

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION  
(PZHAC) WILL HOLD A REGULAR MEETING AT THE MESILLA TOWN HALL, 2231  
AVENIDA DE MESILLA.**

**MONDAY NOVEMBER 21, 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 as allowed by the chair. You can also email your comments to [clerktreasurer@mesillanm.gov](mailto:clerktreasurer@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:** October 17, 2022, Regular Meeting Minutes
- b. **\*PZHAC MINUTES:** November 7, 2022, Regular Meeting Minutes

**6. INFORMATION FOR ADMINISTRATIVE APPROVALS**

- a. **PZHAC Case #061482** – 2225 Calle de Colon submitted by Carlos Martinez to upgrade electric service. **Zoned: Historical Residential (HR)**
- b. **PZHAC Case #061488** – 2532 Calle de Curra, Apt 4 & 5 submitted by Anthony Lucero to repair stucco cracks and paint (no change in texture or color, repairs to match what is existing). **Zoned: Historical Residential (HR)**

**7. NEW BUSINESS**

- a. **PZHAC Case #061469** – 2691 Calle de Principal submitted by Joseph Foster to rebuild/replace rotting windows and door, build parapets to mask uneven roof line and roof equipment, construction of pergola and a front entrance gate in existing wall (Phase 1). **ZONED: Historical Residential (HR)**
- b. **PZHAC Case #061473** – 2630 Calle Segunda submitted by Jane/Paul Germani to install storage shed. **Zoned Historical Residential (HR)**
- c. **PZHAC Case #061478**– 2600 Avenida de Mesilla submitted by Palacio Bar to install a sidewalk on north side of the building. **Zoned: Historical Commercial (HC)**
- d. **PZHAC Case #061483** – 2060 Calle de Parian submitted by Jerry Noe for Bader Jouda of Tropical Dispensary LLC for a projecting 3 sq. ft. sign permit. **Zoned: Historical Commercial (HC)**
- e. **PZHAC Case #061484** – 2869 Calle de Sur submitted by Micaela Cadena to install a solar system. **Zoned: Rural Farm (RF)**
- f. **PZHAC Case #061486** – 2687 Calle de Parian submitted by William McIlvaine to install a privacy fence along property boundary. **Zoned Historical Residential (HR)**

- g. **PZHAC Case #061487** – 2685 Calle de Parian submitted by William McIlvaine to install a privacy fence along property boundary. **Zoned Historical Residential (HR)**
- h. **PZHAC Case #061489** - 2380 Calle Principal/2210 Calle de Parian (Thunderbird) to replace 4 rolled windows and 2 rotted doors on the backside of the building. Windows will match existing windows and doors will match existing metal doors. **Zoned: Historical Commercial (HC)**

**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 11/18/2022 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.

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3 **Town of Mesilla, New Mexico**  
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10 **THE PLANNING, ZONING AND**  
11 **HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)**  
12 **MONDAY OCTOBER 17, 2022, 6:00 PM**  
13

14 **MINUTES**  
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16 **1. PLEDGE OF ALLEGIANCE**  
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18 Commissioner Lucero led the Pledge of Allegiance.  
19

20 **2. ROLL CALL AND DETERMINATION OF QUORUM**  
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22 Commissioner Jones, Walkinshaw, Lucero, Nevarez present. Commissioner Salas not present.  
23

24 **3. CHANGES/APPROVAL OF THE AGENDA**  
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26 None  
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28 **Motion to approve changes to the agenda was made by Commissioner Jones and seconded**  
29 **by Commissioner Nevarez.**  
30

31 Roll Call Vote:

32 Commissioner Jones - yes

33 Commissioner Walkinshaw- yes

34 Commissioner Lucero- yes

35 Commissioner Nevarez- yes  
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38 **4. PUBLIC INPUT**  
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40 None  
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42 **5. APPROVAL OF CONSENT AGENDA**  
43

44 **Administrative approvals to be part of consent agenda. Motion to move 6A, 6B, 6C and 6D**  
45 **to be moved up to consent agenda due to reported error in the preparation of the agenda.**  
46 **Motion to approve consent agenda was made by Commissioner Nevarez and seconded by**  
47 **Commissioner Walkinshaw.**  
48

49 **Roll Call Vote:**

50 Commissioner Jones - yes

51 Commissioner Walkinshaw - Yes

52 Commissioner Lucero - Yes  
53 Commissioner Nevarez- Yes

54  
55 **Motion approved**

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57 **6. NEW BUSINESS**

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59 **a. PZHAC Case #061432-** 3044 Snow Road submitted by Don and Allison Apodaca to install  
60 windows and replace old windows. **Zoned: Rural Farm (RF)**

61  
62 **Motion to approve was presented by Commissioner Nevarez and seconded by**  
63 **Commissioner Walkinshaw.**

64  
65 Staff presented facts of the case. Discussion followed with conditions added.

