



# Town of Mesilla, New Mexico

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) WILL HOLD A REGULAR MEETING AT THE MESILLA TOWN HALL, 2231  
AVENIDA DE MESILLA.  
MONDAY, AUGUST 15, 2022, AT 2:30 P.M  
AGENDA

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL AND DETERMINATION OF A QUORUM

3. CHANGES / APPROVAL OF AGENDA

4. PUBLIC INPUT

*The public is invited to address the commission for up to 3 minutes. You can also email your comments to [joep@mesillanm.gov](mailto:joep@mesillanm.gov) at least twenty-four (24) hours prior to the meeting.*

5. APPROVAL OF CONSENT AGENDA

*Note: Items on the Consent Agenda, indicated by an asterisk (\*), will be voted on with one motion unless a commissioner requests that a specific item be removed for discussion.*

- a. \*PZHAC MINUTES: August 1, 2022, Regular Meeting Minutes

6. PUBLIC HEARING

- a. PZHAC Case #061421 – Conquistadores Del Norte Replat, Being a replat of lots of A and B, Filed March, 8, 2011, Book 23 Page 165 Dona Ana County records Town of Mesilla, Dona Ana County, New Mexico. (I 088 Calle Del Norte) **Zoned: Historical Residential (HR)**

7. NEW BUSINESS

- a. PZHAC Case #061421 – Conquistadores Del Norte Replat, Being a replat of lots of A and B, Filed March 8, 2011, Book 23 Page 165 Dona Ana County records Town of Mesilla, Dona Ana County, New Mexico. (I 088 Calle Del Norte) **Zoned: Historical Residential (HR)**
- b. BL #1006 – 2060 Calle de Parian submitted by Bader Juda of Cannabis Tropic LLC for business license, **Zoned: Historical Commercial (HC)**
- c. BL #1005 – 2060 Calle de Parian submitted by Bader Jouda of Cannabis Tropic LLC for Cannabis license, **Zoned: Historical Commercial (HC)**
- d. Sign Permit #0611433 – 2060 Calle de Parian submitted by Bader Jouda of Cannabis Tropical LLC to put up temporary coming soon sign in the window, **Zoned: Historical Commercial (HC)**
- e. BL #1013 – 2218 Calle de Oeste submitted by Lauren Sosa of Peaceful Healings for home occupation business license, **Zoned: Historical Residential (HR)**
- f. STR #1014 – 2172 Calle de Santiago submitted by Hacienda Investment LLC for a short term rental (STR) registration, **Zoned: Historical Commercial (HC)**
- g. PZHAC Case #061436 - 3050 Mesilla Verde Terrace submitted by James Downey for NM Solar Group to additional solar panels to existing solar system, **Zoned: Residential Agriculture (RA)**

- h. **PZHAC Case #061437** – 1260 Rosita Ct. submitted by Fernando Chavez to install sixteen (16) solar panels on standalone iron ridge ground mounted structure, **Zoned: R1**
- i. **PZHAC Case #061438** – 3380 McDowell Rd. submitted by Jordan & Bethany Carvalho to change out two (2) doors to be ADA Compliant, **Zoned: R1**
- j. **PZHAC Case #061439** – 3380 Mc Dowell Rd. submitted by Jordan & Bethany Carvalho to build a 45’x22’ carport with enclosed storage for casitas, **Zoned R1**

**8. COMMISSIONERS / STAFF COMMENTS**

**9. ADJOURNMENT**

**NOTICE**

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

Posted on 8/12/2022 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristraman - 2531 Avenida de Mesilla, and the U.S. Post Office - 2253 Calle de Parian.



# Town of Mesilla, New Mexico

THE PLANNING, ZONING AND  
HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)  
THURSDAY, August 1, 2022, 2:30 PM

MINUTES

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16 **1. PLEDGE OF ALLEGIANCE**

17 Chair Lucero led the Pledge of Allegiance.

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20 **2. ROLL CALL AND DETERMINATION OF QUORUM**

21 Commissioner Jones, Walkinshaw, Lucero, Salas, and Nevarez present. Commissioner Lucero  
22 declared a quorum.  
23

24  
25 **3. CHANGES/APPROVAL OF THE AGENDA**

26  
27 **Three changes: F will be deleted from the agenda. H, PZAC case #061432 and L, PZAC**  
28 **case #061434. These cases will not be moving forward.**

29  
30 **Motion to approve agenda was made by Commissioner Jones and seconded by**  
31 **Commissioner Walkinshaw.**

32  
33 **Roll Call Vote:**

34 Commissioner Jones - Yes  
35 Commissioner Walkinshaw - Yes  
36 Commissioner Lucero - Yes  
37 Commissioner Salas- Yes  
38 Commissioner Nevarez- Yes

39  
40 **Motioned passed**

41  
42 **4. PUBLIC INPUT**

43  
44 None

45  
46 **5. APPROVAL OF CONSENT AGENDA**

- 47  
48 a. **\*PZHAC MINUTES: July 5, 2022, Regular Minutes**  
49 b. **\*PZHAC MINUTES: July 8, 2022, Regular Minutes.**  
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**Motion to approve consent agenda was made by Commissioner Jones and seconded by Commissioner Walkinshaw.**

**Roll Call Vote:**

- Commissioner Jones - Yes
- Commissioner Walkinshaw - Yes
- Commissioner Lucero - Yes
- Commissioner Salas- Abstains
- Commissioner Nevarez- Abstains

**Motioned passed**

**Motion to close the regular meeting was made by Commissioner Nevarez and seconded by Commissioner Walkinshaw.**

**Roll Call Vote:**

- Commissioner Jones - Yes
- Commissioner Walkinshaw - Yes
- Commissioner Lucero - Yes
- Commissioner Salas- Yes
- Commissioner Nevarez- Yes

**6. Public Hearing**

**a. PZHAC Case #061422-** Palacio Bar Plat of Survey showing location of improvements on 0.319 acres in section 25, T.23S, R.1E, N.M.P.M., U.S.R.S. surveys being U.S.R.S. Tracts 11A-10A1 & 11A-11B Mesilla, Dona Ana County, New Mexico. **Zoned: Historical Commercial.**

Second phase of the project for approval, the public hearing and pre-determination to move forward with splitting the Palacio Bar parking lot which was previously the tire shop and hardware store to combine into one lot. Mr. Chavez is present for questions.

Commissioner Lucero stated that this time is to hear the public input and not for comment on the case. Mr. Chavez represents Palacio Bar who advised they would like to merge the property area into one lot. No comments by the public.

**Motion to close out the public hearing was presented by Commissioner Jones and seconded by Commissioner Nevarez.**

**Roll Call Vote:**

- Commissioner Jones - Yes
- Commissioner Walkinshaw - Yes
- Commissioner Lucero - Yes
- Commissioner Salas- Yes
- Commissioner Nevarez- Yes

**7. NEW BUSINESS**

101 8. a. **PZACH Case #061422-** Palacio Bar Plat of survey showing location of improvements on  
102 0.319 acres in section 25, T.23S, R.1E, N.M.P.M., U.S.R.S. surveys being U.S.R.S. Tracts 11A-10A1 &  
103 11A-11B Mesilla, Dona Ana County, New Mexico. **Zoned: Historical Commercial.**

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**Motion to approve was presented by Commissioner Walkinshaw and seconded by  
Commissioner Jones.**

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109

Staff presented facts of the case.

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115

**Roll Call Vote:**

Commissioner Jones - Yes  
Commissioner Walkinshaw – yes  
Commissioner Lucero - Yes  
Commissioner Salas – Yes  
Commissioner Nevarez – Yes

116  
117

**Motioned passed**

118  
119

- c. **BL #1003-** 2309 San Albino #3 submitted by Marshal McGinley of DBA, NM Cannabis Cowboy  
for Cannabis Dispensary business license, **Zoned: Historical Commercial (HC).** The applicant  
proposed an open business retail of cannabis, this application falls under the new ordinance just  
passed by the board of trustees on December 30, 2021 and went into effect January 4, 2022.

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**Motion to approve was presented by Commissioner Jones and seconded by Commissioner  
Nevarez.**

128  
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Staff presented facts of the case. Discussion followed.

130  
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135

**Roll Call Vote:**

Commissioner Jones – Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero - Yes  
Commissioner Salas – Yes  
Commissioner Nevarez – Yes

136  
137

**Motioned passed**

138  
139

- d. **BL #1004** – 2309 San Albino #3 submitted by Marshal McGinley of DBA, NM Cannabis  
Cowboy for Cannabis Dispensary business license, **Zoned: Historical Commercial (HC).**

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144

**Motion to approve was presented by Commissioner Jones and seconded by Commissioner  
Walkinshaw.**

145  
146

Staff presented facts of the case. Discussion followed.

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**Roll Call Vote:**

Commissioner Jones – Yes  
Commissioner Walkinshaw - Yes  
Commissioner Lucero – Yes  
Commissioner Salas – Yes

152 Commissioner Nevarez – Yes

153

154 **Motion passed**

155

156 e. **BL #1006-** 2060 Calle de Parian submitted by Bader Jouda of Cannabis Tropic LLC for Cannabis  
157 Dispensary business license, **Zoned: Historical Commercial (HC)**. The applicant proposed an  
158 open business retail of cannabis, this application falls under the new ordinance just passed by the  
159 board of trustees on December 30, 2021 and went into effect January 4, 2022.

160

161 **Motion to approve was presented by Commissioner Jones and seconded by Commissioner**  
162 **Walkinshaw.**

163

164 Staff presented facts of the case. Discussion followed. Case will be tabled.

165

166 **Roll Call Vote:**

167 Commissioner Jones – Yes

168 Commissioner Walkinshaw - Yes

169 Commissioner Lucero – Yes

170 Commissioner Salas – Yes

171 Commissioner Nevarez – Yes

172

173 **Motion to table this case -passed**

174

175 f. **BL #1005-** 2060 Calle de Parian submitted by Bader Jouda of Cannabis Tropic LLC for Cannabis  
176 Dispensary license, **Zoned: Historical Commercial (HC)**

177

178 **Motion to approve was presented by Commissioner Jones and seconded by Commissioner**  
179 **Walkinshaw.**

180

181 Staff presented facts of the case. Discussion followed. Case will be tabled.

182

183 **Roll Call Vote:**

184 Commissioner Jones – Yes

185 Commissioner Walkinshaw - Yes

186 Commissioner Lucero – Yes

187 Commissioner Salas – Yes

188 Commissioner Nevarez – Yes

189

190 **Motion to table this case -passed**

191

192 g. **Case #0611433-** 2060 Calle de Parian submitted by Bader Jouda of Cannabis Tropic LLC to  
193 display a business sign for Cannabis Dispensary. **Zoned: Historical Commercial (HC)**

194

195 **Motion to approve was presented by Commissioner Jones and seconded by Commissioner**  
196 **Walkinshaw.**

197

198 This case will be tabled.

199

200 **Roll Call Vote:**

201 Commissioner Jones – Yes

202 Commissioner Walkinshaw - Yes

203 Commissioner Lucero – Yes  
204 Commissioner Salas – Yes  
205 Commissioner Nevarez – Yes

206  
207 **Motion to table this case -passed**

208  
209 h. **Case # 061435-** 3380 McDowell Road submitted by Jordan and Bethany Carvalho for backyard  
210 patio and two concrete slabs. **Zoned: Historical Residential (HR)**

211  
212 **Motion to approve was presented by Commissioner Nevarez and seconded by**  
213 **Commissioner Jones.**

214  
215 Staff presented facts of the case. Discussion followed.

216  
217 **Roll Call Vote:**

218 Commissioner Jones – Yes  
219 Commissioner Walkinshaw - Yes  
220 Commissioner Lucero – Yes  
221 Commissioner Salas – Yes  
222 Commissioner Nevarez – Yes

223  
224 **Motion passed**

225  
226 **7. COMMISSIONERS/STAFF COMMENTS**

227 Commissioner Nevarez apologized for missing meetings. Commissioner Salas stated there was  
228 discussion during the last meeting about missing meetings and he had discussed this with Mr.  
229 Padilla and Rami that he would be gone for 6 months but would not be absent for the meetings.  
230 He requested that he be asked in the future about his intentions as he intends to attend  
231 telephonically.

232  
233 **8. ADJOURNMENT**

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235 Meeting adjourned at 3:06 p.m.

236  
237 **APPROVED THIS 15th DAY OF AUGUST 2022.**

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243 \_\_\_\_\_  
244 **Yolanda Lucero**  
245 **Chair**

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247 **ATTEST:**

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250 \_\_\_\_\_  
251 **Joe Padilla**  
252 **Community Development Coordinator**

## BOARD ACTION FORM

### AGENDA DATE

PZHAC: August 15, 2022,

BOT:

**ITEM: PZHAC Case #061421** – Conquistadores Del Norte Replat, Being a replat of lots of A and B, Filed March 8, 2011, Book 23 Page 165 Dona Ana County records Town of Mesilla, Dona Ana County, New Mexico. (I 088 Calle Del Norte) **Zoned: Historical Residential (HR)**

**BACKGROUND AND ANALYSIS:** Conquistadores Del Norte replat of above property description located off Calle de Norte for a lot line adjustment this is the Preliminary Plat Procedure per Town Code 17.10.020

### IMPACT:

- 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 is on applicant's property and not in Town of Mesilla right-of-way.

### 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 RECOMMENDATIONS:

### SUPPORTING INFORMATION:

- Application
- Plans



**BOARD ACTION FORM**

**AGENDA DATE**

**PZHAC:** August 15, 2022,

**BOT:**

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**DEPARTMENT RECOMMENDATIONS:**

**SUPPORTING INFORMATION:**

- Application
- Plans

TOWN OF MESILLA  
**SUBDIVISION  
 APPLICATION**  
 NEW MEXICO

OFFICIAL USE ONLY:

Case # ~~0604121~~ 060421  
 Fee \$ 15000

CASE NO. \_\_\_\_\_ ZONE: \_\_\_\_\_ CODE: \_\_\_\_\_ APPLICATION DATE: 1/17/2022

Preliminary Plat     Summary Subdivision     Final Plat     Vacation of Lot Line

Stephanie Quinonez /Anton Magallanez    (575) 525- 9683

Name of Applicant    Applicant's Telephone/Cell Number

1985 Calle de Colon    Mesilla    NM    88046

Mailing Address    City    State    Zip Code

2527 MAYFIELD LN    Las Cruces    NM    88007

Owner of Record: Address    City    State    Zip Code

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

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

CONQUISTADORES DEL NORTE TRACTS    CALLE DEL NORTE

Subdivision Name    Subdivision Location

Total Acreage 0.595    Number of Lots: 2

Acreage of Largest Lot: .404    Acreage of Smallest Lot: 0.191

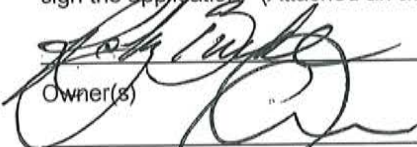
Legal Description Conquistadores Del Norte Replat Being a Replat of Lots A and B Filed March 8, 2011 Book 23, Page 165 Doña Ana County Records Town of Mesilla, Doña Ana County, Ne Mexico

Tax Map Property Code (s) \_\_\_\_\_ Jacob's Map # \_\_\_\_\_

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

EXPLAIN: Lot line Adjustment

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

  
 Owner(s)

1/24/22  
 Date

Applicant(s) (if different than owner)

1/21/2022  
 Date

**FOR OFFICIAL USE ONLY**

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

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

**Town of Mesilla  
Subdivision Checklist**

- |                          |                          |                                   |
|--------------------------|--------------------------|-----------------------------------|
| Yes                      | No                       |                                   |
| <input type="checkbox"/> | <input type="checkbox"/> | Application, completed and signed |
| <input type="checkbox"/> | <input type="checkbox"/> | Fee is paid \$ _____              |

**FOR ENGINEER/ARCHITECT**

**SUBDIVISION PLAT (8 COPIES) 18" X 24" INCLUDING:**

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Subdivision Name  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location map (inscribed on plat)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Statement of ownership and dedication w/location for signature and notary                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Subdivider's name   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Subdivider's address  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Certification block for Mayor and Town Clerk  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Certification block for Planning & Zoning Commission Chairman & Secretary                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Certification block of each utility, as applicable (electric, cable, telephone, etc...)             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Certification block and recording block for Dona Ana County Clerk                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Certification block for Professional Land Surveyor, seal and date of survey                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scale and North arrow   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Benchmark location and description of all monuments found of set                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Plat boundary lines (bearings in degrees, minutes and seconds with distances in feet and hundredths |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Lot Lines (bearings in degrees, minutes and seconds with distances in feet and hundredths)          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Acreage of each lot   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Address of each lot   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Lot of block numbers  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Adjacent land conditions (within 150 feet) note subdivision names and filing date                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Easements on site (location, dimension and purpose)   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Easements adjacent (location, dimension and purpose)  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Public rights-of-way on site (approved name, width and curve data)                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Public sire delineated (location, dimension and purpose)  |
- 
- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Plan and profile of proposed utilities prepared by P.E. and sealed (1 copy) |
| <input type="checkbox"/> | <input type="checkbox"/> | Plan and Profile of proposed streets prepared by P.E. and sealed (1 copy)   |
- 
- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Storm drainage analysis plan prepared by P.E. and sealed to include: |
| <input type="checkbox"/> | <input type="checkbox"/> | Topographic map (1 copy)   |
| <input type="checkbox"/> | <input type="checkbox"/> | Aerial Photograph, with subdivision delineated                       |
| <input type="checkbox"/> | <input type="checkbox"/> | Storm Drainage Analysis Report (1 copy)                              |
| <input type="checkbox"/> | <input type="checkbox"/> | Grading Plan (1 copy)  |
- 
- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Deed restrictions (signed and notarized) |
| <input type="checkbox"/> | <input type="checkbox"/> | Improvement Completion Report            |
| <input type="checkbox"/> | <input type="checkbox"/> | Disclosure statement (if applicable)     |
| <input type="checkbox"/> | <input type="checkbox"/> | Request for Variances (if applicable)    |
| <input type="checkbox"/> | <input type="checkbox"/> | NMED Approval (if applicable)            |
| <input type="checkbox"/> | <input type="checkbox"/> | NMDOT Permit (if applicable)             |
| <input type="checkbox"/> | <input type="checkbox"/> | Other: _____                             |

# CONQUISTADORES DEL NORTE REPLAT

BEING A REPLAT OF LOTS A AND B  
CONQUISTADORES DEL NORTE,  
FILED MARCH 8, 2011

BOOK 23, PAGE 185 DOÑA ANA COUNTY RECORDS  
AUGUST, 2010 TOWN OF MESILLA, DOÑA ANA COUNTY, NEW MEXICO--407  
TOTAL ACRES 0.288

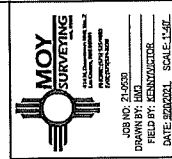
UTILITY APPROVAL  
THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE UTILITY SERVICE BY THE UNDERSIGNED COMPANIES TO THE SUBDIVISION.  
EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE CITY OF LAS CRUCES, NEW MEXICO, FOR REVIEW AND APPROVAL, MEET THE NEEDS FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND (UNDERGROUND AND/OR OVERHEAD FEEDER), UNDERGROUND AND DESIGNATED OVERHEAD FEEDER, CABLE TELEVISION/INTERNET UTILITIES, AND DESIGNATED OVERHEAD FEEDER, CABLE TELEVISION/INTERNET UTILITIES.  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CONCAST COMMUNICATIONS CORPORATION

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO EL PASO ELECTRIC COMPANY, NEW MEXICO, FOR REVIEW AND APPROVAL, MEET THE NEEDS FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND (UNDERGROUND AND/OR OVERHEAD FEEDER), UNDERGROUND AND DESIGNATED OVERHEAD FEEDER ELECTRICAL FACILITIES.  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
EL PASO ELECTRIC COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QWEST CORPORATION, DIBIA CENTURYLINK CO., FOR REVIEW AND APPROVAL, MEET THE NEEDS FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND (UNDERGROUND AND/OR OVERHEAD), UNDERGROUND AND DESIGNATED OVERHEAD FEEDER TELEPHONE FACILITIES.  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
QWEST CORPORATION, DIBIA CENTURYLINK CO.

