, texture, colors, and/or finish to be used. Attach a drawing of the location of the sign, including any other advertising structures on the building or lot.)

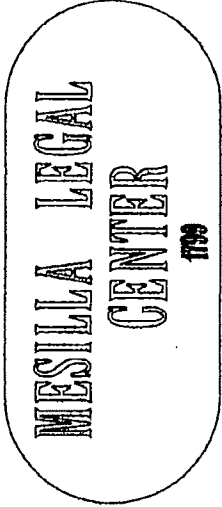
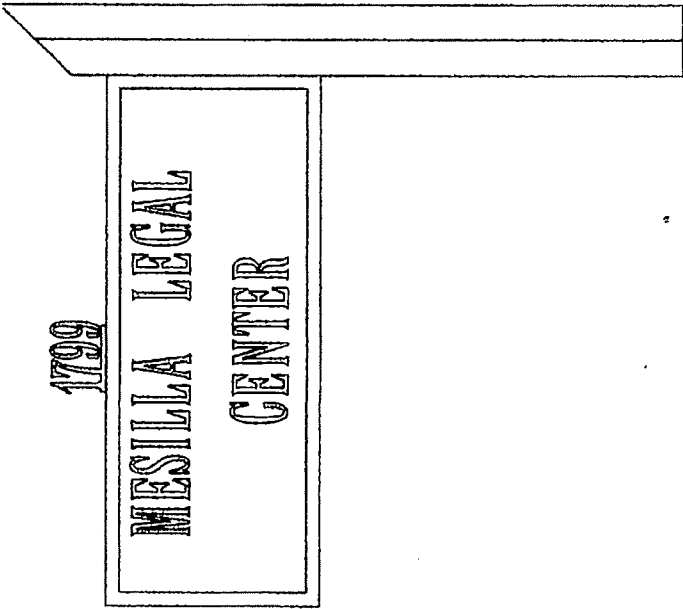
Please see attached

For Office Use Only

Administrative Approval: _____
PZHAC Approval: _____
BOT Approval: _____

Permit Fee: _____
Date of Payment: _____
CASE NUMBER: _____

Sign dimensions are 2ftx5ft
lettering is Latin extra condensed
Material is powder coated steel with a light texture
color is oil rubbed bronze and Indian turquoise



BUSINESS REGISTRATIONS



Date: 8/12/21

2231 Avenida de Mesilla
P.O. Box 10, Mesilla, NM 88046
Phone: (505) 524-3262 Fax: (505) 541-6327

Permit No.: 0899
\$35

Business Registration Application

: A separate business registration application form should be completed for each business location.

New Renewal

PLEASE PRINT

BUSINESS INFORMATION

MESILLA LEGAL CENTER

Business Address: 1799 Avenida De Mesilla Mailing Address: 1802 Avenida De
Las Cruces NM, 88005 Mesilla Las Cruces
NM 88005

Total Area of Business: _____ No. of Employees: 1 No. of Parking Spaces: 4+ Zoning: _____
e-Mail Address: vnnessa@pouloscoates.com Business Phone #: (575)526-6917

Type of business (Please describe product(s) and/or service(s):
conference room rentals to hold any legal
meetings.

Business Owner Is: Sole Proprietorship _____ Partnership _____ Corporation _____ Other LLC

Current New Mexico Revenue Division ID #: 03-260420-00-3
(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

BUSINESS OWNER/APPLICANT INFORMATION

Business Owner's/Applicant's Name (s): Victor F. Poulos

Home Address:
12 Cielo Del Norte
Anthony, NM 88021

Mailing Address:
1802 Avenida De Mesilla
Las Cruces, NM 88005

Business Owner's/ Applicant's Phone #: (575) 523-4444

(Please complete other side)

PROPERTY INFORMATION

Is property: owned leased

Property Owner: Victor F Poulos

Property Owner Address: 1802 Avenida De Mesilla
Las Cruces NM 88005

Property Owner Phone #: (575) 523-4444

EMERGENCY CONTACT INFORMATION

Responsible party to be called in case of emergency. Enter name in order of contact (please print):

24 HOUR EMERGENCY PHONE #: Vanessa Torres (575) 523-4444

- | Name | Address | Telephone # |
|--------------------------|---|-----------------------|
| 1. <u>Tina Gonzalez</u> | <u>640 Lory Dr. Las Cruces 88005</u> | <u>(575) 649-2666</u> |
| 2. _____ | _____ | _____ |
| 3. <u>Vanessa Torres</u> | <u>13240 Kestrel Av. El Paso TX 79923</u> | <u>(915) 873-9178</u> |

Do you have an alarm system? Yes No

What Type? Security System

Which Company, if any, Responds to Alarms? Protech Security

APPLICANT HEREBY STATES UNDER OATH THAT ALL STATEMENTS AND REPRESENTATIONS MADE IN THIS APPLICATION ARE TRUE AND VALID.