66  
67 **Roll Call Vote:**  
68 Commissioner Jones – Yes  
69 Commissioner Walkinshaw – Yes  
70 Commissioner Lucero – Yes  
71 Commissioner Nevarez – Yes

72  
73 **Motion passed with conditions.**

74  
75 **b. PZHAC Case #061434-** 3380 McDowell Road submitted by Jordan and Bethany Carvalho to  
76 retro frame new exterior windows. **Zoned: R1**

77  
78 **Motion to approve was presented by Commissioner Jones and seconded by Commissioner**  
79 **Nevarez.**

80  
81 Staff presented facts of the case. Discussion followed.

82  
83 **Roll Call Vote:**  
84 Commissioner Jones – Yes  
85 Commissioner Walkinshaw – Yes  
86 Commissioner Nevarez – Yes  
87 Commissioner Lucero – Yes

88  
89 **Motion passed**

90  
91 **c. PZHAC Case #061456-** 3038 Los Arenales submitted by Jerry Gonzalez to install HVAC  
92 project on the residence. **Zoned: Residential Agriculture (RA).**

93  
94 **Motion to approve was presented by Commissioner Walkinshaw and seconded by**  
95 **Commissioner Nevarez.**

96  
97 Staff presented facts of the case. Discussion followed.

98  
99 **Roll Call Vote:**  
100 Commissioner Jones – Yes  
101 Commissioner Walkinshaw – Yes  
102 Commissioner Lucero – Yes

103 Commissioner Nevarez – Yes

104

105 **Motion passed**

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107 **d. PZHAC Case #061457** – 2415 Calle de Parian submitted Robert Reynolds to install a solar  
108 project. **Zoned: Historical Residential (HR)**

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110 **Motion to approve was presented by Commissioner Walkinshaw and seconded by**  
111 **Commissioner Nevarez.**

112

113 Staff presented facts of the case. Discussion followed.

114

115 **Roll Call Vote:**

116 Commissioner Jones – Yes

117 Commissioner Walkinshaw - Yes

118 Commissioner Nevarez – Yes

119 Commissioner Lucero – Yes

120

121 **Motion passed**

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123 **e. PZHAC Case #061460** – 3380 McDowell Road submitted by Jordan and Bethany Carvalho  
124 to install a 30x80 metal garage. **Zoned: R1**

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

128

129 Staff presented facts of the case. Discussion followed.

130

131 **Roll Call Vote:**

132 Commissioner Jones – Yes

133 Commissioner Walkinshaw – Yes

134 Commissioner Lucero – Yes

135 Commissioner Nevarez – Yes

136

137 **Motion passed**

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139 **f. PZHAC Case #061461** – 2190 Avenida de Mesilla submitted Emily Cano to replace three  
140 windows. **Zoned: Historical Commercial (HC)**

141

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

144

145 Staff presented facts of the case. Discussion followed. Conditions added.

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147 **Roll Call Vote:**

148 Commissioner Jones – Yes

149 Commissioner Walkinshaw – Yes

150 Commissioner Lucero – Yes

151 Commissioner Nevarez – Yes

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153 **Motion passed with conditions**

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- g. **PZHAC Case #061469** – 2691 Calle de Principal submitted by Joseph Foster to rebuild/replace windows, build parapets and construct pergola. **Zoned: Historical Commercial (HC)**

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

Staff presented facts of the case. Discussion followed. Case postponed for additional information to be included in the packet.

Motion to postpone presented by Commissioner Nevarez and seconded by Commissioner Jones.

**Roll Call Vote:**

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

**Motion passed – case postponed**

- h. **PZHAC Case #061472** – 3041 Mesilla Verde Terrace submitted by William Keith Blazer to add a garage, storage area with open carport. **Zoned: Residential Agriculture (RA)**

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

Staff presented facts of the case. Discussion followed.

**Roll Call Vote:**

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

**Motion passed**

- i. **PZHAC Case #061475** – 311 Capri Road submitted by Don Lindsey to replace existing roof. **Zoned: R1**

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

Staff presented facts of the case. Discussion followed.

**Roll Call Vote:**

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

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**Motion passed**

- j. PZHAC Case #061476** – 311 Capri Road submitted by Don Lindsey to repair stucco from roof replacement, color to match. **Zoned: R1**

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

Staff presented facts of the case. Discussion followed.

**Roll Call Vote:**

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

**Motion passed**

- k. STR Case #1034** – 1365 Snow Road submitted by Mitchell Enterprises, LLC for a short term rental at this address. **Zoned: Rural Farm (RF)**

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

Staff presented facts of the case. Discussion followed.