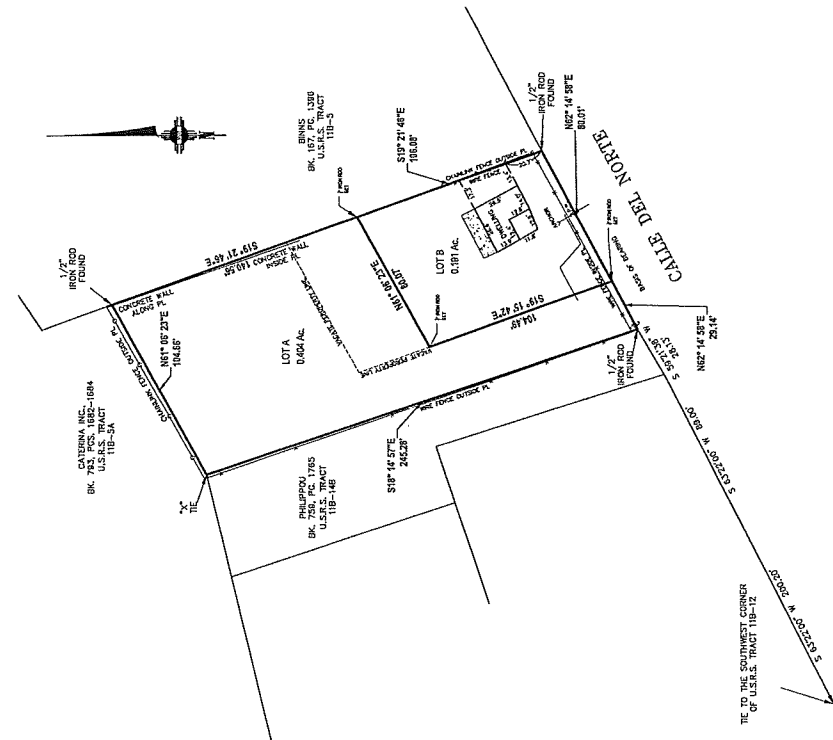
TOWN OF MESILLA BOARD OF TRUSTEES APPROVAL  
THE ACCOMPANYING SUBDIVISION BEING WITHIN THE CORPORATE LIMITS OF THE TOWN OF MESILLA HAS BEEN PRESENTED AND APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA  
MAYOR OF THE TOWN OF MESILLA \_\_\_\_\_ DATE \_\_\_\_\_

TOWN OF MESILLA PLANNING AND ZONING COMMISSION APPROVAL  
THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF MESILLA AND IS HEREBY APPROVED AS TO THE PLATTING AND AS TO THE CONDITIONS OF THE DEDICATIONS AND IN ACCORDANCE WITH THE LAND REGULATIONS OF THE TOWN OF MESILLA  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

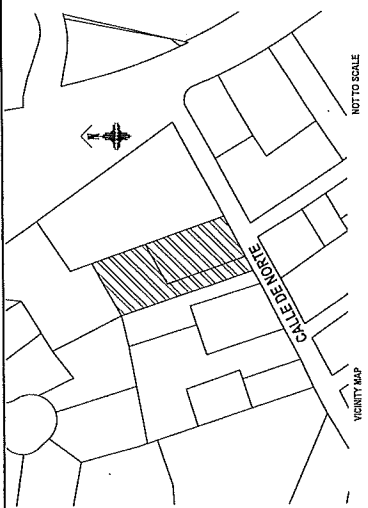


I, HENRY MAGALLANZ, A NEW MEXICO PROFESSIONAL SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PLAT AND AM SURE THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR CONVEYING NEW RIGHTS.

HENRY MAGALLANZ \_\_\_\_\_ N.M.P.S. #18078



- NOTES:
- FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ASPER MAP NO. 55010C 006 G, REISED JULY 6, 2010.
  - FIELD NOTES BY MOY SURVEYING INC. LICENSE #10018. ALL CORNERS SET ARE BY IRON RODS WITH T PLASTIC CAPS STAMPED WITH SURVEYOR'S NAME, BEARING AND DISTANCES AND FIELD BEARING AND DISTANCES ARE THE SAME.
  - INFORMATION IN THE PREPARATION OF THIS PLAT DERIVED FROM CONVEYOR PLAT FILED MARCH 0 2011 BOOK 23, PAGE 185, DOÑA ANA COUNTY RECORDS.
  - THIS SYMBOL REPRESENTS ON LOT PONDING. ALL LOTS THAT CONTAIN THIS SYMBOL, HAVE TO BE MAINTAINED BY THE CONVEYOR AND THE SUBDIVISION. CONVEYOR'S PROPERTY OWNER IS RESPONSIBLE FOR ON-LOT POND MAINTENANCE.
  - SUBDIVIDER RESPONSIBLE FOR UTILITY STUDY-CUTS AND FOR PROVIDING ANY AND ALL EASEMENTS NECESSARY TO PROVIDE UTILITY SERVICE TO LOTS CONVEYED HEREON.



THE 0.288 ACRE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS CONQUISTADORES DEL NORTE REPLAT  
ALL RIGHTS OF WAY AND PUBLIC AREAS SHOWN HEREON ARE DEDICATED TO THE CITY OF LAS CRUCES. UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE CITY OF LAS CRUCES. THE CITY OF LAS CRUCES HAS REVIEWED AND APPROVED THIS PLAT AND ALL RULES AND REGULATIONS OF THE CITY OF LAS CRUCES AND SAID UTILITIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENT THAT WILL INTERFERE WITH THE USE EASEMENT, AS SHOWN ON THE PLAT, IS ALLOWED.  
THIS SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON.  
INSTRUMENT OF OWNERSHIP AS FILED \_\_\_\_\_ APRIL 18, 2008  
INSTRUMENT #0811303, DOÑA ANA COUNTY RECORDS.  
I, THE UNDERSIGNED OWNER, HEREBY SET MY HAND AND SEAL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CONQUISTADORES DEVELOPMENT, LLC  
ROCKY BURKE  
LAS CRUCES, NM 88008  
STATE OF NEW MEXICO }  
COUNTY OF DOÑA ANA }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BY \_\_\_\_\_  
AND \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
STATE OF NEW MEXICO }  
COUNTY OF DOÑA ANA }  
NOTARY PUBLIC \_\_\_\_\_ SEAL \_\_\_\_\_  
PLAT NO. \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_  
STATE OF NEW MEXICO }  
COUNTY OF DOÑA ANA }  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS  
DATE OF \_\_\_\_\_, 2011, AT \_\_\_\_\_ AM/P/M AND  
FILED IN THE RECORDS OF THE COUNTY CLERK, DOÑA ANA COUNTY, NEW MEXICO.  
COUNTY CLERK \_\_\_\_\_ DEPUTY COUNTY CLERK \_\_\_\_\_

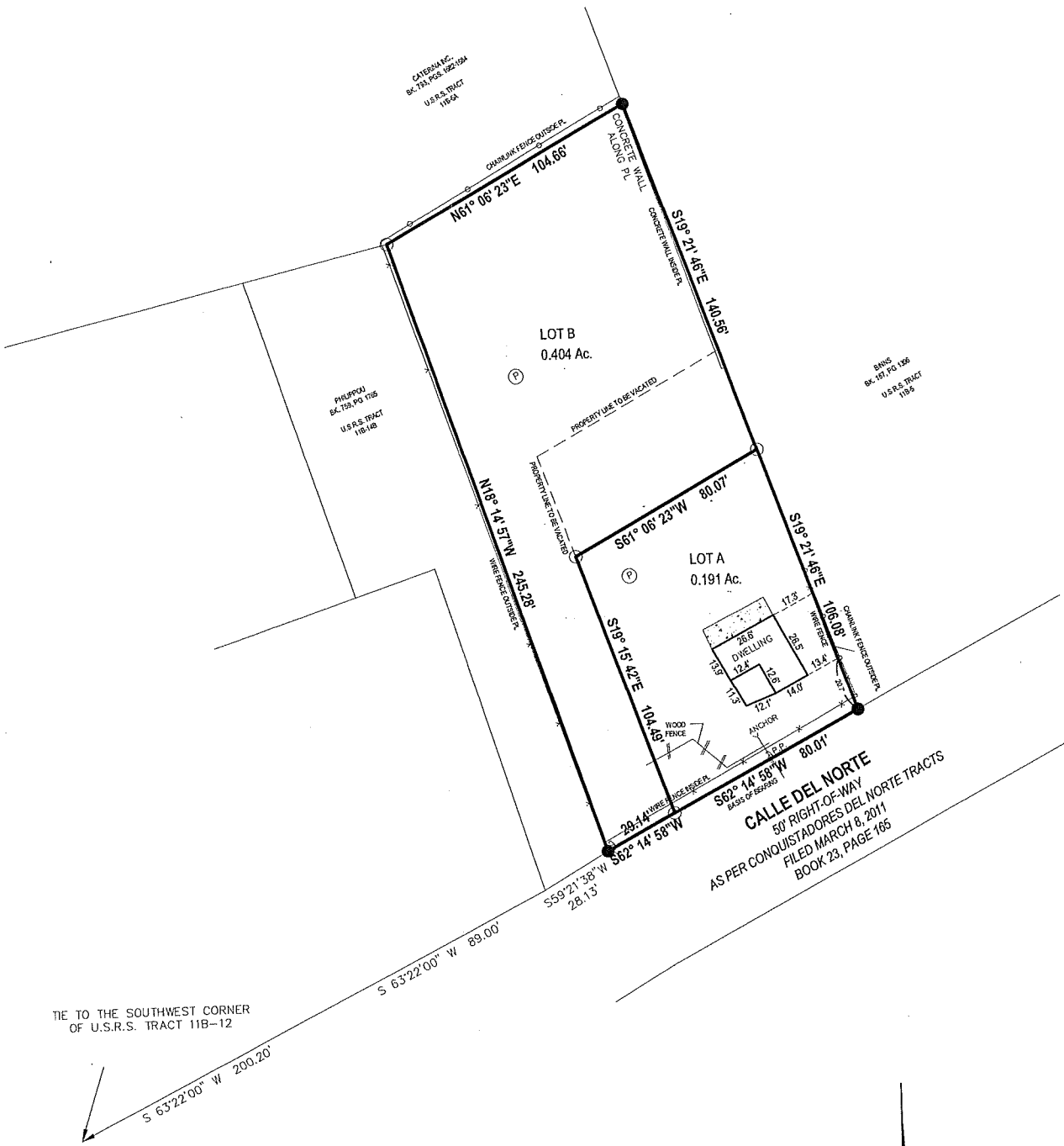
# CONQUISTADORES DEL NORTE TRACTS REPLAT

BEING A REPLAT OF TRACT A AND TRACT B,  
 CONQUISTADORES DEL NORTE TRACTS FILED  
 MARCH 8, 2011 IN BOOK 23, PAGE 165, DOÑA ANA COUNTY RECORDS,  
 DOÑA ANA COUNTY, NEW MEXICO.  
 LOCATED IN SECTION 25, T.23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS  
 TOWN OF MESILLA  
 DOÑA ANA COUNTY, NEW MEXICO

FEBRUARY, 2022

TOTAL ACRES 0.595

1"=40'



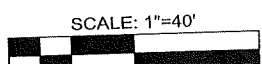
SECTION 25  
 T. 23 S.  
 R. 1 E.  
 N. M. P. M.  
 U. S. S. R. S. SURVEYS  
 TOWN OF MESILLA  
 DOÑA ANA COUNTY, NEW MEXICO

ES:  
 FLOOD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS PER  
 MAP NO. 35013C1093 G, REVISED JULY 6, 2016.

FIELD NOTES BY MOY SURVEYING INC., LICENSE #18078. ALL CORNERS SET ARE 1/2"  
 IRON RODS WITH 1" PLASTIC CAPS STAMPED #18078. ALL IRON RODS OR MONUMENTS  
 FOUND, TAGGED, STAMPED #18078. UNLESS OTHERWISE NOTED DEED BEARINGS AND  
 DISTANCES AND FIELD BEARING AND DISTANCES ARE THE SAME.

INFORMATION IN THE PREPARATION OF THIS PLAT DERIVES FROM SUBDIVISION PLAT  
 FILED MARCH 8 2011 BOOK 23, PAGES 165, DOÑA ANA COUNTY RECORDS.

(P) THIS SYMBOL REPRESENTS ON LOT PONDING. ALL LOTS THAT CONTAIN THIS  
 SYMBOL WILL HAVE PONDS THAT WILL COMPLY WITH THE CITY OF LAS CRUCES DESIGN  
 STANDARDS. PROPERTY OWNER IS RESPONSIBLE FOR ON-LOT POND MAINTENANCE.



LEGEND:  
 ● 1/2" IRON ROD FOUND  
 ○ 1/2" IRON ROD SET  
 ○ POWER POLE



TH  
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 SURVI  
 AND/O  
 SURVE  
 BELIEF  
 STANG

TOWN OF MESILLA

575-524-3262

\*\*\*\*\* REPRINT RECEIPT\*\*\*\*\*

REC#: 00182639 7/07/2022 10:34 AM  
OPER: UTCLK TERM: 001  
REF#: 35663BRC

TRAN: 110.0000 PERMITS/INSPECTIONS  
061421 150.00CR  
ANTONE, MAGALLANEZ  
CALLE DE NORTE  
SUBD 150.00CR

TENDERED: 150.00 CHECK  
APPLIED: 150.00-

CHANGE:            0.00

Pay Online: [www.mesillanm.gov](http://www.mesillanm.gov)

## BOARD ACTION FORM

### AGENDA DATE

PZHAC: August 15, 2022,

BOT:

**ITEM:** PZHAC **BL #1006** –2060 Calle de Parian submitted by Bader Juda of Cannabis Tropic LLC for a business license, **Zoned: Historical Commercial (HC)**

**BACKGROUND AND ANALYSIS:** The applicant proposes to open a business for retail of legal cannabis at the following location. This application falls under the new ordinance just passed by the Board of Trustees on December 30, 2021, and went into effect on January 4, 2022.

### IMPACT:

- 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 is on applicant's property and not in Town of Mesilla right-of-way.

### 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 RECOMMENDATIONS:

### SUPPORTING INFORMATION:

- Application
- Plans



2231 Avenida de Mesilla

P.O. Box 10

Mesilla, NM 88046

Phone: (575) 524-3262

Fax: (575) 541-6327

No.: 1006

## Business Registration Application

Please fill out all the information on this form by typing or using blue or black ink. Return update form to the Community Development's Office in person, by email, fax or mail. Please contact us at (575) 524-3262 with any questions. **Note:** A separate business registration application form should be completed for each business location.

Please check one: Business Registration Application Is: New  Renewal

Name of Business: The cannabis Tropical LLC.

Name of Applicant: Bader & Jouda

Business Location: 2060 calle de parian Mesilla NM 88046

Mailing Address (Street # or P.O. Box): \_\_\_\_\_

E-Mail Address: Bader.Jouda724@gmail.com

City: 12356 Desert palms State: TX Zip Code: 79938

Phone # of Business: (915) 800-5842

Location of Business: Street 2060 calle de parian

City: Mesilla State: NM Zip Code: 88046

### PROPERTY INFORMATION

Is property: owned  leased

Property Owner: Property Management and investments of new Mexico

Property Owner Address: 205 W Boutz Rd Bldg ste B  
Las cruces NM 88005  
F= (575) 652-4766

Property Owner Phone #: (575) 652-4043

### Additional Information

Square Footage of Business: 2000 sf

Number of Employees: 4-8

Number of Parking Spaces: street parking

Zoning Code: HC

Continue to next page>>>>



**State or Federal Licensing Information:**

If your business requires one of the following Licenses/Permits, you **MUST** submit a copy with your application.

- NM Environment Department Food Permit
- Federal Environmental Protection Agency Permit(s)
- NM Contractor's License
- NM Medical/Pharmaceutical License(s)
- NM Cosmetology/ Barbers License
- NM Real Estate/Broker License
- Well Drillers
- NM Veterinary Medicine
- Federal Firearms License
- Any other License(s)

License # \_\_\_\_\_

Expiration Date \_\_\_\_\_

Type of business (Please describe product(s) and/or service(s) IF they have changed):

Products for health (cannabis)

Business Owner Is: Sole Proprietorship  Partnership \_\_\_\_\_ Corporation \_\_\_\_\_ Other \_\_\_\_\_

You **MUST** submit a copy of your New Mexico BTIN with your application.

Current New Mexico BTIN #: 6807782

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

**EMERGENCY CONTACT INFORMATION**

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

24 HOUR EMERGENCY PHONE #: 915 800 5842

- | Name                     | Telephone #         |
|--------------------------|---------------------|
| 1. <u>Bader F. Jouda</u> |                     |
| 2. <u>Edgar Bautista</u> | <u>915 803 4744</u> |
| 3. _____                 |                     |

Do you have an alarm system? Yes \_\_\_\_\_ No

What Type? \_\_\_\_\_

Which Company, if any, Responds to Alarms? \_\_\_\_\_

By signing this form, I attest that the information I have provided herein is true and accurate to the best of my knowledge. I certify that I am authorized to sign the same as an agent on behalf of the above stated business. I agree to pay all associated fees including: the annual business registration fee and other permit fees as required by the Town of Mesilla. I understand that I must file any changes to my business status, operations, and/or contact information with the Community Development office in a timely manner.

Bader Jouda  
Printed Name: \_\_\_\_\_

[Signature]  
Signature: \_\_\_\_\_

7-25-22  
Date: \_\_\_\_\_

Owner  
Title: \_\_\_\_\_

**Fire Department Inspection Verification**

Schedule fire and building inspections AFTER Town staff provides approved application back to you in the following order: 1) Mesilla Fire Marshall's Office (FMO) 575-523-1311. Please retain the Yellow Fire Inspection Report issued by FMO.

**A legible copy of the YELLOW Fire Inspection Report issued by FMO, must be returned by the applicant to the Community Development office.**

**Fire Department Representative Verification:** \_\_\_\_\_

**Fire Inspection Date:** \_\_\_\_\_

**Approved:** Yes \_\_\_\_\_ No \_\_\_\_\_

NM CERTIFICATE SERVICE  
223 N GUADALUPE STREET #259  
SANTA FE, NM 87501

## 2022 CERTIFICATE OF STATUS REQUEST FORM

FOR QUESTIONS CALL:  
1 (855) 245-5115




MON-FRI 9am - 5pm EST



86\*\*\*\*\*SNGLP 335\*\*\*1-1  
THE CANNABIS TROPICAL, LLC  
12356 Desert Palms Ave  
El Paso, TX 79938-2293

**IMPORTANT! FOLLOW INSTRUCTIONS EXACTLY WHEN COMPLETING THIS FORM. PLEASE PRINT CLEARLY.**

Document Number: <b>6867782</b>	Notice Date: <b>6/21/2022</b>	Please Respond By: <b>7/1/2022</b>
Business Address: <b>THE CANNABIS TROPICAL, LLC 12356 Desert Palms Ave El Paso, TX 79938-2293</b>		

**Congratulations on registering your business with the State of New Mexico.** Your Articles have been filed with the secretary of state and are complete. You have one step left in order to attain your elective New Mexico Certificate of Status. Below is a form for your registered business. Please confirm the accuracy of the information below for your New Mexico Certificate of Status request.

A New Mexico Certificate of Status is issued by the Secretary of State and may be required for loans, to renew business licenses, or for tax or other business purposes. A certificate of Status certifies that your New Mexico business is in existence, is authorized to transact business in the state and complies with all state requirements. The Certificate of Status shows the official evidence of an entity's existence and provides a statement of an entity's status, current legal name and date of formation. The Certificate of Status bears the official seal of the New Mexico Secretary of State.

### Business Information

Business Name: **THE CANNABIS TROPICAL, LLC**  
Document Number: **6867782**  
Certificate of Status Fee: **\$87.25**

This is not a government agency

**Step 1 BUSINESS INFORMATION** Confirm Business Name & Document Number are Correct Above

**Check or Money Order Enclosed**

Email Address: \_\_\_\_\_

Make check or money order payable to:  
**NM CERTIFICATE SERVICE**

Phone Number: \_\_\_\_\_

Notice Send Date: **6/21/2022**

**Document #: 6867782**

**THE CANNABIS TROPICAL, LLC**

**Amount enclosed: \$87.25**



**Step 2.** Please print and sign your name for authorization.

Print Name \_\_\_\_\_ Signature \_\_\_\_\_

**Step 3.** Return this completed form with payment in return envelope provided.

This digital copy of your license is to be used for limited purposes only and does not replace the official license issued and mailed by the New Mexico Regulation and Licensing Department. This digital copy may be used for insurance credentialing or for other limited purposes when an official license is not available. This digital copy should not be used for public display, except for temporary purposes, if the license is required to be displayed at the licensee's primary place of business. Additional copies or replacements of an official license may be ordered for a fee online through the licensing portal.



**NMRLD**  
NEW MEXICO  
REGULATION &  
LICENSING DEPARTMENT

*State of New Mexico*

**Regulation & Licensing Department  
Cannabis Control Division**

HEREBY CERTIFIES THAT

**The Cannabis Tropical, LLC**

HAVING GIVEN SATISFACTORY EVIDENCE OF THE LICENSING REQUIREMENTS  
PRESCRIBED BY LAW IS GRANTED A LICENSE TO OPERATE IN THE STATE  
OF NEW MEXICO AS A

**Cannabis Retailer**

License No. CCD-2022-0681-001

Issued 08/01/2022

Expires 08/01/2023

*THIS LICENSE SHOULD BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS OR AS REQUIRED BY LAW*

TOWN OF MESILLA  
575-524-3262

REC#: 00183193 7/26/2022 9:33 AM  
OPER: UTCLK TERM: 001  
REF#: BRC

TRAN: 112.0000 BUSINESS LICENSE  
1005-06/30/23 THE CANNABIS TROPICAL L  
CANNABIS LICENSE 250.00CR

TRAN: 112.0000 BUSINESS LICENSE  
1006-03/15/23 THE CANNABIS TROPICAL L  
BUS LIC 35.00CR

TRAN: 112.0000 BUSINESS LICENSE  
1008-03/15/23 THE TROPICAL SMOKE SHOP  
BUS LIC 35.00CR

TENDERED: 320.00 CASH  
APPLIED: 320.00-  
CHANGE: 0.00

Pay Online: [www.mesillanm.gov](http://www.mesillanm.gov)

## BOARD ACTION FORM

### AGENDA DATE

PZHAC: August 15, 2022,

BOT:

**ITEM:** PZHAC **BL #1005** –2060 Calle de Parian submitted by Bader Juda of Cannabis Tropic LLC for a Cannabis license, Zoned: **Historical Commercial (HC)**

**BACKGROUND AND ANALYSIS:** The applicant proposes to open a business for retail of legal cannabis at the following location. This application falls under the new ordinance just passed by the Board of Trustees on December 30, 2021 and went into effect on January 4, 2022.

### IMPACT:

- 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 is on applicant's property and not in Town of Mesilla right-of-way.

### 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 RECOMMENDATIONS:

### SUPPORTING INFORMATION:

- Application
- Plans

Print

TOWN OF MESILLA  
CANNABIS LICENSE  
APPLICATION

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

**PLEASE INCLUDE A COPY OF YOUR CURRENT STATE CANNABIS LICENSE, IF NOT LICENSED, A COPY OF YOUR COMPLETE APPLICATION TO THE STATE OF NEW MEXICO, WITH YOUR APPLICATION. FEE DUE: \$250.00. A COPY OF YOUR ISSUED LICENSE FROM THE STATE MUST BE ON FILE PRIOR TO OPERATING.**

New Application

Renewal

The Cannabis Tropical, LLC  
Business Name

2060 calle de parian Mesilla NM 88046  
Physical Address City State Zip Code

Bader Jorda  
Owner's Name

12356 Desert Palms Ave El Paso TX 79938  
Mailing Address City State Zip Code

915 800 5842 \_\_\_\_\_  
Owner's Telephone/Cell Number State License Number

By signing below, you acknowledge the Town's Cannabis Ordinance and NM State Laws and will follow them to the best of your ability.