Victor Poulos Partner
Signature of Applicant/Title

8-12-2021
Date

Victor Poulos
Signature of Building Owner

8-12-2021
Date

Receipt Number: _____
Permit Number: _____
Approval Date: _____
Sign Permit Case #: _____

Office Use
Date of Payment: _____
Zone: _____
Bus. Type: _____
Renewal Date: _____

Fire Department Inspection Verification

Fire Department Representative Signature: _____

Fire Inspection Date: _____

Approved: Yes No



Date: 11 August 2021

2231 Avenida de Mesilla
P.O. Box 10, Mesilla, NM 88046
Phone: (505) 524-3262 Fax: (505) 541-6327

Permit No.: 0900
\$35

Business Registration Application

: A separate business registration application form should be completed for each business location.

New Renewal

HO

PLEASE PRINT

BUSINESS INFORMATION

FIRE TRACKERS

Business Address: 203 Capri Arc, Mesilla, NM 88005 Mailing Address: 203 Capri Arc, Mesilla, NM 88005

Total Area of Business: 200 sq ft No. of Employees: 0 No. of Parking Spaces: 0 Zoning: R1

e-Mail Address: g.whited@firetrackers.com Business Phone #: 915-308-3473

Type of business (Please describe product(s) and/or service(s):

Fire Investigation consulting and accelerant detection canine services. Home based business with no store front. Not open to the public

Business Owner Is: Sole Proprietorship Partnership Corporation Other

Current New Mexico Revenue Division ID #: 03-177531-00-4

(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

BUSINESS OWNER/APPLICANT INFORMATION

Business Owner's/Applicant's Name (s): Gregory Whited & Crystal Davis-Whited

Home Address: 203 Capri Arc, Mesilla, NM 88005

Mailing Address: 203 Capri Arc, Mesilla, NM 88005

Business Owner's/ Applicant's Phone #: 915-308-3473

(Please complete other side)

Town of Mesilla
Business Registration Application



OFFICIAL USE ONLY:

Business License #: 0901

Note: A separate business registration application form should be completed for each business location.

PLEASE TYPE OR PRINT

Business Registration Application is: New Renewal

Name of Business Desert ski Bling

Name of Applicant ROBERTA SYLVI'S

MAILING Address 141 Key Deer CT LAS CRUCES NM 88007

City Las Cruces State NM Zip 88007

PHYSICAL Address of Business 2060 Calle de Parian

Business Phone 575 312 4867 Alternate Phone

E-mail Address robsylvia@aol.com

Please include a valid E-mail address, which will be used for information and updates about special events, street closures, and other important town information. If you would like your business included on the Town's tourism website, please visit www.mesillanm.gov and fill out the Business Information Update Request Form, or contact the special events coordinator at irenep@mesillanm.gov.

Property Owner Name Julienne Hadfield c/o Pmi of New Mexico

Property Owner Address 205 W. Bantz Rd. Bldg. 6 Ste. B

City Las Cruces State NM Zip 88005

Property Owner Phone 575-652-4043

The Location code for reporting earnings received in the Town of Mesilla is 07-303

Square Footage of Business 1200 sq ft

Number of Employees 1

Number of Parking Spaces 2

Zoning Code

Business Applicant Is:

- Sole Proprietorship
- Partnership
- Corporation

Current NM CRS Tax ID 03-543424-00-4

Type of Business - Please describe the product(s) and/or service(s)

PAPARAZZI Jewlery
ALL Jewlery is \$5 plus tax
I ORDER from Company + pay up front for it

Emergency Contact Information

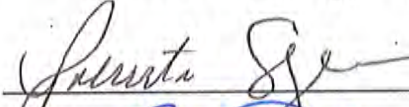

Responsible party to be called in case of emergency. Enter information in order of requested contact.

Contact 1	ROBERTA Sylvis (Husband)	Phone Number	575 312 2846
Address	141 Key Deer CT LE NM 88007		
Contact 2	Jeremy Sparks (SON)	Phone Number	575.640 2993
Address	5475 Porter Dr # 162 LE NM 88012		
Contact 3	CRISTINA Lopez (sister)	Phone Number	575 680 0564
Address	2988 Polder Ln LE NM 88007		

Do you have an alarm system? Yes No

If yes, what kind? What company responds?

Applicant hereby states under oath that all statements and representations made in this application are true and valid.

Signature of Applicant  Date 8-13-21
Signature of Building Owner  Date 8/13/21

OFFICE USE ONLY

Receipt Number	<input type="text"/>	Date of Payment	<input type="text"/>	<input type="checkbox"/> Utility service verified with utility department
Case Number	<input type="text"/>	PZHAC Approval Date	<input type="text"/>	
Sign Permit Case #	<input type="text"/>	BOT Approval Date	<input type="text"/>	
Zone	<input type="text"/>	Renewal Date	<input type="text"/>	
				<input type="button" value="Submit by E-mail"/>

Fire Department Inspection Verification

Fire Department Signature _____

Inspection Date _____ Approved Yes No

CRS Verification of Location Code