**Roll Call Vote:**

- Commissioner Jones – No
- Commissioner Walkinshaw – No
- Commissioner Lucero – No
- Commissioner Nevarez – No

**Motion denied as there are no ordinances in place and no STR has been approved to date for Rural Farm area or Rural Agricultural.**

- l. STR Case #1035** – 1363 Snow Road submitted by Mitchell Enterprises, LLC for a short term rental at this address. **Zoned: Rural Farm (RF)**

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

Staff presented facts of the case. Discussion followed.

**Motion to add language to support denial to be added to Case # 1034 and Case #1035.**

**Roll Call Vote:**

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

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**Motion approved**

**Roll Call Vote:**

Commissioner Jones – No  
Commissioner Walkinshaw – No  
Commissioner Lucero – No  
Commissioner Nevarez – No

**Motion as per STR is denied as there are no ordinances in place and no STR has been approved to date for Rural Farm area or Rural Agricultural.**

**COMMISSIONERS/STAFF COMMENTS**

Commissioner Nevarez stated that he previously attended a training that indicated you only go by what is included in the packet which is why he has questions and comments. Commissioner Lucero stated that the technical equipment does not work well and if some want to use it then it should be worked on to ensure it works well and everyone can hear and be heard. Mr. Padilla announced this will be his last week with the Town of Mesilla. Mr. Padilla thanked everyone and expressed the joy he has had working with everyone. Commissioner Nevarez thanked Mr. Padilla for all the work he has done as it was a learning curve to come on the job and he has done a tremendous job with various improvements. He stated that he personally appreciates the work he has done. Commissioner Lucero wished Mr. Padilla well and thanked him for the work he has done with the Town of Mesilla. Mr. Maese stated he appreciates the guidance he has received from Mr. Padilla regarding the packets as they are quite thick.

**8. ADJOURNMENT**

Meeting adjourned at 7:14 p.m.

**APPROVED THIS 21<sup>th</sup> DAY OF NOVEMBER 2022.**

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**Yolanda Lucero**  
**Chair**

**ATTEST:**

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**Rani Bush**  
**Town Clerk-Treasurer**





**THE PLANNING, ZONING AND  
HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)  
MONDAY NOVEMBER 7, 2022, 2:30 PM**

**MINUTES**

**1. PLEDGE OF ALLEGIANCE**

Chair Lucero led the Pledge of Allegiance.

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

Chair Lucero - Present  
Commissioner Jones – Not Present  
Commissioner Nevarez - Present  
Commissioner Salas - Not Present  
Commissioner Walkinshaw - Not Present

There was not a quorum. Therefore, the rest of the agenda couldn't be addressed.

**3. PUBLIC INPUT**

William McIlvaine, 2685 & 2687 Calle de Parian – His permits were the last two on the agenda. He has a contractor ready to start work tomorrow. Mayor Barraza will research them to see if an administrative approval can be done on them.

**4. COMMISSIONERS/STAFF COMMENTS**

Commissioner Nevarez mentioned a vacation rental on 2832 Ermindia. Mayor Barraza commented that the Town is discovering more and more short-term rentals popping up. Per code, they are only allowed in the Historical Commercial and Historical Residential zones and the owner must have a business registration. The Town is working on how to notify owners who are not following code.

Commissioner Nevarez asked for two weeks notices about meeting times so he can get the time off work which he has recently started again.

Mayor Barraza commented that the 2-year terms of the commissioners need to be reset. The terms for two of the commissioners that expire next year will be extended to December 31, 2023. The term of the other three have already expired. They will be extended until December 31, 2022. She invited the commissioners to submit a letter of interest if they would like to be

52 reappointed. It will also be advertised to the public. This will make it easier to track and have the  
53 terms staggered properly.