Signed: [Signature] Date: 7-13-22

Please return this completed form to:  
Town of Mesilla  
Attn: Cannabis Licensing  
2231 Avenida de Mesilla  
P.O. Box 10  
Mesilla, NM 88046

Once this form, \$250.00 fee, and the required documentation has been received, you will be issued a current license by the Town of Mesilla. This license shall be renewed annually no later than June 30.

**\*\*Both a cannabis license and a business license are required to do business within the Town of Mesilla limits.\*\***

**FOR OFFICIAL USE ONLY**

Date Received: **RECEIVED** 7-15-22 Receipt #: \_\_\_\_\_

OFFICIAL USE ONLY:  
Code 101 #10-43060  
Fee \$ 250  
Received by: \_\_\_\_\_

#1005

This digital copy of your license is to be used for limited purposes only and does not replace the official license issued and mailed by the New Mexico Regulation and Licensing Department. This digital copy may be used for insurance credentialing or for other limited purposes when an official license is not available. This digital copy should not be used for public display, except for temporary purposes, if the license is required to be displayed at the licensee's primary place of business. Additional copies or replacements of an official license may be ordered for a fee online through the licensing portal.



**NMRLD**  
NEW MEXICO  
REGULATION &  
LICENSING DEPARTMENT

*State of New Mexico*

**Regulation & Licensing Department  
Cannabis Control Division**

HEREBY CERTIFIES THAT

**The Cannabis Tropical, LLC**

HAVING GIVEN SATISFACTORY EVIDENCE OF THE LICENSING REQUIREMENTS  
PRESCRIBED BY LAW IS GRANTED A LICENSE TO OPERATE IN THE STATE  
OF NEW MEXICO AS A

**Cannabis Retailer**

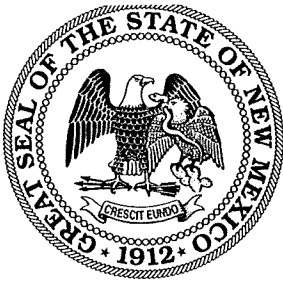
License No. CCD-2022-0681-001

Issued 08/01/2022

Expires 08/01/2023

*THIS LICENSE SHOULD BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS OR AS REQUIRED BY LAW*





STATE OF NEW MEXICO

**MAGGIE TOULOUSE OLIVER**

SECRETARY OF STATE

*Certificate of Organization*

OF

**The Cannabis Tropical, LLC**

**6867782**

**New Mexico**

The Office of the Secretary of State certifies that the Articles of Organization, duly signed and verified pursuant to the provisions of the

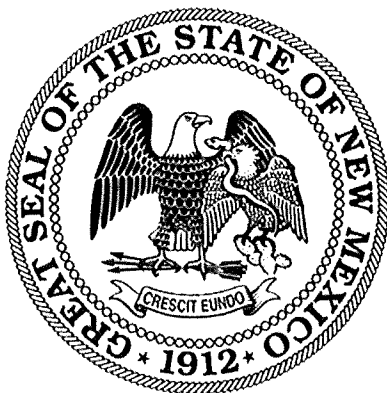
**Limited Liability Company Act**

**53-19-1 to 53-19-74 NMSA 1978**

have been received and are found to conform to law. Accordingly, by virtue of the authority vested in it by law, the Office of the Secretary of State issues this Certificate of Organization and attaches hereto a duplicate of the Articles of Organization.

Dated: **June 15, 2022**

**In testimony whereof, the Office of the Secretary of State has caused this certificate to be signed on this day in the City of Santa Fe, and the seal of said office to be affixed hereto.**



*Maggie Toulouse Oliver*

**Maggie Toulouse Oliver**  
Secretary of State



STATE OF NEW MEXICO  
**MAGGIE TOULOUSE OLIVER**  
 SECRETARY OF STATE

**Limited Liability Company**  
**ONLINE ARTICLES OF ORGANIZATION**

The undersigned, acting as organizer(s) of a Limited Liability Company pursuant to the New Mexico Limited Liability Company Act, adopt the following Articles of Organization:

**ARTICLE ONE:** The name of the Limited Liability Company is:

**The Cannabis Tropical, LLC**

**ARTICLE TWO:** The period of duration is: Perpetual

**ARTICLE THREE:**

(1) The name of the initial registered agent at the address is:

First Name	Last Name
Bader	Jouda

(2) The New Mexico street address of the company's initial registered agent is:

Type	Address	City	State	Zip	Country
Physical Address	8214 Second St. NW Suite A	Albuquerque	NM	87114	USA

**(Post Office Box is not acceptable. Provide a description of the geographical location if a street address does not exist.)**

(3) The street address of the company's principal place of business, if different from its registered agent's address is:

Address	City	State	Zip	Country
12356 Desert Palms Ave	El Paso	TX	79938	USA

(4) The mailing address of the Limited Liability Company is:

Address	City	State	Zip	Country
12356 Desert Palms Ave	El Paso	TX	79938	USA

**Email Address:** bader.jouda724@gmail.com

**Phone:** NONE

**ARTICLE FOUR:** (Check only if applicable):

YES Management of the business and affairs of the company is vested in a manager(s).

Manager Name and address:

<b>Name</b>	<b>Physical Address</b>	<b>Mailing Address</b>
Bader Jouda	12356 Desert Palms Ave, El Paso, TX 79938	12356 Desert Palms Ave, El Paso, TX 79938

**ARTICLE FIVE:** (Check only if applicable):

YES The Limited Liability Company is a single member Limited Liability Company.

Member Name and address:

<b>Name</b>	<b>Physical Address</b>	<b>Mailing Address</b>
Bader Jouda	12356 Desert Palms Ave, El Paso, TX 79938	12356 Desert Palms Ave, El Paso, TX 79938

**ARTICLE SIX:** If these Articles of Organization are not to be effective upon filing with the Secretary of State's Office, the effective date is *(If an effective date is specified here, it cannot be a date prior to the date the articles are received by the Secretary of State's Office.)*

**Effective Date**

06/15/2022

**Purpose:** To conduct any lawful activity under the Cannabis Regulation Act 26-2C-1 to 26-2C-42 NMSA 1978

**NAICS Code:**

**NAICS Sub Code:**

**Organizer(s) Printed Name(s):**

*(Typing the First and Last Name of the Organizer(s), is the equivalent of an electronic signature.)*

<b>First Name</b>	<b>Last Name</b>
Bader	Jouda

**Limited Liability Company**

**ONLINE STATEMENT OF ACCEPTANCE OF APPOINTMENT  
BY DESIGNATED INITIAL REGISTERED AGENT**

I,

Bader	Jouda
-------	-------

hereby acknowledge that the undersigned individual accepts the appointment as Initial Registered Agent of **The Cannabis Tropical, LLC** the Limited Liability Company which is named in the annexed Articles of Organization.

(Typing the First and Last Name of Initial Registered Agent, is the equivalent of an electronic signature.)



[Home\(/bcd/s/\)](#) [License](#) ▾ [Search License\(/bcd/s/public-search-license-division\)](#)

## License Information

---

### ▾ Basic Information

License not issued

### ▾ Contact Information

Licensed Business Name

The Cannabis Tropical, LLC

Address Street

2060 Calle de Parian

Address City

Mesilla

Address State

NM

Address Mailing Postal Code

88046

### ▾ Regulatory Authorization Information

Issuing Division

Cannabis Control Division

License Type

Cannabis Retailer



[Home\(/bcd/s/\)](#) [License](#) ▼ [Search License\(/bcd/s/public-search-license-division\)](#)

## All New Application

Status



Search

Clear

Application ID	Applied Date	License Type	Status	Action	Issuance
PAR-0000031048	7/21/2022	Cannabis Retailer	Submitted	<a href="#">View</a>	

Displaying page 1 / 1

∨ Business Owners

Name

Bader Jouda



∨ Premises Details & Documents

∨ 2060 Calle de Parian, Mesilla, NM, 88046

Premises License

License not issued

[Back to Search](#)

TOWN OF MESILLA  
575-524-3262

REC#: 00183193 7/26/2022 9:33 AM  
OPER: UTCLK TERM: 001  
REF#: BRC

TRAN: 112.0000 BUSINESS LICENSE  
1005-06/30/23 THE CANNABIS TROPICAL L  
CANNABIS LICENSE 250.00CR

TRAN: 112.0000 BUSINESS LICENSE  
1006-03/15/23 THE CANNABIS TROPICAL L  
BUS LIC 35.00CR

TRAN: 112.0000 BUSINESS LICENSE  
1008-03/15/23 THE TROPICAL SMOKE SHOP  
BUS LIC 35.00CR

TENDERED: 320.00 CASH  
APPLIED: 320.00-

CHANGE:            0.00

Pay Online: [www.mesillanm.gov](http://www.mesillanm.gov)



## BOARD ACTION FORM

### AGENDA DATE

PZHAC: August 15, 2022,

BOT:

**ITEM:** PZHAC Sign Permit #061433 – 2060 Calle de Parian submitted by Bader Jouda of Cannabis Tropical LLC to put up temporary coming soon sign in the window, Zoned: **Historical Commercial (HC)**

**BACKGROUND AND ANALYSIS:** The applicant proposes temporary sign 18"x24" for window at this location that reads Cannabis Tropical Coming Soon as per illustration in your packet .

### IMPACT:

- 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 is on applicant's property and not in Town of Mesilla right-of-way.

### 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 RECOMMENDATIONS:

### SUPPORTING INFORMATION:

- Application
- Plans



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

## SIGN PERMIT

Application Date: 7-13-22

The Cannabi's Tropical LLC  
Name of Business

Bader Jouda  
Name of Applicant

2000 calle de Parian  
Address of Business

12356 Desert Palms Ave  
Address of Applicant

Mesilla NM 88046  
City State Zip

El Paso TX 79938  
City State Zip

9158005842  
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.)

### For Office Use Only

Administrative Approval: \_\_\_\_\_  
PZHAC Approval: \_\_\_\_\_  
BOT Approval: \_\_\_\_\_

Permit Fee: 64.00  
Date of Payment: \_\_\_\_\_  
CASE NUMBER: 061433



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

## SIGN PERMIT

Application Date: 7/22/2022

Tropical Dispensary  
 Name of Business

Bader Jouda / Jerry Noe  
 Name of Applicant

2060 Calle de Parian  
 Address of Business

1905 West Picacho  
 Address of Applicant

Mesilla NM 88046  
 City State Zip

Las Cruces NM 88005  
 City State Zip

915-800-5842  
 Telephone Number

575-527-0660 / 575-639-0334  
 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.)

INSIDE WINDOW SIGNS  
 24" - WHITE CONTRAST  
 12" - GREEN TEXT

TROPICAL  
 DISPENSARY  
 COMING SOON

**For Office Use Only**

Administrative Approval: \_\_\_\_\_  
 PZHAC Approval: \_\_\_\_\_  
 BOT Approval: \_\_\_\_\_

Permit Fee: \$4.00  
 Date of Payment: \_\_\_\_\_  
 CASE NUMBER: 061433

**TROPICAL**

**DISPENSARY**

**COMING SOON**

## BOARD ACTION FORM

### AGENDA DATE

PZHAC: August 15, 2022,

BOT:

**ITEM: PZHAC BL #1013** – 2218 Calle de Oeste submitted by Lauren Sosa of Peaceful Healings for a business license. Zoned: **Historical Residential (HR)**

**BACKGROUND AND ANALYSIS:** The applicant proposes to open a home business at the following location.

### IMPACT:

- 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 is on applicant's property and not in Town of Mesilla right-of-way.

### 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 RECOMMENDATIONS:

### SUPPORTING INFORMATION:

- Application
- Plans



RECEIVED  
7-28-22

2231 Avenida de Mesilla  
P.O. Box 10  
Mesilla, NM 88046

No.: 1013

Phone: (575) 524-3262 Fax: (575) 541-6327

### Business Registration Application

Please fill out all the information on this form by typing or using blue or black ink. Return update form to the Community Development's Office in person, by email, fax or mail. Please contact us at (575) 524-3262 with any questions. **Note:** A separate business registration application form should be completed for each business location.

Please check one: Business Registration Application Is: New  Renewal

Name of Business: Peaceful Healing

Name of Applicant: Lauren Sosa

Business Location: 2218 Calle del Oeste

Mailing Address (Street # or P.O. Box): P.O. Box 112

E-Mail Address: lem3711@janoo.com

City: Mesilla State: NM Zip Code: 88046

Phone # of Business: 915 256 5288

Location of Business: Street 2218 Calle del Oeste

City: Mesilla State: NM Zip Code: 88046

#### PROPERTY INFORMATION

Is property: owned  leased

Property Owner: Hilary McDaniel Douglas

Property Owner Address: \_\_\_\_\_  
\_\_\_\_\_

Property Owner Phone #: (317) 374 1787

#### Additional Information

Square Footage of Business: 200 sf

Number of Employees: 1

Number of Parking Spaces: 1

Zoning Code: \_\_\_\_\_

Continue to next page>>>>

**State or Federal Licensing Information:**

If your business requires one of the following Licenses/Permits, you **MUST** submit a copy with your application.

- NM Environment Department Food Permit
- Federal Environmental Protection Agency Permit(s)
- NM Contractor's License
- NM Medical/Pharmaceutical License(s)
- NM Cosmetology/ Barbers License
- NM Real Estate/Broker License
- Well Drillers
- NM Veterinary Medicine
- Federal Firearms License
- Any other License(s)

MT 9667 License # 10/31/2023 Expiration Date

**Type of business (Please describe product(s) and/or service(s) IF they have changed):**

Massage Therapy

**Business Owner Is:** Sole Proprietorship  Partnership  Corporation  Other

You **MUST** submit a copy of your New Mexico BTIN with your application.

**Current New Mexico BTIN #:** 88-3421814

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

**EMERGENCY CONTACT INFORMATION**

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

24 HOUR EMERGENCY PHONE #: (915) 256-5288

Name	Telephone #
1. <u>Lauren Sosa</u>	<u>(915) 256-5288</u>
2. <u>Alejandro Sosa</u>	<u>(575) 640-1990</u>
3. <u>Kathleen Mendoza</u>	<u>(915) 252-3383</u>

Do you have an alarm system? Yes  No

What Type? \_\_\_\_\_

Which Company, if any, Responds to Alarms? \_\_\_\_\_

By signing this form, I attest that the information I have provided herein is true and accurate to the best of my knowledge. I certify that I am authorized to sign the same as an agent on behalf of the above stated business. I agree to pay all associated fees including: the annual business registration fee and other permit fees as required by the Town of Mesilla. I understand that I must file any changes to my business status, operations, and/or contact information with the Community Development office in a timely manner.

Lauren Sosa  
Printed Name:

[Signature]  
Signature:

7/26/2022  
Date:

\_\_\_\_\_  
Title:

**Fire Department Inspection Verification**

Schedule fire and building inspections AFTER Town staff provides approved application back to you in the following order: 1) Mesilla Fire Marshall's Office (FMO) 575-523-1311. Please retain the Yellow Fire Inspection Report issued by FMO.

**A legible copy of the YELLOW Fire Inspection Report issued by FMO, must be returned by the applicant to the Community Development office.**

**Fire Department Representative Verification:** \_\_\_\_\_

**Fire Inspection Date:** \_\_\_\_\_

**Approved: Yes** \_\_\_\_\_ **No** \_\_\_\_\_





# Town of Mesilla, New Mexico

Phone (575) 524-3262

P.O. Box 10

2231 Avenida de Mesilla, Mesilla, NM 88046

## HOME OCCUPATION CHECKLIST

### Appendix A

Checklist for Compliance with MTC 18.52.030, Home Occupation General Conditions

As a part of your application, first time and renewal, for a home occupation we ask that you acknowledge compliance with the following rules and regulations for home occupations in the town of Mesilla by initialing each requirement and signing the checklist below.

JS Only immediate family members occupying the dwelling shall be engaged in the home occupation.

JS The primary use of the dwelling shall be for residential purposes.

JS Items shall not be displayed on the outside of the dwelling or on the premises of the home occupation.

JS There shall be no change in the outside appearance of the dwelling or the premises.

JS Only products of the home occupation shall be sold from the premises.

JS Only two occupations shall be permitted at a time.

JS All activities shall be conducted indoors. There shall be no direct sale of products off display shelves or racks. Retail sales shall only be conducted if product orders are placed earlier by telephone or fax or electronically.

JS Sales to customers shall be arranged by appointment and scheduled so that not more than one customer vehicle is at the dwelling at any one time except for instructional services.

JS For instructional service home occupations no more than five students shall be at the dwelling at any one time.

JS Only one unlighted sign have a maximum area of one and one-half square feet and identifying the occupant(s) and the home occupation(s) shall be permitted.

JS There shall be no external evidence of the conduct of a home occupation on the premises such as commercial vehicles or outside storage of products, materials or supplies.

JS Company owned vehicles which are three-quarter-ton truck or smaller which are also used for personal transportation purposes shall be exempt from the above condition. No more than one such commercial vehicle shall be parked overnight on the premises of a home occupation.

JS No equipment or process shall be used in a home occupation which creates noise, odor, dust, fumes, vibration, glare, electrical interference or other nuisance detectable on adjacent properties.

JS There shall be no toxic, explosive, highly flammable, combustible, corrosive, radioactive or other restricted materials used or stored on the premises of a home occupation beyond the amount kept at a normal residential dwelling or on hand to operate or maintain equipment permitted by the Uniform Fire Code as adopted by the town of Mesilla.

JS All customer parking shall be off-street parking including parking for those home occupations involving teaching where the maximum number of clients shall be five at any one time.

I hereby state under oath that by initialing each requirement above and signing this checklist below I acknowledge that my proposed home occupation is in compliance with the rules and regulations for home occupations in the town of Mesilla and further I state under oath that my responses are true and valid:

Lauren Sosa  
Applicant's Name Printed

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date

PEACEFUL HEALING  
PO BOX 112  
MESILLA, NM 88046-0112

August 9, 2022  
NM Business Tax ID:  
03-595448-00-5  
Letter ID: L0444391536

**STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT  
REGISTRATION CERTIFICATE**

Date ID Issued <b>08-Aug-2022</b>	IDENTIFICATION NUMBER <b>03595448005-GRT</b>	Business Start Date <b>08-Aug-2022</b>
Business Location <b>2218 CALLE DE OESTE</b>		Business End Date
City and State <b>MESILLA, NM</b>		Zip Code <b>88046-9023</b>
Taxpayer Name <b>LAUREN E SOSA</b>		Taxpayer Type <b>PROPRIETOR</b>
Firm Name <b>PEACEFUL HEALING</b>		Filing Frequency <b>Quarterly</b>
Mailing Address <b>PO BOX 112</b>		
City and State <b>MESILLA, NM</b>		Zip Code <b>88046-0112</b>

This Registration Certificate is issued pursuant to Section 7-1-12 NMSA 1978 for Gross Receipts, County Gross Receipts, and Municipal Gross Receipts Taxes. This copy must be displayed conspicuously in the place of business. Any purchaser of the registrants business is subject to certain requirements under Section 7-1-61 NMSA 1978.

Cabinet Secretary

By 

Any inquiries concerning your Identification Number should be addressed to the Audit & Compliance Division, P.O. Box 630, Santa Fe, New Mexico 87504-0630

Form Revised 02/2003

THIS CERTIFICATE IS NOT TRANSFERABLE

**STATE OF NEW MEXICO TAXATION AND REVENUE DEPARTMENT  
REGISTRATION CERTIFICATE**

Date ID Issued <b>08-Aug-2022</b>	IDENTIFICATION NUMBER <b>03595448005-GRT</b>	Business Start Date <b>08-Aug-2022</b>
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City and State <b>MESILLA, NM</b>		Zip Code <b>88046-9023</b>
Taxpayer Name <b>LAUREN E SOSA</b>		Taxpayer Type <b>PROPRIETOR</b>
Firm Name <b>PEACEFUL HEALING</b>		Filing Frequency <b>Quarterly</b>
Mailing Address <b>PO BOX 112</b>		
City and State <b>MESILLA, NM</b>		Zip Code <b>88046-0112</b>

This Registration Certificate is issued pursuant to Section 7-1-12 NMSA 1978 for Gross Receipts, County Gross Receipts, and Municipal Gross Receipts Taxes. This copy must be displayed conspicuously in the place of business. Any purchaser of the registrants business is subject to certain requirements under Section 7-1-61 NMSA 1978.

Cabinet Secretary

By 

Any inquiries concerning your Identification Number should be addressed to the Audit & Compliance Division, P.O. Box 630, Santa Fe, New Mexico 87504-0630

Form Revised 02/2003

THIS CERTIFICATE IS NOT TRANSFERABLE

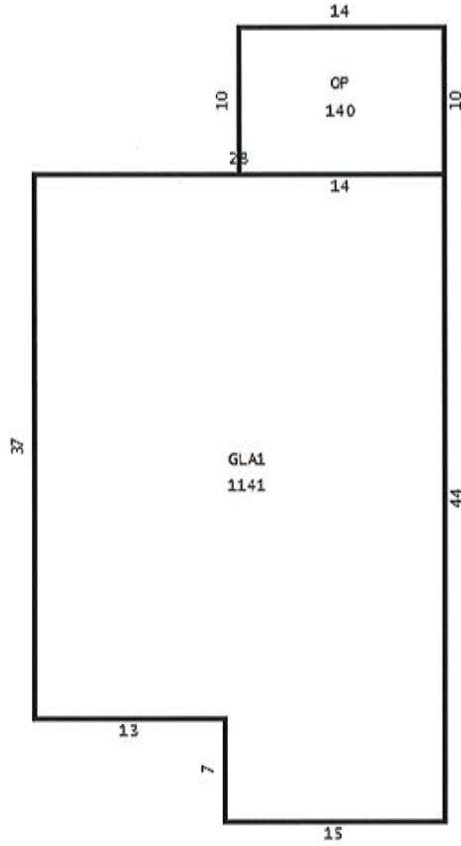
- [Account Search](#)
- [View Created Report\(s\)](#)
- [Help?](#)
- [Logout Public](#)

**Account: R0400414 Real Property Account \*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.**



- [Account Search](#)
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- [Help?](#)
- [Logout Public](#)

**Account: R0400414 \*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  
575-524-3262

REC#: 00183601 8/09/2022 11:42 AM  
OPER: UTCLK TERM: 001  
REF#: BRC

ACCT #: XXXXXXXXXXXXXXXXXXXX  
AUTH #: 00959Z  
TRAN #: 000000183601

TYPE: PURCHASE  
APP NAME: Mastercard  
ENTRY MODE: CHIP  
CVM: SIGN

AMOUNT USD\$ 35.00

EMV DETAILS:  
AID: A0000000041010  
ARC: 00  
IAD: 01106000012200000000000000000000FF  
TSI: E800  
TVR: 0400008000

TRAN: 112.0000 BUSINESS LICENSE  
1013-03/15/23 PEACFUL HEALING  
BUS LIC 35.00CR

TENDERED: 35.00 CREDIT CARD  
APPLIED: 35.00-

CHANGE: 0.00

Pay Online: [www.mesillanm.gov](http://www.mesillanm.gov)

## BOARD ACTION FORM

### AGENDA DATE

PZHAC: August 15, 2022,

BOT:

**ITEM: STR #1014** –2172 Calle de Santiago submitted by Anna Biad of Hacienda Investments LLC for a Short Term Rental (STR) Registration. Zoned: **Historical Commercial (HC)**

**BACKGROUND AND ANALYSIS:** The applicant proposes to have a short term rental at the following location of above address.

### IMPACT:

- 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 is on applicant's property and not in Town of Mesilla right-of-way.

### 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 RECOMMENDATIONS:

### SUPPORTING INFORMATION:

- Application
- Plans



Date: 6/27/12

2231 Avenida de Mesilla  
P.O. Box 10  
Mesilla, NM 88046  
Phone: (575) 524-3262 Fax: (575) 541-6327

Reg. No.: 1014

### SHORT TERM RENTAL (STR) REGISTRATION

**Note:** Any changes to property owner information; additions or alterations to rental units; changes in number or type of rental units; parking; or any other changes to information listed on this form will require a change to the information on file with the Town.

New  Renewal

**PLEASE PRINT**

#### RENTAL INFORMATION

Name of Rental: The Adobe  
Street Address of Unit: 2172 Calle de Santiago  
Zone: \_\_\_\_\_ DAC Parcel #: 04-00137140 <sup>446</sup> DAC Parcel #: see attached  
Square Footage of Rental Unit: 2700 No. of Bedrooms: 2 No. of Bathrooms: 2  
Number of Off-street Parking Spaces: 10

Current New Mexico Revenue Division ID #: 585-53-2385  
(The location code for reporting earnings received in the Town of Mesilla is 07-303.)

All Short-Term-Rentals in Mesilla are also subject to Mesilla Lodger's Tax payable monthly directly to the Town.

#### PROPERTY OWNER INFORMATION

Name of Owner/Applicant: Hacienda Investments LLC  
Mailing Address: 5140 Nizhoni Trail  
City: Las Cruces State: NM Zip Code: 88005  
E-Mail Address: anna@anna-e.com  
Phone #1: 575-644-8265 Phone #2: \_\_\_\_\_  
Emergency Phone #: \_\_\_\_\_  
Property Owner's Physical Address:  
Street same  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

#### PROPERTY MANAGEMENT/AUTHORIZED RENTAL AGENT

Authorized Rental Agent: \_\_\_\_\_  
Contact/Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

(Please complete other side.)



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

24 HOUR EMERGENCY PHONE #: 575-644-8265 Anna Biod

Name	Address	Telephone #
1. <u>Chris Biod</u>		<u>575-644-3532</u>
2. _____		
3. _____		

Do you have an alarm system? Yes \_\_\_ No

What Type? \_\_\_\_\_

Which Company, if any, Responds to Alarms? \_\_\_\_\_

**Compliance with Fire Codes and Occupancy Requirements:** All residential short-term rentals are subject to the applicable fire codes, and occupancy must be reviewed and approved for compliance with the Codes by the Town Fire Chief. An on-site inspection may be required.

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

Anna Biod \_\_\_\_\_ 6/27/22 \_\_\_\_\_  
 Signature of Rental Owner Date

Anna Biod \_\_\_\_\_  
 Name (Printed)

Office Use  
**FOR NEW OR MODIFIED RENTALS**

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

NOTES/ISSUES:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Reg. Number: \_\_\_\_\_ Zone: \_\_\_\_\_  
 Renewal Date: \_\_\_\_\_ Date of Payment: \_\_\_\_\_

- [Account Search](#)
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**Account: R0400272 \*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.**

**Location**

Situs Address 2172 CALLE DE SANTIAGO  
 Deed Holder  
 Tax Area 2DIN\_NR - 2DIN\_NR  
 Parcel Number 4-006-137-198-446  
 Legal Summary S: 25 T: 23S R: 1E BRM 11A  
 PT OF TR 83  
**Neighborhood S11 - MESILLA**

**Owner Information**

Owner Name HACIENDA INVESTMENTS LTD  
 Owner Address 5140 NIZHONI TRAIL LAS CRUCES, NM 88005

**Assessment History**

Actual (2022) \$213,318  
 Primary Taxable \$71,106  
**Tax Area: 2DIN\_NR Mill Levy: 27.763000**  
**Type Actual Assessed SQFT**  
 Non-Residential Land \$60,984 \$20,328 8712.000  
 Non-Residential Improvement \$152,334 \$50,778 2782.000

**Transfers**

Record Sequence	Reception Number	Book Page	Sale Date	Grantor	Grantee	Doc Type	Parcel Number
2	0734429			<u>EMERICK-BIAD,ANNA</u>	<u>HACIENDA INVESTMENTS LTD</u>	A1	4006137198446
8	0731400			<u>BIAD,CHRISTOPHER R ETAL</u> <u>EMERICK-BIAD,ANNA ETAL</u>	<u>EMERICK-BIAD,ANNA</u>	SEP	4006137198446
7	0731399			<u>HACIENDA INVESTMENTS LTD</u>	<u>EMERICK-BIAD,ANNA</u>	A1	4006137198446
6	055999		02/25/2005	<u>HERNANDEZ,KAY C ETVIR</u> <u>HERNANDEZ,JUAN M ETUX</u>	<u>HACIENDA INVESTMENTS LTD</u>	A1	4006137198446
5	953176		01/23/1995	<u>COLLINS,LELIA J-TRSTE-ETAL</u> <u>LELIA J COLLINS TRUST ETAL</u>	<u>HERNANDEZ,KAY C ETAL</u> <u>HERNANDEZ,JUAN M ETAL</u>	A1	4006137198446
4	942633		02/02/1994	<u>LELIA J COLLINS TRUST ETAL</u> <u>COLLINS,LELIA J-TRSTE-ETAL</u>	<u>HERNANDEZ,KAY C ETAL</u> <u>HERNANDEZ,JUAN M ETAL</u>	A1	4006137198446
3	9329270		12/29/1993	<u>LELIA J COLLINS TR ETAL</u> <u>COLLINS,LELIA J-TRSTE-ETAL</u>	<u>HERNANDEZ,KAY C ETAL</u> <u>HERNANDEZ,JUAN M ETAL</u>	A1	4006137198446
2	928662		04/27/1992	<u>COLLINS,LELIA J-TRSTE</u>	<u>COLLINS,LELIA J-TRSTE-ETAL</u> <u>LELIA J COLLINS TRUST ETAL</u>	A1	4006137198446
1	BK 227 PG 174					Conversion	4006137198446

**Images**

- [Photo](#)
- [Sketch](#)
- [GIS](#)

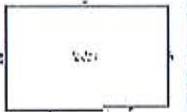
Tax Year	Taxes
*2022	\$2,064.28
2021	\$2,064.28

\* Estimated



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**Account: R0400272 Real Property Account \*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 MESTILLA**  
575-524-3262

2172 Calle de Santiago STR License

3389

REC#: 00183717 8/11/2022 2:13 PM  
OPER: UTCLK TERM: 001  
REF#: 3389BRC

TRAN: 112.0000 BUSINESS LICENSE  
1014-03/15/23 HACIENDA INVESTMENTS LL  
BUS LIC 35.00CR

TENDERED: 35.00 CHECK  
APPLIED: 35.00-

CHANGE: 0.00

Pay Online: [www.mestillanm.gov](http://www.mestillanm.gov)

35.00

35.00

## BOARD ACTION FORM

### AGENDA DATE

PZHAC: August 15, 2022,

BOT:

**ITEM:** PZHAC Case #061436 – 3050 Mesilla Verde Terrace submitted by James Downey to add solar panels to existing solar system on property. **Zoned: Residential Agricultural (RA)**

**BACKGROUND AND ANALYSIS:** Proposed work involves adding additional solar panels to existing solar system, system is ballast mount and will be at or below the height of the parapets of the property. As per site plan in the packet.

### IMPACT:

- 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 is on applicant's property and not in Town of Mesilla right-of-way.

### 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 RECOMMENDATIONS:

### SUPPORTING INFORMATION:

- Application
- Plans

**TOWN OF MESILLA**  
**APPLICATION FOR BUILDING PERMIT**

Permit Fee \$ 210.00  
 Review Fee \$ 34.00  
 Total Fee \$ 244.00

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

CASE NO. 061436 ZONE: RA CODE: AC APPLICATION DATE: 8-8-22



<u>James Downey</u>		<u>575-527-0874</u>	
Name of Property Owner		Property Owner's Telephone Number	
<u>3050 Mesilla Verde Terrace</u>	<u>Las Cruces</u>	<u>NM</u>	<u>88005</u>
Property Owner's Mailing Address	City	State	Zip Code
<u>max007@kh11.net</u>			
Property Owner's E-mail Address			
<u>NM Solar Group (Will Kemp, Project Manager)</u>			
Contractor's Name & Address (If none, indicate Self)			
<u>505-934-6033</u>	<u>400151</u>		
Contractor's Telephone Number	Contractor's Tax ID Number	Contractor's License Number	

Address of Proposed Work: 3050 Mesilla Verde Terrace

Description of Proposed Work: Adding additional solar panels to existing solar energy system installed at home. Solar system is Ballast mount and will be at or below the height of the parapets on the flat roof. Electrical will be integrated into existing solar equipment on site.

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING **Plan sheets are to be no larger than 11 x 17 inches or shall be submitted electronically.**

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

<u>\$15132.16</u>	<u>Will Kemp</u>	<u>8/8/22</u>
Estimated Cost	Signature of Applicant	Date

**Application Fee is due at time of submittal.** Apart from administrative approvals, all permit requests must undergo a review process from staff, PZHAC and/or BOT before issuance of a building permit. **All Building permits expire after one year from date issued.**

**FOR OFFICIAL USE ONLY**

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

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

## Signature

I hereby agree to move forward with the solar project as described above and agree to the Terms and Conditions below of the contract provided by the installer, NM Solar Group, Inc., joined to this proposal.



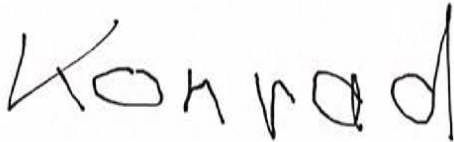
04-11-2022

---

James Downey

---

Date of Signature (MM-DD-YYYY)



04-12-2022

---

NM Solar Group, Inc.

---

Date of Signature (MM-DD-YYYY)



## Project Overview



**System Size**  
6.12 kW DC

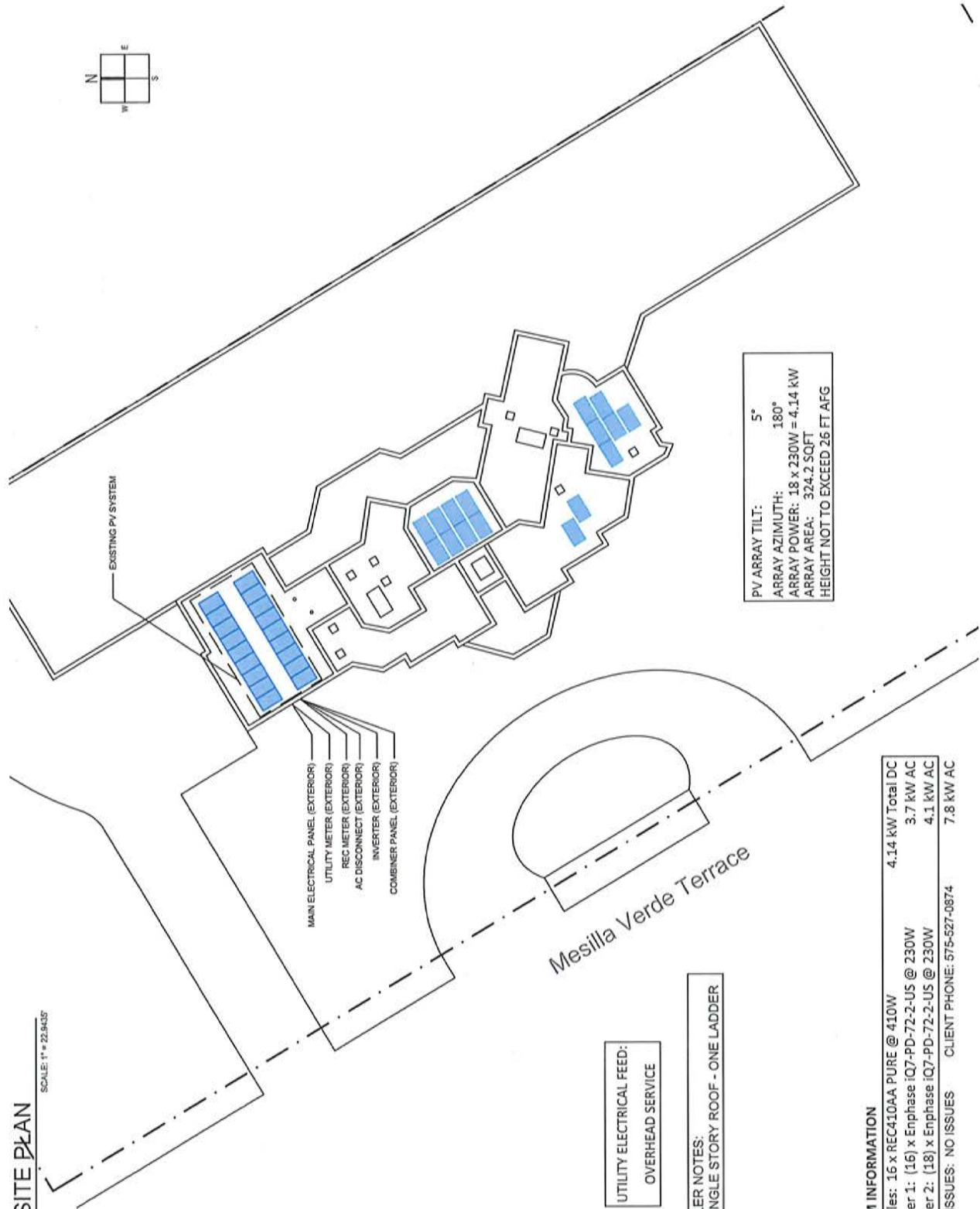
**Estimated First Year  
Production**  
10,559 kWh AC

**Utility Bill Offset**  
111%

**Panels**  
365 Alpha

**01** SITE PLAN

SCALE: 1" = 22.8435'



PV ARRAY TILT: 5°  
 ARRAY AZIMUTH: 180°  
 ARRAY POWER: 18 x 230W = 4.14 kW  
 ARRAY AREA: 324.2 SQFT  
 HEIGHT NOT TO EXCEED 26 FT AFG

UTILITY ELECTRICAL FEED:  
 OVERHEAD SERVICE

INSTALLER NOTES:  
 - SINGLE STORY ROOF - ONE LADDER

**SYSTEM INFORMATION**

PV Modules: 16 x REC410AA PURE @ 410W	4.14 kW Total DC
PV Inverter 1: [16] x Enphase IQ7-PD-72-2-US @ 230W	3.7 kW AC
PV Inverter 2: [18] x Enphase IQ7-PD-72-2-US @ 230W	4.1 kW AC
ACCESS ISSUES: NO ISSUES	CLIENT PHONE: 575-527-0874
	7.8 kW AC



**NM SOLAR GROUP**  
 CONTRACTOR LICENSE 381864  
 Carlene Ortiz  
 [575] 571-8819  
 Carlene@nmsolargroup.com  
 Las Cruces Office  
 1773 Bulldozer Ct  
 Las Cruces, NM 88005

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PROFESSIONAL ENGINEER STAMP

**PV SYSTEM: 4.14 kW DC**  
 RESIDENCE  
 Downey (James)  
 3050 Mesilla Verde Terrace  
 Las Cruces, NM 88005

**DESIGN INFORMATION**  
 ELECTRICAL CODE VERSION: NEC 2017  
 CONSTRUCTION CODE: IRC/IRC 2015  
 JURISDICTION: CITY OF LAS CRUCES  
 POWER UTILITY: EL PASO ELECTRIC CO  
 ROOF TYPE: Flat - Modified/Reinforced  
 ROOF ATTACHMENT: J-Box, RMA.5

**CLIENT DESIGN APPROVAL**  
 Please sign here to approve this PV array layout and equipment locations. Changes to this design may cause delays and additional costs.  
 Signature and Date:

**PLAN SET NOTES**  
 Designer: Marco Esparza  
 Revision: 7/29/2022

**PV-01**  
**SITE PLAN**  
 PAPER SIZE: ANSI B (11 x 17 inches)



**NM SOLAR GROUP**  
 CONTRACTOR LICENSE 381884  
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 1773 Bulditek Ct  
 Las Cruces, NM 88005

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PROFESSIONAL ENGINEER STAMP

**PV SYSTEM: 4.14 kW DC**  
 RESIDENCE  
 Downey (James)  
 3050 Mesilla Verde Terrace  
 Las Cruces, NM 88005

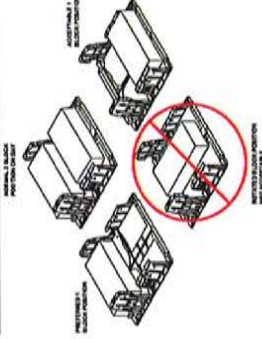
DESIGN INFORMATION  
 ELECTRICAL CODE VERSION: NEC 2017  
 CONSTRUCTION CODE: IRC/IRC 2015  
 JURISDICTION: CITY OF LAS CRUCES  
 POWER UTILITY: EL PASO ELECTRIC CO  
 ROOF TYPE: Flat - Modified/Refric  
 ROOF ATTACHMENT: Unbraced

PLAN SET NOTES  
 DESIGNER: Marco Esparza  
 REVISION: 7/29/2022

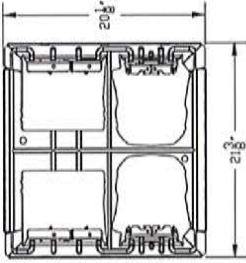
**PV-02 BALLAST MOUNT**

PAPER SIZE: ANSI B (11 x 17 inches)

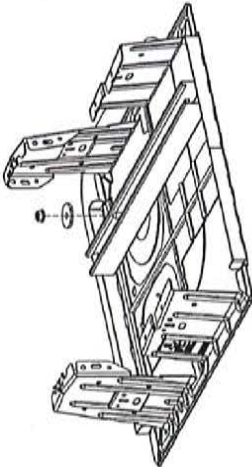
**D3** BLOCK PLACEMENT  
 SCALE: NTS



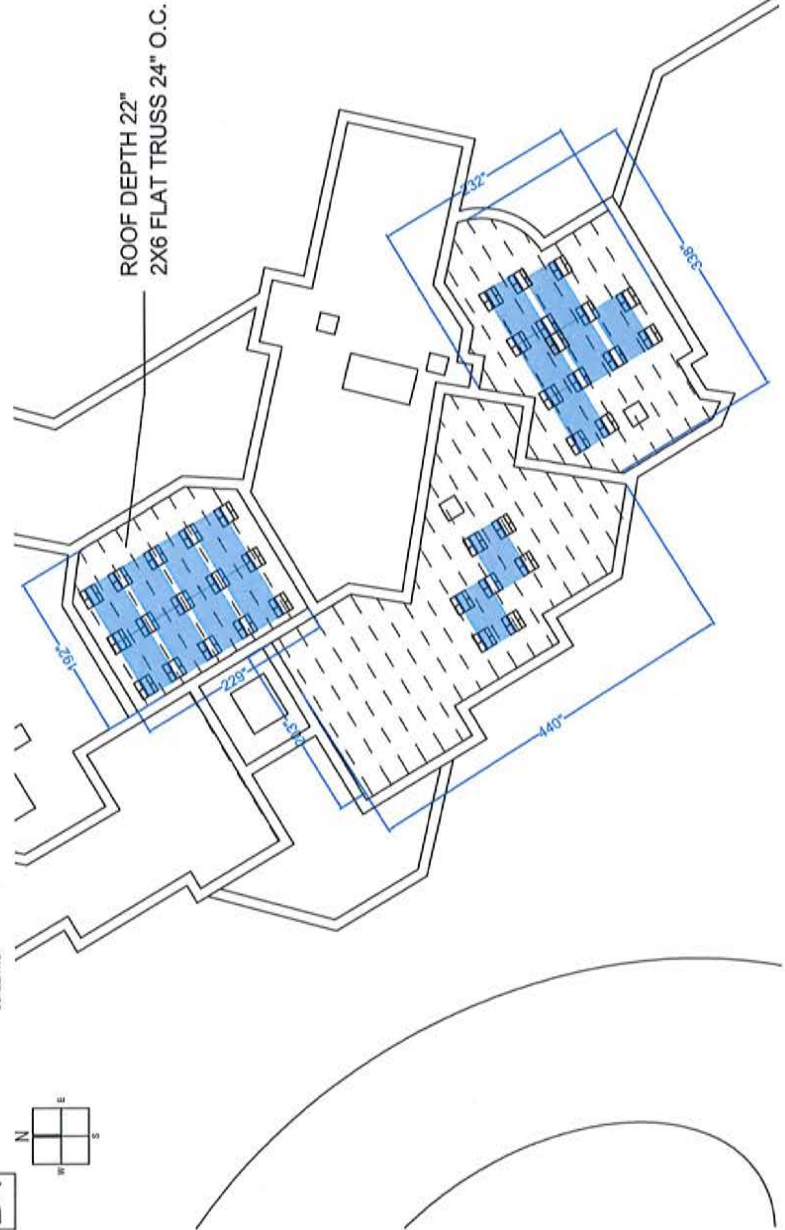
**D2** BAY DETAIL - PLAN  
 SCALE: NTS



**D1** BAY DETAIL - OBLIQUE  
 SCALE: NTS



**D4** ROOF LAYOUT  
 SCALE: NTS





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PROFESSIONAL ENGINEER STAMP

**PV SYSTEM: 4.14 KW DC**  
 RESIDENCE  
 Downey (James)  
 3050 Mesilla Verde Terrace  
 Las Cruces, NM 88005

DESIGN INFORMATION  
 ELECTRICAL CODE VERSION: NEC 2017  
 CONSTRUCTION CODE: IBC/IRC 2015  
 JURISDICTION: CITY OF LAS CRUCES  
 POWER UTILITY: EL PASO ELECTRIC CO  
 ROOF TYPE: Flat - Mosquito/Rebbed  
 ROOF ATTACHMENT: UNDECKED

PLAN SET NOTES  
 DESIGNER: Marco Esparza  
 REVISION: 7/29/2022

PV-07

PAPER SIZE: ANSI B (11 x 17 inches)

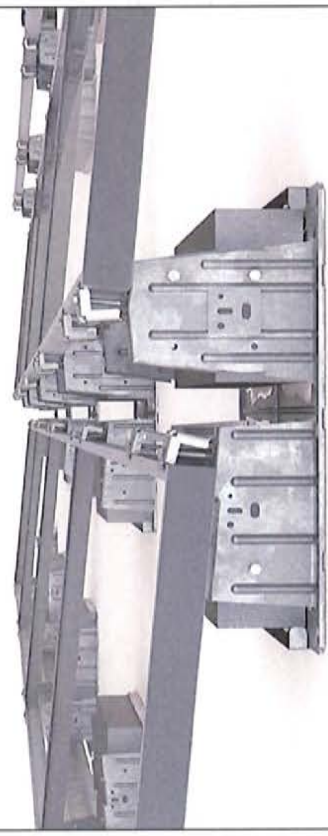


**ROOFMOUNT**

**RM5**  
 5 DEGREE TILT

**FAST**

- OPTIMIZE ARRAY LAYOUT
- TWO ROW SPACING OPTIONS
- 5 DEGREE TILT - .75 IN. / FT IN. ROW SPACING
- SINGLE TOOL ASSEMBLY
- INTEGRATED BONDING
- SEAMLESS WIRE MANAGEMENT
- ENHANCED U-BUILDER DESIGN / LAYOUT TOOL
- SEAMLESS HELIOSCOPE INTEGRATION
- CUSTOMIZED QUOTATION ASSISTANCE
- 3RD PARTY ENGINEERING DOCUMENTATION
- INDUSTRY BEST LEAD TIMES



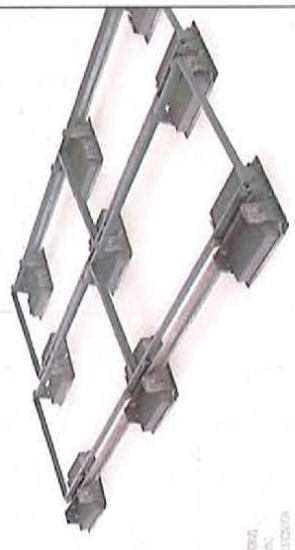
**MAXIMIZE PROFITABILITY AT EVERY STEP**

**ROOFMOUNT**

**OPTIMIZE ARRAY LAYOUT**

**MAXIMUM LAYOUT FLEXIBILITY WITH TWO ROW SPACING OPTIONS**

- 5 Degree Tilt with .75 IN. / FT IN. Row Spacing Options
- EZ275 sheet, double the corrosion protection of other racking products
- Flare panels, then clamp for single person module installation
- Integrated bonding with angle tool, hassle-free installation
- Simplified wiring with Unirac's RM wire management clips
- MEPE mount for microinverters and power optimizers
- Optional roof attachments to meet site specific requirements
- Ships up to 1000 lbs per truck with compact packaging



**UL2703**  
 LISTED  
 INTERNATIONAL  
 ELECTRICAL  
 CODE COMPLIANT  
 PREMIUM TECHNOLOGY

**ACCELERATE YOUR PROJECT AT EVERY STEP FOR MAXIMUM PROFITABILITY**

- WORLD CLASS U-BUILDER FOR QUICK & EFFICIENT DESIGN / LAYOUT WITHIN MINUTES**  
 Scalable, In-Cloud, Iterative - Single User Platform - Ready For Design With Robust Database User - On-Site Specialist Engineering Based - Multiple Access Per Project - CAD File Downloads
- COMPREHENSIVE DESIGN & ENGINEERING SUPPORT**  
 A team of Licensed Electrical Engineers, Mechanical Engineers, and Structural Engineers - Design Support - Design Review - Design Approval - Design Sign-off
- GUARANTEED PERMIT APPROVAL**  
 100% Permit Approval - Streamlined Permit Process - Expedited Permit Process - All Jurisdictional Projects
- BEST LOGISTICS NETWORK - FASTEST DELIVERY IN THE COMMERCIAL PV RACKING INDUSTRY**  
 The Most Lead Times From Our Factory And Inventory Locations Through Our Extensive Distribution Network
- PRODUCT TRAINING WITH PROJECT MANAGEMENT SERVICES TO MINIMIZE INSTALLATION LEARNING CURVE**  
 Installation Guides & Manuals - On-Site Training - Project Management - Design Order Management - Project Close-Out Assistance

UNIRAC CUSTOMER SERVICE MEANS THE HIGHEST LEVEL OF PRODUCT SUPPORT IN THE RACKING INDUSTRY



# CONNECT GROUNDING LUG

8

INSTALLATION GUIDE | PAGE

**GROUNDING LUG MOUNTING DETAILS AS REQUIRED BY CODE & ENGINEER OF RECORD:** The IlSCO lug has a green colored set screw for grounding indication purposes. One lug is recommended per continuous array, not to exceed 150ft X 150ft.

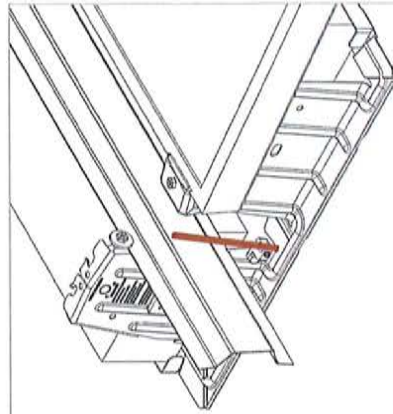
Unirac ROOFMOUNT is intended to be used with PV modules that have a system voltage less than or equal to that allowable by the National Electric Code (NEC). It is the installer's responsibility to check adherence to local codes.

**NOTE:** The installation must be conducted in accordance with the National Electric Code ANSI / NFPA 70.

Ground Lug	Bolt Size	Torque Value
IlSCO Lug SGB-4	1/4"-20	6.5 ft-lbs (75 in-lbs)
IlSCO Lug GBL-4	#10-32	2.9 ft-lbs (35 in-lbs)
Wiley 6.7	1/4"-20	10 ft-lbs (120 in-lbs)

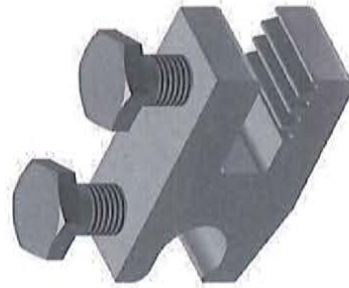
**NOTE:** In order to prevent corrosion induced by dissimilar metals, it is important to verify that the bare copper wire does not come into contact with aluminum or galvanized steel. These materials must be kept separate.

Although conformance with UL2703 was demonstrated without the use of oxide inhibitor material, it is recommended by IlSCO to provide an optimized bonding solution for their lay-in lug.



All Lugs Solar Grounding & Bonding

**GROUNDING NOTE:**  
Can be installed on any location with a flat surface on the bay in order to ground the system.



IlSCO SGB-4 Solar Grounding & Bonding

**TERMINAL TORQUE:**  
Install conductor and torque to the following: 4-14 AWG: 35 in-lbs



IlSCO GBL-4 Solar Grounding & Bonding

**TERMINAL TORQUE:**  
Install Conductor and torque to the following: 4-6 AWG: 35 in-lbs, 8AWG: 25 in-lbs



Wiley WEBB-Lug 6.7 Solar Grounding & Bonding

**TERMINAL TORQUE:**  
Install Conductor and torque to the following: 4-6 AWG: 10 ft-lbs, 6-14 AWG: 7 ft-lbs



**NM SOLAR GROUP**  
CONTRACTOR LICENSE 381854  
Carlene Ortiz

(575) 571-8839  
Carlene@nmsolargroup.com  
Las Cruces Office  
1773 Buildtek Ct.  
Las Cruces, NM 88005

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PROFESSIONAL ENGINEER STAMP

PV SYSTEM: 4.14 kW DC

RESIDENCE  
Downey (James)  
3050 Mesilla Verde Terrace  
Las Cruces, NM 88005

DESIGN INFORMATION  
ELECTRICAL CODE VERSION: NEC 2017  
CONSTRUCTION CODE: IBC/IRC 2015  
JURISDICTION: CITY OF LAS CRUCES  
POWER UTILITY: EL PASO ELECTRIC CO  
ROOF TYPE: Flat - Mapped/rolled  
ROOF ATTACHMENT: Under Eaves

PLAN SET NOTES  
DESIGNER: Marco Esparza  
REVISION: 7/29/2022

PV-08

PAPER SIZE: ANSI B (11 x 17 inches)



December 16, 2020

Unirac  
1411 Broadway Boulevard NE  
Albuquerque, New Mexico 87102-1545  
TEL: (505) 242-6411  
FAX: (505) 242-6512

Attn.: Engineering Department.

Re: Engineering Certification for the Unirac RMS Roof Mounted Ballasted Photovoltaic Panel Support System.

The Unirac RMS Roof Mounted Ballasted Photovoltaic Panel Support System is a proprietary framed ballasted assembly which supports photovoltaic panels. The ballast frames hold the PV panels and are ballasted with concrete blocks as required for the wind loads. The wind uplift loads are resisted directly by the ballast. Lateral forces, both wind and seismic, are resisted by friction between the ballast and the roof surface. For wind forces, the system is designed for no lateral or vertical displacement of the array. For seismic forces, the system is designed per SEAOC PVI-2012 requirements for lateral movement/displacement.

The ballasting requirements are determined using the Unirac online "U-Builder RMS" Design Assistant tool. The Design Assistant covers a wide range of system configurations and loading and allows the user to customize the input to match the specific project conditions.

We have reviewed the Unirac RMS Roof Mounted Ballasted Photovoltaic Panel Support System, the RDWI wind tunnel test results and the Unirac ballasted system design methodology and have determined that the Unirac RMS ballasted system design methodology is a rational approach and is in compliance with the structural requirements of the following Reference Documents:

- Codes: ASCE/SEI 7-05 and ASCE/SEI 10 Minimum Design Loads for Buildings and other Structures International Building Code, 2009, 2012, & 2015 Editions
- 2015 New Mexico Commercial/ Residential Building Code
- Aluminum Design Manual, 2010, 2015 Edition
- RWDI Wind Pressure Study Report #1600097
- SEAOC PVI-2012 Report - Structural Seismic Requirements and Commentary for Rooftop Solar PV Arrays
- SEAOC PVI-2012 Report - Wind Design for Low-Profile Solar Photovoltaic Arrays on Flat Roofs
- Termpin Testing PFTS16003-ASTM G115 Coefficient of Friction Testing Report

This letter certifies that the Unirac RMS Roof Mounted Ballasted Photovoltaic Panel Support System and the Unirac online "U-Builder RMS" Design Assistant tool are in compliance with the above Reference Documents.

If you have any questions on the above, do not hesitate to call.

Prepared By:  
PZSE, Inc. - Structural Engineers  
Roseville, CA

1478 Stone Point Drive, Suite 190, Roseville, CA 95661

T 916.961.3960 F 916.961.3965 W www.pzse.com

Experience | Integrity | Empowerment



DIGITAL SIGNATURE



### U-BUILDER PROJECT REPORT

16007316

PROJECT TITLE: ROOMMOUNT RMS  
PROJECT ID: 86-4AF93C  
CREATED: July 22, 2022, 10:30 a.m.

NAME: James Downey  
ADDRESS: Las Cruces, NM 88005, USA  
CITY, STATE: Las Cruces, NM  
MODULE: Custom Custom  
DESIGNED BY: james@uniracgroup.com  
ROOMMOUNT RMS: Custom  
16 - Custom  
318.67 ft<sup>2</sup>  
6.56 kW

NOTE: Installation of the project is intended to happen within the year of project designed in Unirac. If not, please contact Unirac for more information to return the design or contact Unirac Engineering Services.

ENGINEERING REPORT: This module contains data based on a typical or custom module size. DO NOT USE this information to reproduce or modify the design.

#### Plan Detail

PROPERTY	VALUE
AVERAGE PSF	6.51 psf
TOTAL NUMBER OF MODULES	16
TOTAL kW	6.56 kW
TOTAL MODULE AREA	~410 ft <sup>2</sup>
TOTAL HEIGHT ON ROOF	2711 lbs
BACKING WEIGHT	359 lbs
MODULE WEIGHT	720 lbs
BALLAST WEIGHT	1632 lbs
MAX BAY LOAD (ROOF)	101 lbs
PRODUCT	ROOMMOUNT RMS
MODULE MANUFACTURER	Custom
MODEL	Custom
MODULE WIDTH	410 mm/16"
MODULE LENGTH	71.70"
MODULE WIDTH	45.00"
MODULE THICKNESS	1.20"
MODULE WEIGHT	45.00 lbs
BALLAST BLOCK (COM) WEIGHT	32.0 lbs
MAX BLOCKS PER BAY	2
BUILDING HEIGHT	15.00 ft
ROOF TYPE	MINERAL CAP
PARAMET HEIGHT	<= 1/2 Array Height (i.e. 4 inches)

#### Loads Used for Design

BUILDING CODE	ASCE 7-10
BASIC WIND SPEED	115.00 mph
GROUND SNOW LOAD	0.00 psf
SEISMIC COE	0.337
ELEVATION	3882.00 ft
WIND EXPOSURE	B
WIND DIR	25
RISK CATEGORY	II
VELOCITY PRESSURE, QZ	12.83 psf
Loads Determined by Zip	88005
CITY, STATE	Las Cruces, NM
BASIC WIND SPEED	115.00 mph
GROUND SNOW LOAD	0.00 psf



**NM SOLAR GROUP**  
CONTRACTOR LICENSE 381884  
Carlene Ortiz  
(575) 571-8819  
carlene@nmsolargroup.com  
Las Cruces Office  
1773 Buldick Ct  
Las Cruces, NM 88005

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#### PROFESSIONAL ENGINEER STAMP

**PV SYSTEM: 4.14 kW DC**  
**RESIDENCE**  
Downey (James)  
3050 Mesilla Verde Terrace  
Las Cruces, NM 88005

DESIGN INFORMATION  
ELECTRICAL CODE VERSION: NEC 2017  
CONSTRUCTION CODE: IBC/IRC 2015  
JURISDICTION: CITY OF LAS CRUCES  
POWER UTILITY: EL PASO ELECTRIC CO  
ROOF TYPE: Flat - Mapped/Polled  
ROOF ATTACHMENT: UNIRAC RMS

PLAN SET NOTES  
DESIGNER: Marco Esparza  
REVISION: 7/25/2022

**PV-09**

PAPER SIZE: ANSI B (11 x 17 inches)



### U-BUILDER PROJECT REPORT

VERSION 2.1.5

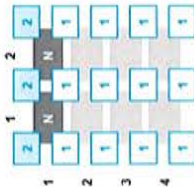
PROJECT TITLE: ROOMMOUNT RMS  
PROJECT ID: 8644F93C  
CREATED: July 22, 2022, 10:30 a.m.

NAME: James Downey  
ADDRESS: Las Cruces, NM 88005, USA  
CITY, STATE: Las Cruces, NM  
MODULE: Custom Custom  
Designed by: jdowney@nmsolargroup.com  
ROOMMOUNT RMS: Custom  
16 - Custom  
316.67 ft<sup>2</sup>  
6.55 kW

NOTE: Installation of the project is intended to happen within the year of project designed in UBuilder. If it's past one year please return the design or contact Unirac Engineering Services.

### INSTALLATION AND DESIGN PLAN

#### Roof Area 1 / Roof Area 1 - Array 1



### LEGEND

- Module with north wind deflector (for upwind)
- Module with south wind deflector (for fire requirements - type 2)
- Module with both deflector types
- Module with no deflectors
- Standard corner bay with CMU block count
- Supplemental bay with CMU block count

### NOTE

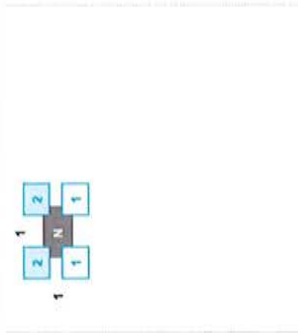
Bays in the space above and below modules are supplemental bays. You can fit a maximum of 2 blocks in each bay. If the number of blocks in these bays is more than 2, you will need to add an additional supplemental bay.

### Layout Dimensions

N/S DIMENSION	- 16.75 ft
E/W DIMENSION	- 11.55 ft

ROW	MODULES	MODULES WITH DEFLECTORS	BAYS	BALLAST BLOCKS (CMU)	BALLAST HEIGHT (SR)
1	2	2	3	6	132
2	2	0	3	3	96
3	2	0	3	3	96
4	2	0	3	3	96
5	0	0	3	3	96

#### Roof Area 1 / Roof Area 1 - Array 2



**NM SOLAR GROUP**  
CONTRACTOR LICENSE 381864  
Carline Ort

(575) 571-8819  
Carlene@nmsolargroup.com  
Las Cruces Office  
1773 Buildtek Ct  
Las Cruces, NM 88005

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PROFESSIONAL ENGINEER STAMP

PV SYSTEM: 4.14 kW DC

RESIDENCE

Downey (James)

3050 Mesilla Verde Terrace

Las Cruces, NM 88005

### DESIGN INFORMATION

ELECTRICAL CODE VERSION: NEC 2017  
CONSTRUCTION CODE: IBC/IRC 2015  
JURISDICTION: CITY OF LAS CRUCES  
POWER UTILITY: EL PASO ELECTRIC CO  
ROOF TYPE: Flat - Mapped/Trained  
ROOF ATTACHMENT: UNDERDECK

PLAN SET NOTES  
DESIGNER: Marco Esparza  
REVISION: 7/29/2022

PV-10

PAPER SIZE: ANSI B (11 x 17 inches)



**NM SOLAR GROUP**  
 CONTRACTOR LICENSE 381864  
 Carlene Ortiz

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 1773 Bullietek Ct.  
 Las Cruces, NM 88005

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PROFESSIONAL ENGINEER STAMP

**PV SYSTEM: 4.14 kW DC**  
 RESIDENCE  
 Downey (James)  
 3050 Mesilla Verde Terrace  
 Las Cruces, NM 88005

DESIGN INFORMATION  
 ELECTRICAL CODE VERSION: NEC 2017  
 CONSTRUCTION CODE: IBICRC 2015  
 JURISDICTION: CITY OF LAS CRUCES  
 POWER UTILITY: EL PASO ELECTRIC CO  
 ROOF TYPE: Flat - Mosaic/Insulated  
 ROOF ATTACHMENT: UNDERBAYS

PLAN SET NOTES  
 DESIGNER: Marco Espinoza  
 REVISION: 7/29/2022

PV-11

PAPER SIZE: ANSI B (11 x 17 inches)

**LEGEND**

- Module with north wind deflector (for uplift)
- Module with south wind deflector (for fire requirements - type 2)
- Module with both deflector types
- Module with no deflectors
- Standard corner bay with CMU block count
- Supplemental bay with CMU block count

**NOTE**

Bays in the space above and below modules are supplemental bays. You can fit a maximum of 2 blocks in each bay. If the number of blocks in these bays is more than 2, you will need to add an additional supplemental bay.

**Layout Dimensions**

NE DIMENSION	- 4.87 ft.
EW DIMENSION	- 5.98 ft.

ROW	MODULES	MODULES WITH DEFLECTORS	BAYS	BALLAST BLOCKS (CMU)	BALLAST WEIGHT (LBS)
1	1	1	2	4	128
2	0	0	2	2	64

**LEGEND**

- Module with north wind deflector (for uplift)
- Module with south wind deflector (for fire requirements - type 2)
- Module with both deflector types
- Module with no deflectors
- Standard corner bay with CMU block count
- Supplemental bay with CMU block count

**NOTE**

Bays in the space above and below modules are supplemental bays. You can fit a maximum of 2 blocks in each bay. If the number of blocks in these bays is more than 2, you will need to add an additional supplemental bay.

**Layout Dimensions**

NE DIMENSION	- 8.83 ft.
EW DIMENSION	- 17.93 ft.

ROW	MODULES	MODULES WITH DEFLECTORS	BAYS	BALLAST BLOCKS (CMU)	BALLAST WEIGHT (LBS)
1	3	3	4	8	256
2	2	0	4	4	128
3	0	0	3	3	96

**Roof Area 1 / Roof Area 1 - Array 5**





**BOARD ACTION FORM**

**AGENDA DATE**

**PZHAC:** August 15, 2022,

**BOT:**

**ITEM:** PZHAC Case #061437 – 1260 Rosita Ct. submitted by Fernando Chavez to construct a sixteen (16) solar panel structure on property. **Zoned: R-1**

**BACKGROUND AND ANALYSIS:** Proposed work involves constructing a solar panel standalone structure on the northwest side of the property. As per site plan in the packet.

**IMPACT:**

- 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 is on applicant’s property and not in Town of Mesilla right-of-way.

**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 RECOMMENDATIONS:**

**SUPPORTING INFORMATION:**

- Application
- Plans

**TOWN OF MESILLA  
ZONING APPROVAL**

OFFICIAL USE ONLY:

Case # 061437

Fee \$ 524.00

*Fee \$460.00  
Review \$64.00*

**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. 061437 ZONE: R1 CODE: AC APPLICATION DATE: 8-10-22

Fernando Chavez		(915)478-0523	
Name of Property Owner		Property Owner's Telephone Number	
1260 Rosita Court	Mesilla	NM	88046
Property Owner's Mailing Address	City	State	Zip Code
ferniech@yahoo.com			
Property Owner's E-mail Address			
Sunwalt Energy/Aldo Parra		3023 Durazno Ave. El Paso, TX 79905	
Contractor's Name & Address (If none, indicate Self)			
(915)731-8580	86-1467674	EE98 #403283	
Contractor's Telephone Number	Contractor's Tax ID Number	Contractor's License Number	

Address of Proposed Work: 1260 Rosita Court Mesilla, NM 88046

Description of Proposed Work: 16 Solar panels installed on a stand alone ironridge troun mounted structure.

\$35,000.00 Estimated Cost      Aldo Parra Signature of Applicant      8/5/2022 Date

Signature of property owner: [Signature]

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

**FOR OFFICIAL USE ONLY**

PZHAC	<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: \_\_\_\_\_

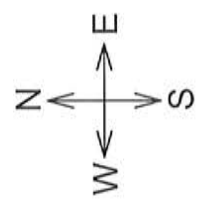
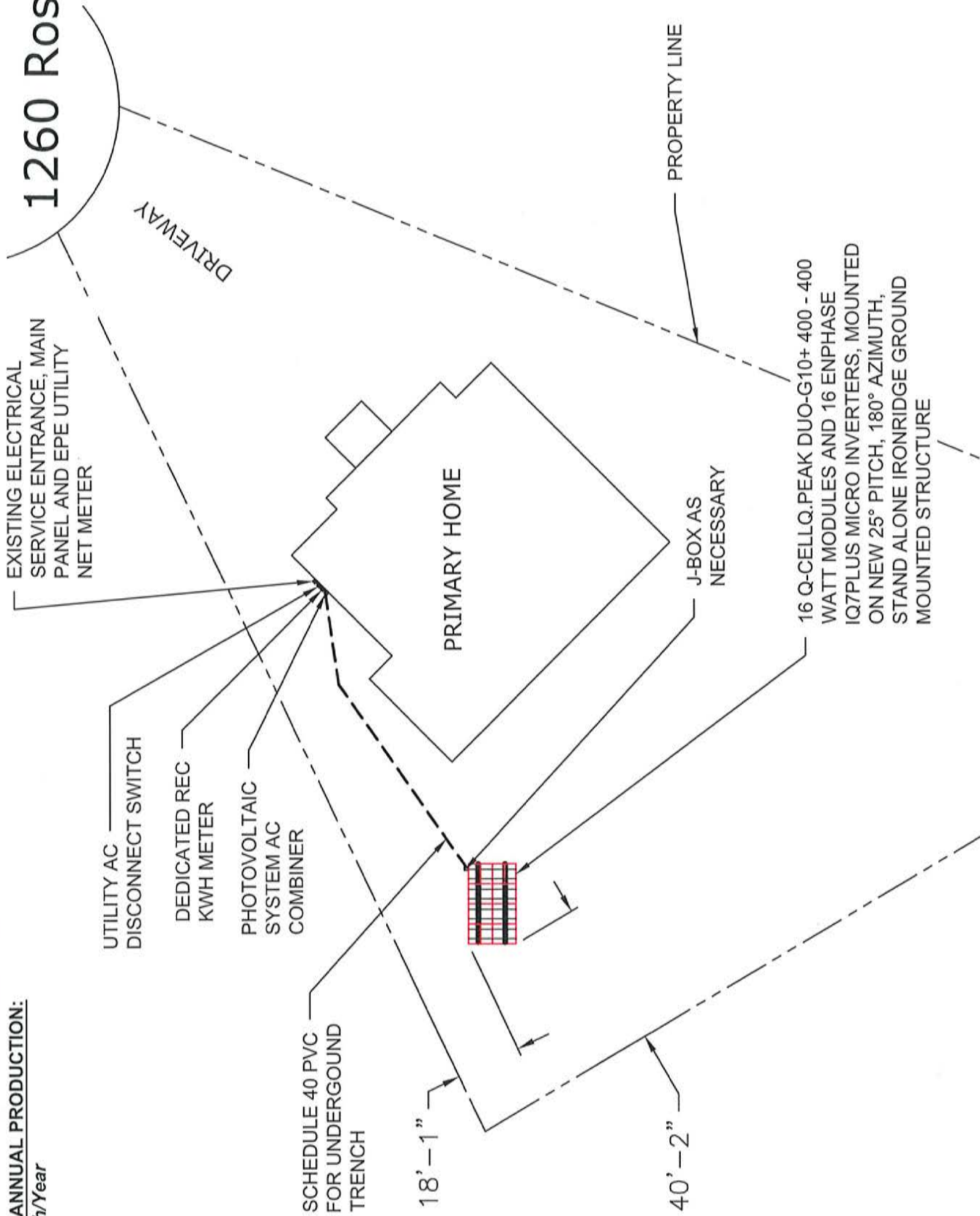
PERMISSION ISSUED/DENIED BY: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_

**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.)

**ESTIMATED ANNUAL PRODUCTION:**  
- 11,661 kWh/Year

1260 Rosita Ct



NOT TO SCALE

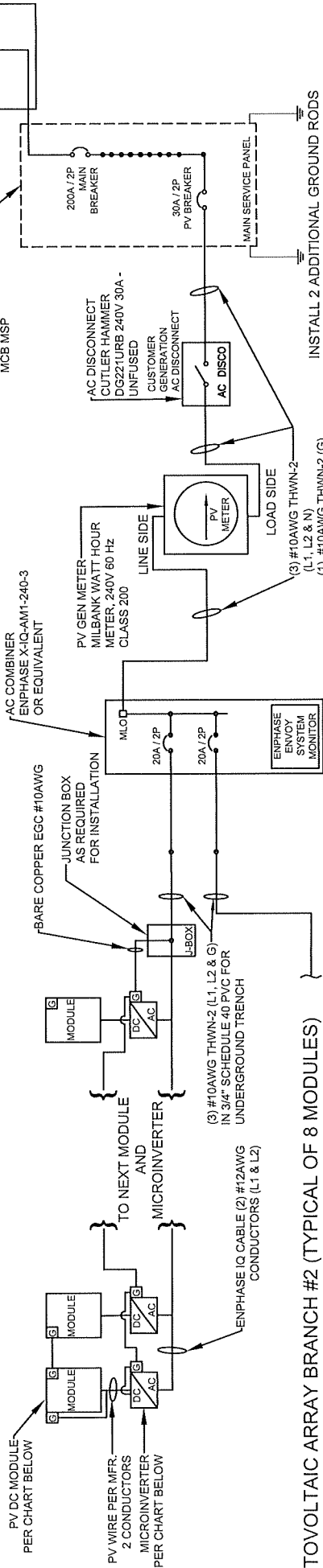
ASSESSORS PARCEL NUMBER:  
4-007-137-019-370

SITE PLAN		PHIL W	
6.40 kW DC/ 4.64 kW AC PV SYSTEM		DATE	06/02/2022
1260 Rosita Ct		UTILITY	EPE
Mesilla, NM 88046			
CUSTOMER: FERNANDO CHAVEZ			

SunWatt Energy

3023 Durazno Ave.  
El Paso TX 79905

PHOTOVOLTAIC ARRAY BRANCH #1 (TYPICAL OF 8 MODULES)



PHOTOVOLTAIC ARRAY BRANCH #2 (TYPICAL OF 8 MODULES)

CONDUCTOR SIZING PER NEC TABLE 310.15(B)(16) & 310.15(B)(2)(A) AND ADJUSTMENT FACTORS .58 (56-60°C) AND .82 (42-45°C). OVERCURRENT DEVICE SIZING PER NEC 240.4(B) AND 240.6(A).

AC CALCULATIONS: PER NEC 690.8(A)(3) AND (B)(1):

$$I \times 1.25$$

$$\text{ARRAY \#1} \quad [(1.2 \text{ A})(8)] \times 1.25 = 12.0 \text{ A}$$

$$\text{ARRAY \#2} \quad [(1.2 \text{ A})(8)] \times 1.25 = 12.0 \text{ A}$$

$$\text{SYSTEM} \quad [(1.2 \text{ A})(16)] \times 1.25 = 24.0 \text{ A}$$

MINIMUM DISTANCE FROM CONDUIT TO ROOFTOP IS 3.5" PER NEC 310.15(B)(c)

ALL SUPPLIED EQUIPMENT IS UL LISTED

EQUIPMENT TO BE INSTALLED PER LISTING AND / OR LABELING TO 2017 NEC REQUIREMENTS.

GROUNDING CONDUCTORS CONNECTED TO EACH MODULE FRAME AND RACK ASSEMBLY

ALL SOLAR PANELS ARE LISTED TO UL1703 AND HAVE A CLASS C FIRE RATING.

AC:  
L1 = BLACK  
L2 = RED  
NEUTRAL = WHITE

PV MODULE RATINGS @STC	
MAKE AND MODEL: QCELLS Q.PEAK DUO-G10+ 400	
MAX POWER-POINT CURRENT $I_{mp}$	10.77 A
MAX POWER-POINT VOLTAGE $V_{mp}$	37.13 V
OPEN-CIRCUIT VOLTAGE $V_{oc}$	45.3 V
SHORT-CIRCUIT CURRENT $I_{sc}$	11.14 A
MAX SERIES FUSE (OC/DP)	20 A
MAXIMUM POWER $P_{max}$	400 W
MAX VOLTAGE	1000 VDC
$V_{oc}$ TEMPERATURE COEFFICIENT	-0.27 %/°K

INVERTER RATINGS	
MAKE AND MODEL: ENPHASE ENERGY IQ7PLUS-72-2-US	
MAX DC VOLTAGE RATING	60 V
MAX CONTINUOUS POWER	290 W
NOMINAL AC VOLTAGE	240 V
MAX AC CURRENT	1.2 A
MAX OCPD RATING	20 A

NEC 705.12(D)(2)

BUS RATING x 120% ≥ PV BREAKER(A) + MAIN BREAKER(A)

$$200A \times 1.20 = 240A$$

30A PV BREAKER + 200A MAIN BREAKER = 230A

240A ≥ 230A, THEREFORE PV BREAKER IN MAIN MEETS NEC CODE REQUIREMENTS.

INSTALL 2 ADDITIONAL GROUND RODS SPACED 6' APART (PER 250.64C) CONTINUOUS RUN FOR GROUND WIRE (PER 250.53 A3)

SINGLE-LINE DIAGRAM  
6.40 kW DC / 4.64 kW AC PV SYSTEM  
1260 Rosita Ct  
Mesilla, NM 88046  
CUSTOMER: FERNANDO CHAVEZ

PROJECT INFORMATION	
AHJ	PHIL W
UTILITY	DATE 06/02/2022
EPE	

SunWatt Energy

3023 Durazno Ave.  
El Paso, TX 79905

AC COMBINER

**WARNING**

ELECTRIC SHOCK HAZARD  
-DO NOT TOUCH TERMINALS-  
TERMINALS ON BOTH LINE AND  
LOAD SIDES MAY BE ENERGIZED  
IN THE OPEN POSITION

**NOTICE**

DEDICATED PHOTOVOLTAIC  
SYSTEM COMBINER PANEL  
DO NOT ADD LOADS TO  
THIS PANEL

**WARNING**

INVERTER OUTPUT CONNECTION  
DO NOT RELOCATE THIS  
OVERCURRENT DEVICE

CONDUIT

**WARNING: PHOTOVOLTAIC  
POWER SOURCE**

LABEL SHALL BE ALL CAPITAL LETTERS MIN.  $\frac{3}{8}$ " HIGH.  
WHITE LETTERS ON RED BACKGROUND.  
MUST BE REFLECTIVE AND WEATHER RESISTANT.  
TO BE PLACED ON INTERIOR AND EXTERIOR  
CONDUIT, RACEWAYS, ENCLOSURES AND CABLE  
ASSEMBLIES EVERY 10 FEET, WITHIN 1 FOOT OF  
TURNS OR BENDS AND WITHIN 1 FOOT ABOVE AND  
BELOW PENETRATIONS OF ROOF/CEILING  
ASSEMBLIES, WALLS OR BARRIERS.

AC DISCONNECT

PHOTOVOLTAIC SYSTEM

**AC DISCONNECT**

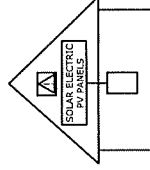
OPERATING CURRENT 19.2 AMPS  
OPERATING VOLTAGE 240 VOLTS

**WARNING**

ELECTRIC SHOCK HAZARD  
-DO NOT TOUCH TERMINALS-  
TERMINALS ON BOTH LINE AND  
LOAD SIDES MAY BE ENERGIZED  
IN THE OPEN POSITION

**SOLAR PV SYSTEM EQUIPPED  
WITH RAPID SHUTDOWN**

TURN RAPID SHUTDOWN SWITCH  
TO THE "OFF" POSITION  
TO SHUT DOWN CONDUCTORS  
OUTSIDE THE ARRAY.  
CONDUCTORS WITHIN  
THE ARRAY REMAIN  
ENERGIZED IN SUNLIGHT.



**RAPID SHUTDOWN  
INITIATOR DEVICE**

MAIN SERVICE PANEL

PHOTOVOLTAIC POWER SOURCE  
SYSTEM AC VOLTAGE: 240 VAC  
MAXIMUM AC CURRENT: 19.2 AMPS

**WARNING**

ELECTRIC SHOCK HAZARD  
-DO NOT TOUCH TERMINALS-  
TERMINALS ON BOTH LINE AND  
LOAD SIDES MAY BE ENERGIZED  
IN THE OPEN POSITION

PANELBOARD IS ENERGIZED FROM TWO  
SOURCES OF AC POWER  
SOLAR - 19.2 A  
UTILITY - 200A AT 240V

**WARNING**

INVERTER OUTPUT CONNECTION  
DO NOT RELOCATE THIS  
OVERCURRENT DEVICE

**PHOTOVOLTAIC SYSTEM  
EQUIPPED WITH  
RAPID SHUTDOWN**

DEDICATED PV SYSTEM  
KHW METER

REC METER

UTILITY METER

NET METER

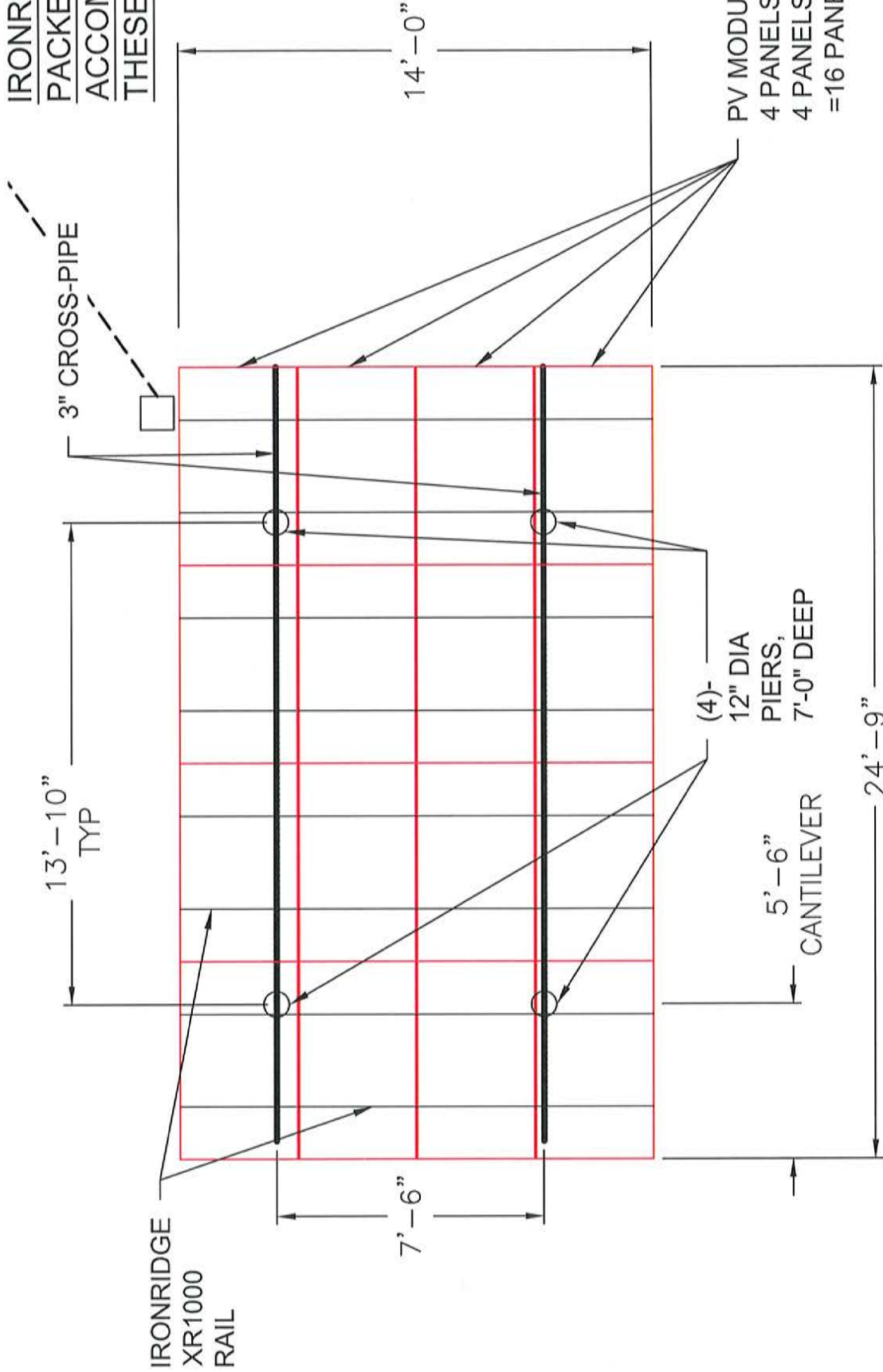
PLACARDS  
6.40 KW DC/ 4.64 KW AC PV SYSTEM  
1260 Rosita Ct  
Mesilla, NM 88046

CUSTOMER: FERNANDO CHAVEZ

PROJECT INFORMATION	
AHJ	CID
UTILITY	EPE

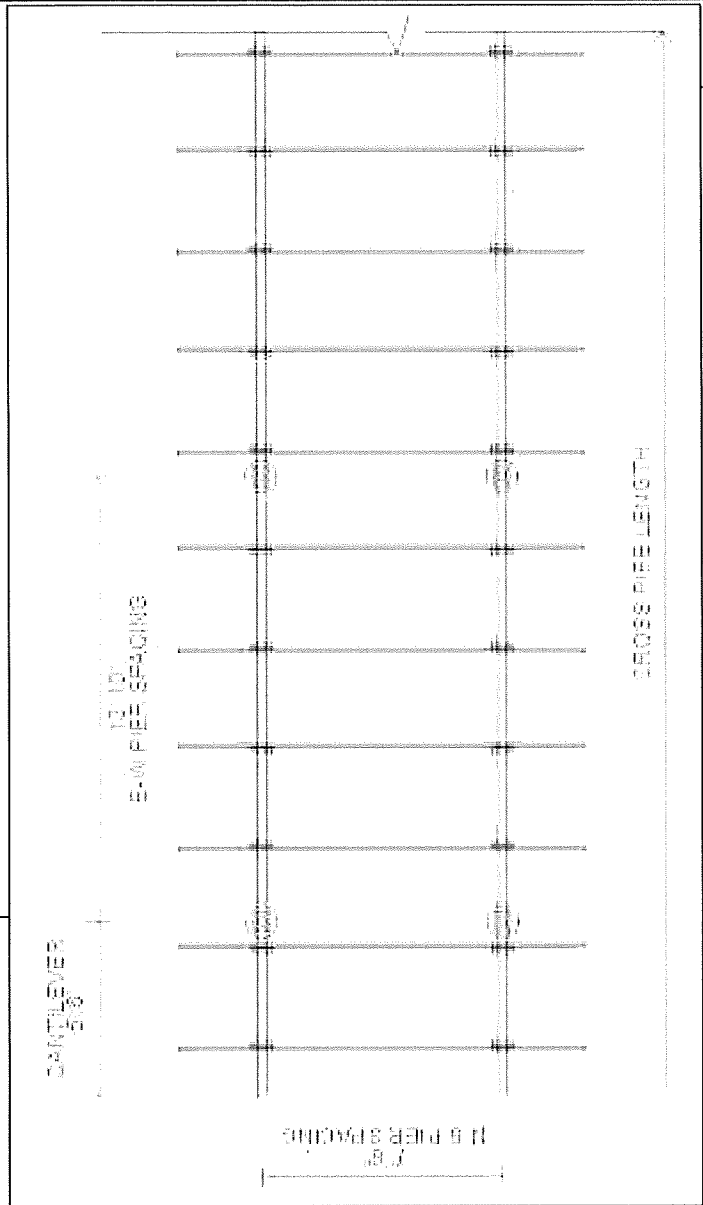
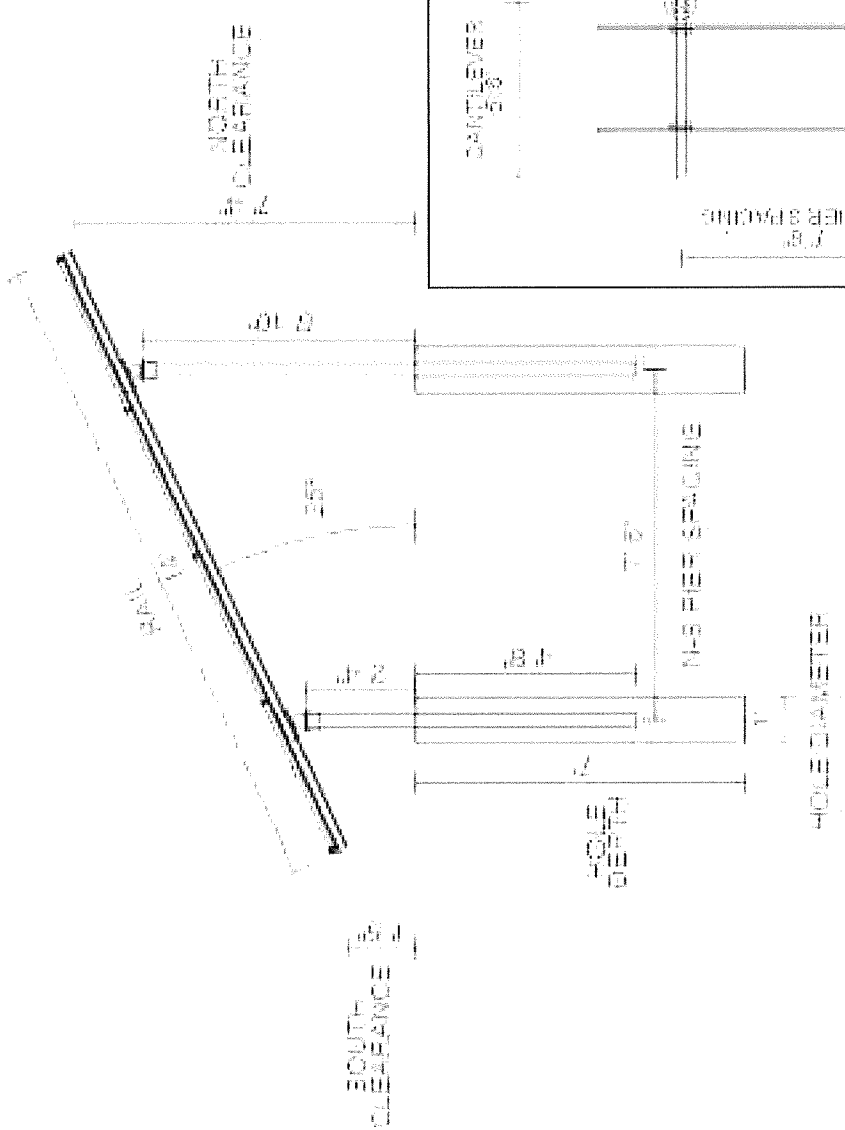
DRAWN	PHIL W
DATE	06/02/2022

**IRONRIDGE DESIGN  
PACKET- SHOULD  
ACCOMPANY  
THESE PLANS.**



Row	Diagonal bracing	E/W spacing	Repeats	Piers/repeat	Total South piers	Total North piers	Total cross pipes	Edge clearances	Shear	Moment	Uplift
4	no	13'-10"	4	4	2 (7')	2 (10' 6")	2 (24' 9")	1' 5" (S); 7' 4" (N)	1,295 lbs	3,239 ft-lbs	-1,640 lbs
					Total South piers		Total cross pipes		Pipe cantilever		Total pipe length
					2 (7')		2 (24' 9")		5' 6"		84' 7"

4	MODULE MOUNTING 6.40 kW DC/ 4.64 kW AC PV SYSTEM 1260 Rosita Ct Mesilla, NM 88046	PROJECT INFORMATION		PHIL W
		AHJ	CID	DATE
		UTILITY	EPE	
CUSTOMER: FERNANDO CHAVEZ				



Rail type	Diagonal bracing	E/W spacing	Rail cantilever	Size	Edge clearances	Shear	Moment	Uplift
XR1000	no	13' 10"	2' 10"	24' 9" (EW) x 14' (NS)	1' 5" (S); 7' 4" (N)	1,295 lbs	3,239 ft-lbs	-1,640 lbs
Rows	Columns	Repeats	Piers/repeat	Total North piers	Total cross pipes	Pipe cantilever	Total pipe length	
4	4	1	4	2 (10' 6")	2 (24' 9")	5' 6"	84' 7"	

# 4.1

PROJECT INFORMATION		DRAWN	PHIL W
AHU	CID	DATE	06/02/2022
UTILITY	EPE		

**MODULE MOUNTING**  
 6.40 kW DC/ 4.64 kW AC PV SYSTEM  
 1260 Rosita Ct  
 Mesilla, NM 88046

CUSTOMER: FERNANDO CHAVEZ

**SunWatt Energy**  
 3023 Durazno Ave.  
 El Paso TX 79905

**Single Family Dwelling Electrical Service Load Calculation**

<b>1. General Lighting Loads</b>					
Dwelling	3967 sq. ft X 3 VA =	11901	VA		
Small appliance loads	-220-16(a) 1500 VA X	4	Circuits =		
Laundry load	-220-16 (b) 1500 VA X	4	Circuits =		
		<b>General Lighting Total</b>		<b>23,901 VA</b>	
<b>2. Cooling Equipment Loads - Nameplate Value</b>					
Range	Amps =	0	VA		
Cooktop	Amps =	0	VA		
Oven	Amps =	0	VA		
		<b>Cooking Equipment Total</b>		<b>0 VA</b>	
<b>3. Electric Dryer 220-18 (Nameplate, 5000 VA minimum)</b>					
Dryer qty:	1	5000	VA		
		<b>Dryer Total</b>		<b>5,000 VA</b>	
<b>4. Fixed Appliance Loads</b>					
	Amps X	240	Volts =		
	Amps X		Volts =		
	Amps X		Volts =		
	Amps X		Volts =		
		<b>Fixed Appliance Total</b>		<b>0 VA</b>	
<b>5.</b>					
		<b>Subtotal (add all above lines)</b>		<b>28,901 VA</b>	
<b>6. First 10,000 VA X 100%</b>		10,000	VA		
Remainder 18,901 VA X 40% =		7,560	VA		
<b>7. Larger of heating or AC Load (nameplate)</b>		40	Amps =		
<b>8. New Load For Vehicle Charger =</b>		0	VA		
<b>9. Total Load (from lines above)</b>		27,160	VA		
<b>10. Existing Minimum Service Size =</b>		113.17	Amps		
		<b>Total Load in VA =</b>		<b>240 volts</b>	

PROJECT INFORMATION	DRAWN	PHIL W
AHJ	DATE	06/02/2022
UTILITY	EPE	

**ELEC CALCS**  
 6.40 kW DC / 4.64 kW AC PV SYSTEM  
 1260 Rosita Ct  
 Mesilla, NM 88046  
 CUSTOMER: FERNANDO CHAVEZ



# Enphase IQ 7 and IQ 7+ Microinverters

The high-powered smart grid-ready **Enphase IQ 7 Micro™** and **Enphase IQ 7+ Micro™** dramatically simplify the installation process while achieving the highest system efficiency.

Part of the Enphase IQ System, the IQ 7 and IQ 7+ Microinverters integrate with the Enphase IQ Envoy™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.



## Easy to Install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 & 2017)

## Productive and Reliable

- Optimized for high powered 60-cell and 72-cell\* modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL listed

## Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)

\* The IQ 7+ Micro is required to support 72-cell modules.



## Enphase IQ 7 and IQ 7+ Microinverters

INPUT DATA (DC)	IQ7-60-2-US / IQ7-60-B-US		IQ7PLUS-72-2-US / IQ7PLUS-72-B-US	
Commonly used module pairings <sup>1</sup>	235 W - 350 W +		235 W - 440 W +	
Module compatibility	60-cell PV modules only		60-cell and 72-cell PV modules	
Maximum input DC voltage	48 V		60 V	
Peak power tracking voltage	27 V - 37 V		27 V - 45 V	
Operating range	16 V - 48 V		16 V - 60 V	
Min/Max start voltage	22 V / 48 V		22 V / 60 V	
Max DC short circuit current (module Isc)	15 A		15 A	
Overvoltage class DC port	II		II	
DC port backfeed current	0 A		0 A	
PV array configuration	1 x 1 ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit			
OUTPUT DATA (AC)	IQ 7 Microinverter		IQ 7+ Microinverter	
Peak output power	250 VA		295 VA	
Maximum continuous output power	240 VA		290 VA	
Nominal (L-L) voltage/range <sup>2</sup>	240 V / 211-264 V	208 V / 183-229 V	240 V / 211-264 V	208 V / 183-229 V
Maximum continuous output current	1.0 A (240 V)	1.15 A (208 V)	1.21 A (240 V)	1.39 A (208 V)
Nominal frequency	60 Hz		60 Hz	
Extended frequency range	47 - 68 Hz		47 - 68 Hz	
AC short circuit fault current over 3 cycles	5.8 Arms		5.8 Arms	
Maximum units per 20 A (L-L) branch circuit <sup>3</sup>	16 (240 VAC)	13 (208 VAC)	13 (240 VAC)	11 (208 VAC)
Overvoltage class AC port	III		III	
AC port backfeed current	0 A		0 A	
Power factor setting	1.0		1.0	
Power factor (adjustable)	0.7 leading ... 0.7 lagging		0.7 leading ... 0.7 lagging	
EFFICIENCY	@240 V	@208 V	@240 V	@208 V
Peak CEC efficiency	97.6 %	97.6 %	97.5 %	97.3 %
CEC weighted efficiency	97.0 %	97.0 %	97.0 %	97.0 %
MECHANICAL DATA				
Ambient temperature range	-40°C to +65°C			
Relative humidity range	4% to 100% (condensing)			
Connector type (IQ7-60-2-US & IQ7PLUS-72-2-US)	MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)			
Connector type (IQ7-60-B-US & IQ7PLUS-72-B-US)	Friends PV2 (MC4 intermateable). Adaptors for modules with MC4 or UTX connectors: - PV2 to MC4: order ECA-S20-S22 - PV2 to UTX: order ECA-S20-S25			
Dimensions (WxHxD)	212 mm x 175 mm x 30.2 mm (without bracket)			
Weight	1.08 kg (2.38 lbs)			
Cooling	Natural convection - No fans			
Approved for wet locations	Yes			
Pollution degree	PD3			
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure			
Environmental category / UV exposure rating	NEMA Type 6 / outdoor			
FEATURES				
Communication	Power Line Communication (PLC)			
Monitoring	Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy.			
Disconnecting means	The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.			
Compliance	CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC-2014 and NEC-2017 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions.			

1. No enforced DC/AC ratio. See the compatibility calculator at <https://enphase.com/en-us/support/module-compatibility>.

2. Nominal voltage range can be extended beyond nominal if required by the utility.

3. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

To learn more about Enphase offerings, visit [enphase.com](https://enphase.com)



powered by

Q.ANTUM DUO Z

# Q.PEAK DUO BLK ML-G10+ 385-405

ENDURING HIGH  
PERFORMANCE



#### BREAKING THE 20% EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 20.9%.



#### THE MOST THOROUGH TESTING PROGRAMME IN THE INDUSTRY

Q CELLS is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.



#### INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



#### ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology<sup>1</sup>, Hot-Spot Protect and Traceable Quality Tra.Q™.



#### EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (5400Pa) and wind loads (4000Pa).



#### A RELIABLE INVESTMENT

Inclusive 25-year product warranty and 25-year linear performance warranty<sup>2</sup>.

<sup>1</sup> APT test conditions according to IEC / TS 62804-1:2015, method A (-1500V, 96h)

<sup>2</sup> See data sheet on rear for further information.



#### THE IDEAL SOLUTION FOR:



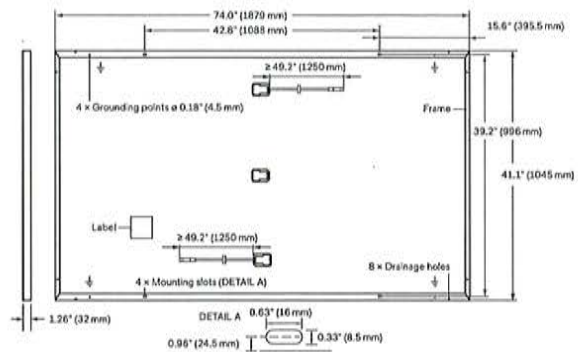
Roof-top arrays on  
residential buildings

Engineered in Germany

**Q CELLS**

## MECHANICAL SPECIFICATION

Format	74.0 in × 41.1 in × 1.26 in (including frame) (1879 mm × 1045 mm × 32 mm)
Weight	48.5 lbs (22.0 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm <sup>2</sup> Solar cable; (+) ≥ 49.2 in (1250 mm), (-) ≥ 49.2 in (1250 mm)
Connector	Stäubli MC4; IP68

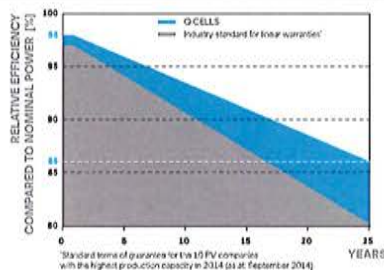


## ELECTRICAL CHARACTERISTICS

POWER CLASS		385	390	395	400	405	
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC <sup>1</sup> (POWER TOLERANCE +5W / -0W)							
Minimum	Power at MPP <sup>1</sup>	$P_{MPP}$ [W]	385	390	395	400	405
	Short Circuit Current <sup>1</sup>	$I_{SC}$ [A]	11.04	11.07	11.10	11.14	11.17
	Open Circuit Voltage <sup>1</sup>	$V_{OC}$ [V]	45.19	45.23	45.27	45.30	45.34
	Current at MPP	$I_{MPP}$ [A]	10.59	10.65	10.71	10.77	10.83
	Voltage at MPP	$V_{MPP}$ [V]	36.36	36.62	36.88	37.13	37.39
	Efficiency <sup>1</sup>	$\eta$ [%]	≥ 19.6	≥ 19.9	≥ 20.1	≥ 20.4	≥ 20.6
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT <sup>2</sup>							
Minimum	Power at MPP	$P_{MPP}$ [W]	288.8	292.6	296.3	300.1	303.8
	Short Circuit Current	$I_{SC}$ [A]	8.90	8.92	8.95	8.97	9.00
	Open Circuit Voltage	$V_{OC}$ [V]	42.62	42.65	42.69	42.72	42.76
	Current at MPP	$I_{MPP}$ [A]	8.35	8.41	8.46	8.51	8.57
	Voltage at MPP	$V_{MPP}$ [V]	34.59	34.81	35.03	35.25	35.46

<sup>1</sup>Measurement tolerances  $P_{MPP} \pm 3\%$ ;  $I_{SC}$ ,  $V_{OC} \pm 5\%$  at STC: 1000 W/m<sup>2</sup>, 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • 2800 W/m<sup>2</sup>, NMOT, spectrum AM 1.5

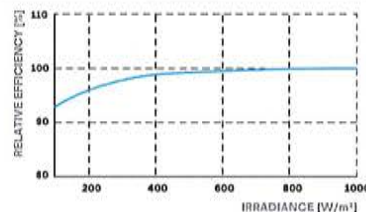
### Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

### PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m<sup>2</sup>)

### TEMPERATURE COEFFICIENTS

Temperature Coefficient of $I_{SC}$	$\alpha$ [%/K]	+0.04	Temperature Coefficient of $V_{OC}$	$\beta$ [%/K]	-0.27
Temperature Coefficient of $P_{MPP}$	$\gamma$ [%/K]	-0.34	Nominal Module Operating Temperature	NMOT [°F]	109 ± 5.4 (43 ± 3 °C)

## PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage $V_{SYS}$	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI/UL 61730	TYPE 2
Max. Design Load, Push / Pull <sup>1</sup>	[lbs/ft <sup>2</sup> ]	75 (3600 Pa)/55 (2660 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push / Pull <sup>2</sup>	[lbs/ft <sup>2</sup> ]	113 (5400 Pa)/84 (4000 Pa)		

<sup>2</sup> See Installation Manual

## QUALIFICATIONS AND CERTIFICATES

UL 61730, CE-compliant,  
Quality Controlled PV - TÜV Rheinland,  
IEC 61215:2016, IEC 61730:2016,  
U.S. Patent No. 9,893,215 (solar cells),  
GCPV Certification ongoing.



## PACKAGING INFORMATION



Horizontal packaging	76.4 in 1940 mm	43.3 in 1100 mm	48.0 in 1220 mm	1656 lbs 751 kg	24 pallets	24 pallets	32 modules
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**Note:** Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.

400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@us.q-cells.com | WEB www.q-cells.us

## BOARD ACTION FORM

### AGENDA DATE

PZHAC: August 15, 2022,

BOT:

**ITEM:** PZHAC Case #061438 – 3380 McDowell Rd submitted by Jordon & Bethany to change front doors to casita, **Zoned: R1 (R1)**

**BACKGROUND AND ANALYSIS:** The applicant proposes to change front doors to casita from 2'6"x6'8" doors to 3'8"x6'8" doors details of project in your packet .

### IMPACT:

- 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 is on applicant's property and not in Town of Mesilla right-of-way.

### 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 RECOMMENDATIONS:

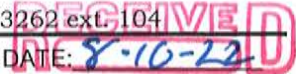
### SUPPORTING INFORMATION:

- Application
- Plans

**TOWN OF MESILLA**  
**APPLICATION FOR BUILDING PERMIT**

Permit Fee \$ 70.00  
 Review Fee \$ 12.00  
 Total Fee \$ 82.00

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



CASE NO. 061438 ZONE: RI CODE: AC APPLICATION DATE: 8-10-22  
Jordan + Bethany Carvalho 1-951-660-1940  
 Name of Property Owner Property Owner's Telephone Number  
3380 McDowell Las Cruces NM  
 Property Owner's Mailing Address City State Zip Code

Property Owner's E-mail Address  
N/A 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: 3380 McDowell  
 Description of Proposed Work: Change out 2- 2' x 6" Doors & 1- 2' x 6" To ADA compliant 3' x 6" Doors

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING Plan sheets are to be no larger than 11 x 17 inches or shall be submitted electronically.

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

\$1564.00 Pat Hays for Jordan Carvalho 8/10/2022  
 Estimated Cost Signature of Applicant Date

Application Fee is due at time of submittal. Apart from administrative approvals, all permit requests must undergo a review process from staff, PZHAC and/or BOT before issuance of a building permit. All Building permits expire after one year from date issued.

**FOR OFFICIAL USE ONLY**

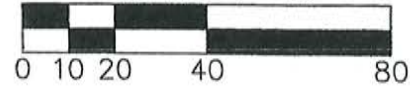
PZHAC  Administrative Approval BOT  Approved Date: \_\_\_\_\_  
 Approved Date: \_\_\_\_\_  Disapproved Date: \_\_\_\_\_  
 Disapproved Date: \_\_\_\_\_  Approved with Conditions  
 Approved with conditions

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: \_\_\_\_\_

SCALE: 1"=40'



3380 McDOWELL ROAD

UNION AVENUE

U.S.R.S. TR.  
11D-87  
WD BK. 411  
PGS. 361-362

0.5469 ACRE  
U.S.R.S. TR.  
11D-88

U.S.R.S. TR.  
11D-90  
WD BK. 285  
PG. 267

U.S.R.S. TR.  
11D-91B  
WD BK. 285  
PG. 267

U.S.R.S. TR.  
11D-91A  
WD BK. 286  
PGS. 198-199

U.S.R.S. TR.  
11D-89  
WD BK. 235  
PG. 146

3-3x6 ADA  
Overs



NOTES:

INFORMATION IN THE PREPARATION OF THIS PLAT DERIVES FROM WARRANTY DEED FILED AUGUST 16, 1991, IN DEED BOOK 352, PAGE 186, DONA ANA COUNTY RECORDS

FLOOD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. IN MAP NO. 35013C1094 G, EFFECTIVE JULY 6, 2016.

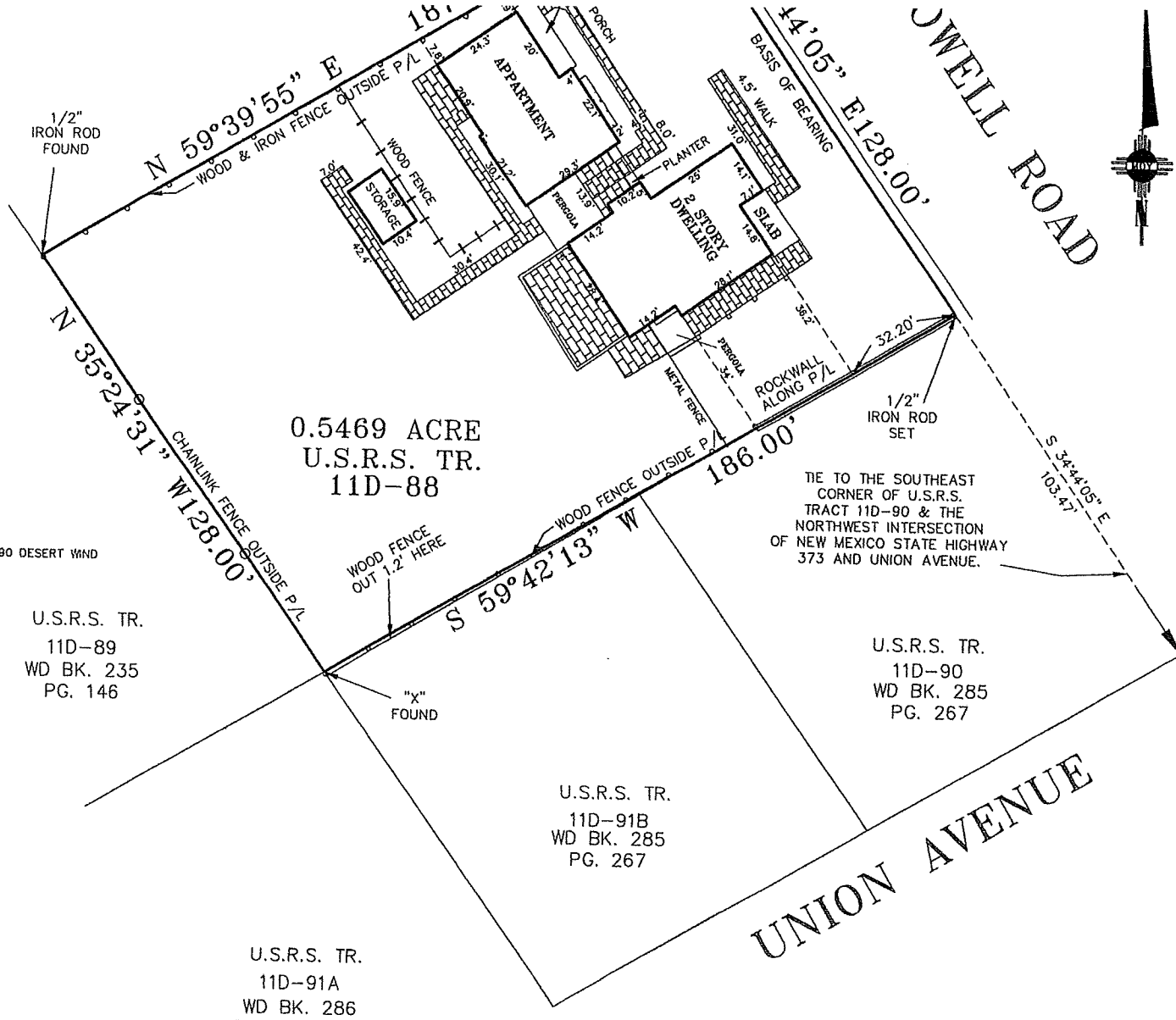
"INDEXING INFORMATION FOR COUNTY CLERK"  
R0400901

PROPERTY OWNER:  
SALAS

PROPERTY LOCATION:  
TOWN OF MESILLA



OWELL ROAD



0.5469 ACRE  
U.S.R.S. TR.  
11D-88

TIE TO THE SOUTHEAST  
CORNER OF U.S.R.S.  
TRACT 11D-90 & THE  
NORTHWEST INTERSECTION  
OF NEW MEXICO STATE HIGHWAY  
373 AND UNION AVENUE.

U.S.R.S. TR.  
11D-89  
WD BK. 235  
PG. 146

U.S.R.S. TR.  
11D-90  
WD BK. 285  
PG. 267

U.S.R.S. TR.  
11D-91B  
WD BK. 285  
PG. 267

U.S.R.S. TR.  
11D-91A  
WD BK. 286  
PGS. 198-199

NOTES:

INFORMATION IN THE PREPARATION OF THIS PLAT DERIVES FROM WARRANTY DEED FILED AUGUST 16, 1991, IN DEED BOOK 352, PAGE 186, DONA ANA COUNTY RECORDS

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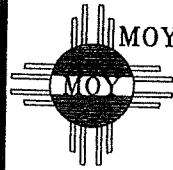
"INDEXING INFORMATION FOR COUNTY CLERK"	
R0400901	
PROPERTY OWNER:	SALAS
PROPERTY LOCATION:	TOWN OF MESILLA



PLAT OF SURVEY  
SHOWING THE LOCATION OF IMPROVEMENTS  
ON A 0.5469 ACRE TRACT  
IN SECTION 31, T.23S., R.2E., N.M.P.M.  
OF THE U.S.R.S. SURVEY  
BEING U.S.R.S. TRACT 11D-88  
IN THE TOWN OF MESILLA  
DONA ANA COUNTY, NEW MEXICO

I, HENRY MAGALLANEZ, 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.

*Henry Magallanez* 18078  
HENRY MAGALLANEZ N.M.P.S. 18078



MOY SURVEYING INC.  
1985 CALLE DE COLON  
MESILLA, NEW MEXICO  
88046  
PHONE: (575) 525-9683  
FAX: (575) 524-3238

JOB NO. 22-0396(18-0246)  
DRAWN BY ANTON M.  
FIELD BY ANOTN/VICTOR  
DATE 06/27/22 SCALE: 1"=40'



## BOARD ACTION FORM

### AGENDA DATE

PZHAC: August 15, 2022,

BOT:

**ITEM: PZHAC Case #061438** – 3380 McDowell Rd submitted by Jordon & Bethany to build a 45'x22' carport with enclosed storage to casita, **Zoned: R1 (R1)**

**BACKGROUND AND ANALYSIS:** The applicant proposes to build a 45'x22' carport with enclosed storage to casita details of project in your packet .

### IMPACT:

- 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 is on applicant's property and not in Town of Mesilla right-of-way.

### 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 RECOMMENDATIONS:

### SUPPORTING INFORMATION:

- Application
- Plans

**TOWN OF MESILLA  
APPLICATION FOR BUILDING PERMIT**

Permit Fee \$ 150.00  
 Review Fee \$ 25.00  
 Total Fee \$ 175.00

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

**CASE NO.** 061439 **ZONE:** R1 **CODE:** AC **APPLICATION DATE:** Aug 10 2022



Jordan + Bethany Carvalho 1-951-660-1940  
 Name of Property Owner Property Owner's Telephone Number

3380 McDowell Las Cruces NM  
 Property Owner's Mailing Address City State Zip Code

Property Owner's E-mail Address

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

N/A N/A N/A  
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 3380 McDowell Casita's

Description of Proposed Work: 45'x22' carport w/ enclosed storage

THIS APPLICATION SHALL INCLUDE ALL OF THE FOLLOWING **Plan sheets are to be no larger than 11 x 17 inches or shall be submitted electronically.**

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

\$ 9,000.00 Pat Hayes for Jordan Carvalho Aug 10 2022  
 Estimated Cost Signature of Applicant Date

**Application Fee is due at time of submittal.** Apart from administrative approvals, all permit requests must undergo a review process from staff, PZHAC and/or BOT before issuance of a building permit. **All Building permits expire after one year from date issued.**

**FOR OFFICIAL USE ONLY**

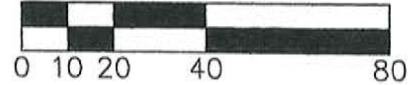
<b>PZHAC</b>	<input type="checkbox"/> Administrative Approval	<b>BOT</b>	<input type="checkbox"/> Approved Date: _____
	<input type="checkbox"/> Approved Date: _____		<input type="checkbox"/> Disapproved Date: _____
	<input type="checkbox"/> Disapproved Date: _____		<input type="checkbox"/> Approved 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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

SCALE: 1"=40'



U.S.R.S. TR.  
11D-87  
WD BK. 411  
PGS. 361-362

3380 MCDOWELL ROAD

POWER LINE

1/2" IRON ROD FOUND

N 59°39'55" E  
WOOD & IRON FENCE OUTSIDE P/L

187.50'



4.5' WALK  
BASIS OF BEARING

1/2" IRON ROD FOUND

7' SET BACK  
45' X 22' CARPORT

0.5469 ACRE  
U.S.R.S. TR.  
11D-88

186.00'

TIE TO THE SOUTHEAST CORNER OF U.S.R.S. TRACT 11D-90 & THE NORTHWEST INTERSECTION OF NEW MEXICO STATE HIGHWAY 373 AND UNION AVENUE.

U.S.R.S. TR.  
11D-90  
WD BK. 285  
PG. 267

690 DESERT WIND

U.S.R.S. TR.  
11D-89  
WD BK. 235  
PG. 146

WOOD FENCE OUT 1.2' HERE

"X" FOUND

U.S.R.S. TR.  
11D-91B  
WD BK. 285  
PG. 267

UNION AVENUE

U.S.R.S. TR.  
11D-91A  
WD BK. 286  
PGS. 198-199

NOTES:

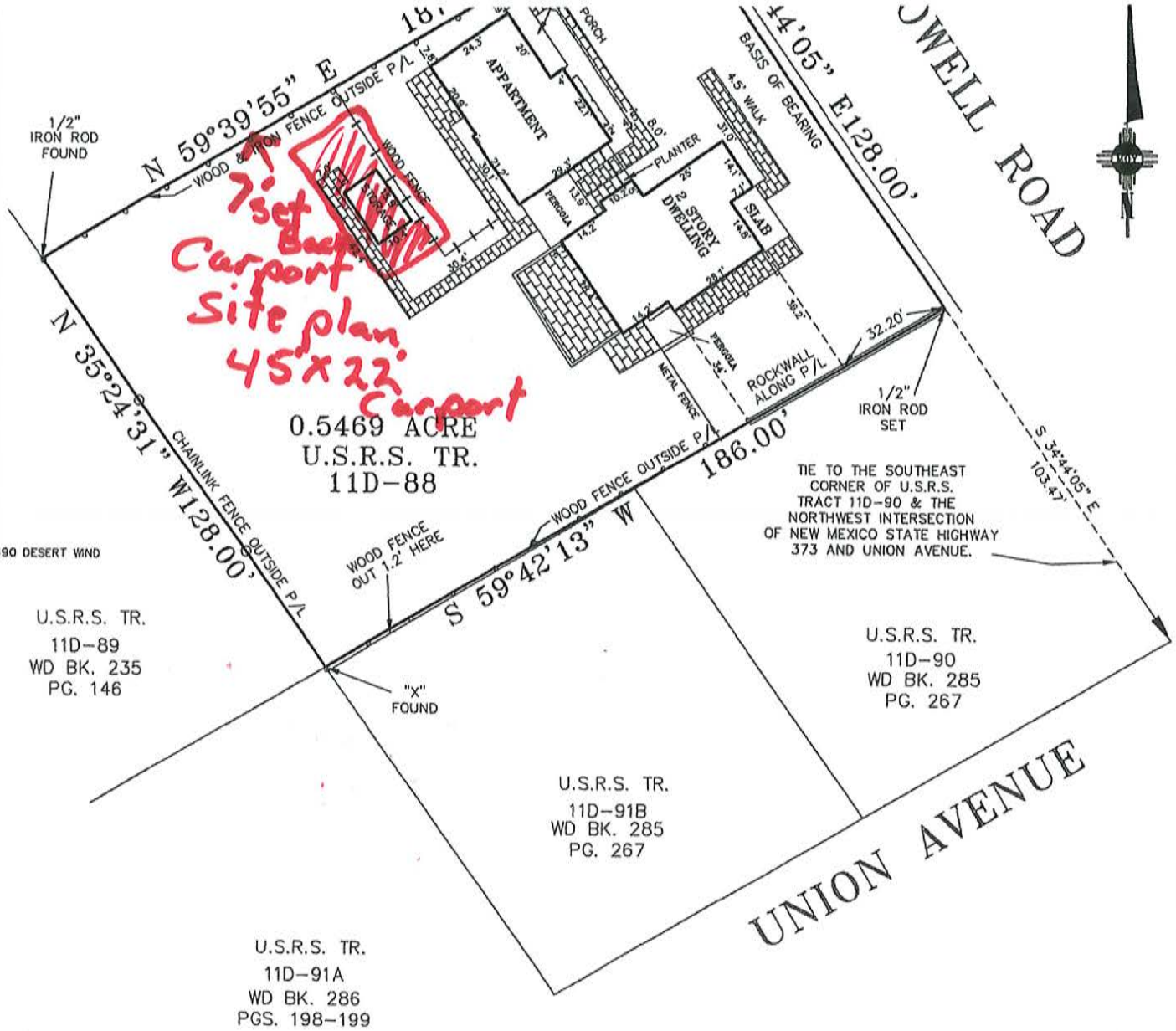
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"INDEXING INFORMATION FOR COUNTY CLERK"  
R0400901

PROPERTY OWNER:  
SALAS

PROPERTY LOCATION:  
TOWN OF MESILLA



690 DESERT WND

**NOTES:**

INFORMATION IN THE PREPARATION OF THIS PLAT DERIVES FROM WARRANTY DEED FILED AUGUST 16, 1991, IN DEED BOOK 352, PAGE 186, DONA ANA COUNTY RECORDS

FLOOD ZONE "X"; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. IN MAP NO. 35013C1094 G, EFFECTIVE JULY 6, 2016.

<p>"INDEXING INFORMATION FOR COUNTY CLERK"  R0400901  <b>PROPERTY OWNER:</b>  SALAS  <b>PROPERTY LOCATION:</b>  TOWN OF MESILLA</p>
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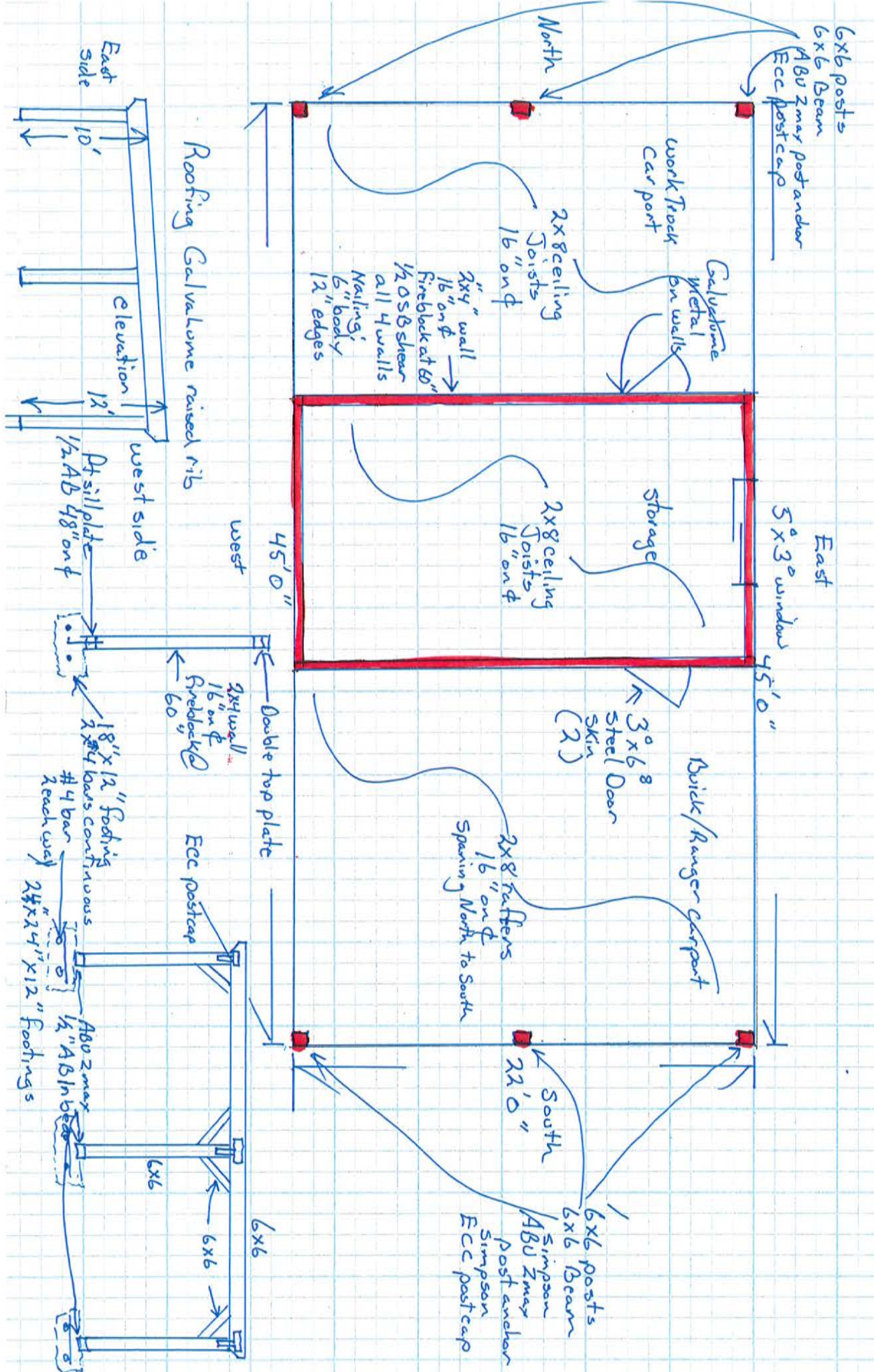
**PLAT OF SURVEY**  
**SHOWING THE LOCATION OF IMPROVEMENTS**  
**ON A 0.5469 ACRE TRACT**  
**IN SECTION 31, T.23S., R.2E., N.M.P.M.**  
**OF THE U.S.R.S. SURVEY**  
**BEING U.S.R.S. TRACT 11D-88**  
**IN THE TOWN OF MESILLA**  
**DONA ANA COUNTY, NEW MEXICO**

I, HENRY MAGALLANEZ, 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.

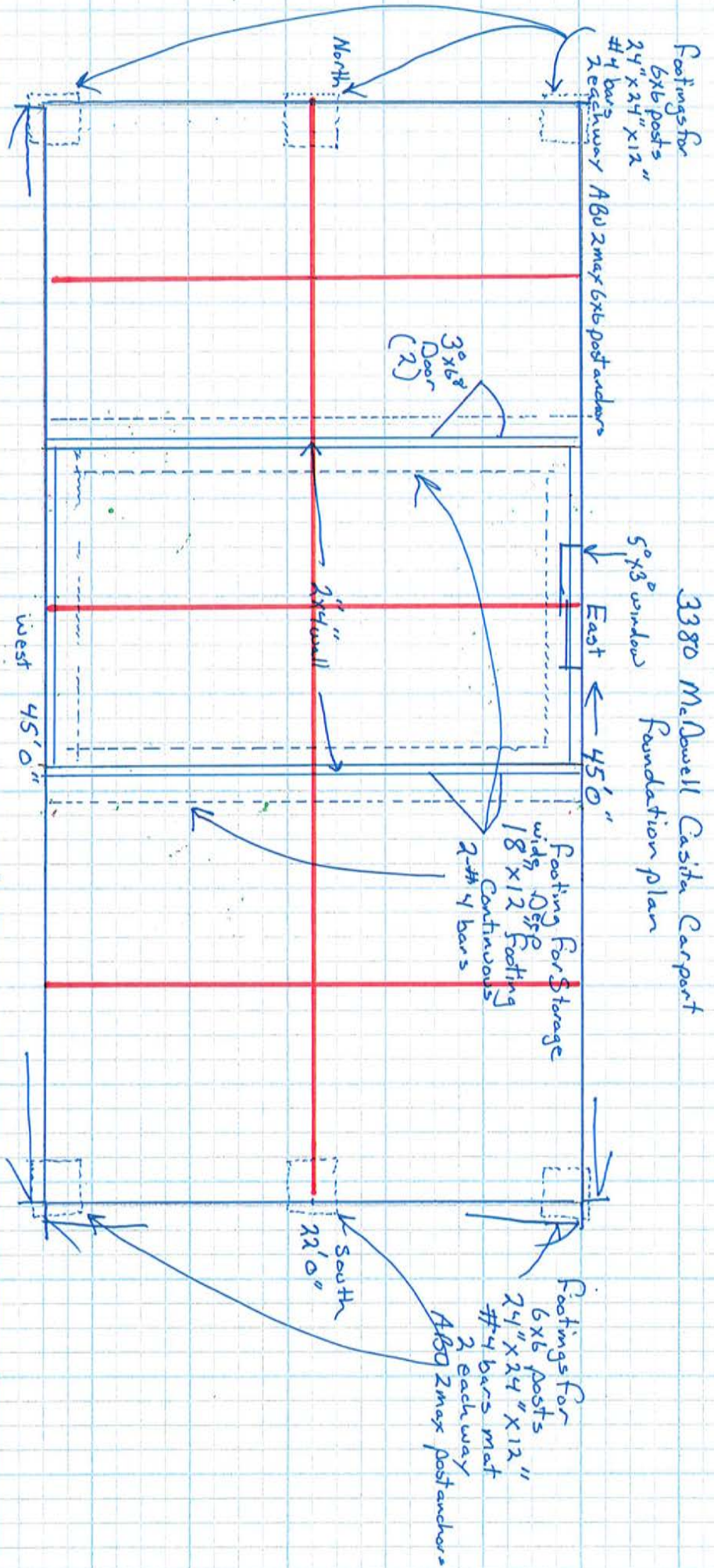
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FAX: (575) 524-3238

JOB NO. 22-0396(18-0246)  
DRAWN BY ANTON M.  
FIELD BY ANOTN/VICTOR  
DATE 06/27/22 SCALE: 1"=40'



# 3380 McDevell Casita Carport Foundation Plan



Concrete slab will be 4" thick  
 3000 psi  
 #4 rebar 16" on center  
 1/2" each way  
 1/2 AB for 2x4 storage walls  
 ABU 2max 6x6 post anchors

**Red line**  
 Denotes  
 Saw Cut control  
 Joints

1/2"