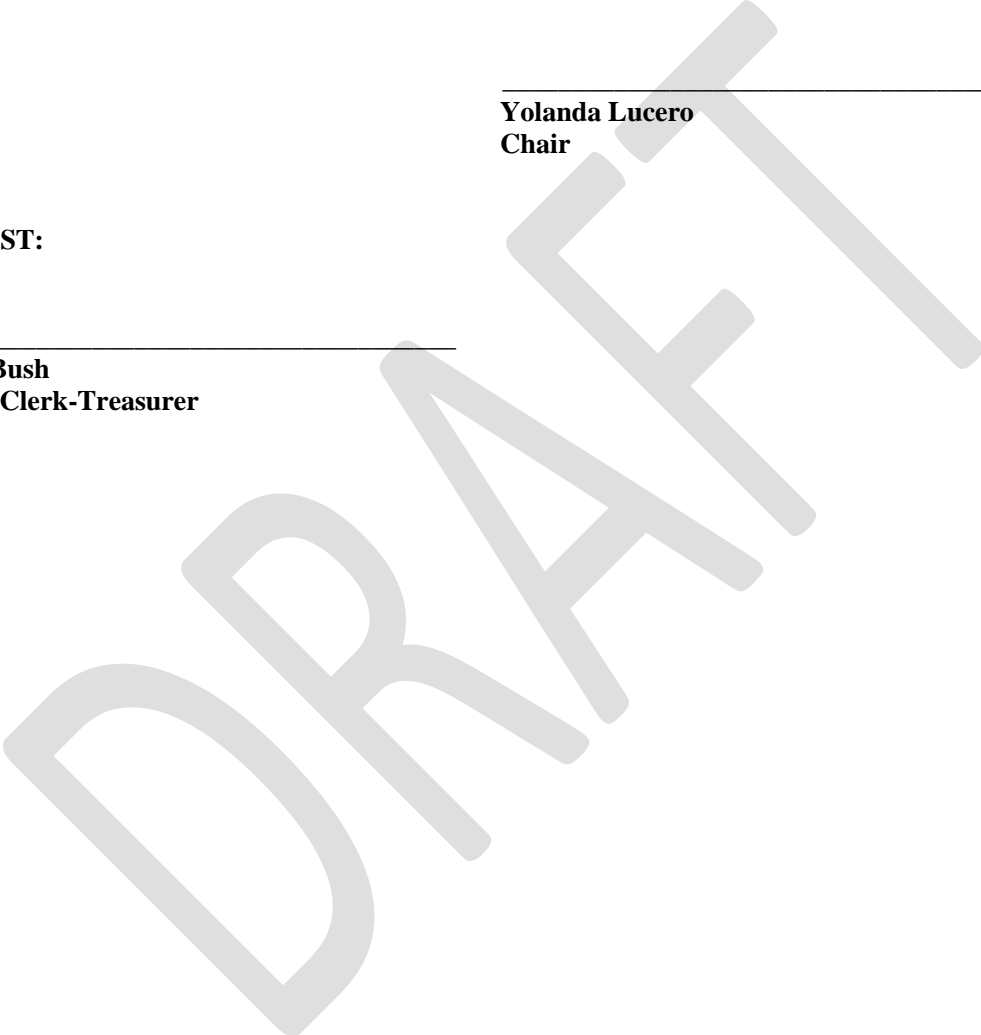
54  
55 **5. ADJOURNMENT**

56 Meeting adjourned at 2:40 p.m.  
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60 **APPROVED THIS 21<sup>th</sup> DAY OF NOVEMBER 2022.**

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66 **Yolanda Lucero**  
67 **Chair**

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69 **ATTEST:**  
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73 **Rani Bush**  
74 **Town Clerk-Treasurer**



## BOARD ACTION FORM

### AGENDA DATE

PZHAC: November 21, 2022

BOT:

**ITEM: PZHAC Case #061469** – 2691 Calle de Principal submitted by Joseph Foster to rebuild/replace rotting windows and door, build parapets to mask uneven roof line and roof equipment, construction of pergola and a front entrance gate in existing wall (Phase 1). **ZONED: Historical Residential (HR)**

### BACKGROUND AND ANALYSIS:

The applicants are proposing to repair/replace rotting windows and doors, build parapets to mask uneven roof line and to mask roof equipment, construct a pergola and front entrance gate in existing wall. This application and all supporting documents were reviewed and approved by Architectural Styles Committee. It is determined that the proposed application is acceptable and meets all applicable Town codes, the application should continue based on finding stated below.

### MUNICIPAL TOWN CODE:

This application falls under the ordinance MTC Chapter(s) 18.33 and 18.40

### SUPPORTING INFORMATION:

- Application
- Dwelling pictures
- Survey
- Site Plan and sample work

### PZHAC ACTION:

The 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.

### BOT OPTIONS:

**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.** 061469 **ZONE:** HR **CODE:** AC **APPLICATION DATE:** 9-19-22

**Joseph W. Foster**

**850-502-9237**

Name of Property Owner

Property Owner's Telephone Number

**2691 Calle Principal, #626, Mesilla, NM 88046**

Property Owner's Mailing Address

City

State

Zip Code

**foster.joseph.w@gmail.com**

Property Owner's E-mail Address

**Self**

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

Contractor's Telephone Number

Contractor's Tax ID Number

Contractor's License Number

Address of Proposed Work: **2691 Calle de Principal, Mesilla, NM 88046**

Description of Proposed Work:

**Rebuild/replace rotting windows and doors, build parapets to mask uneven roof line and to mask roof equipment, construction of pergola and a front entrance gate in existing wall. -PHASE 1**

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.

**\$10,000**

Estimated Cost

Signature of Applicant

**12 September 2022**

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

Approved Date: \_\_\_\_\_

Disapproved Date: \_\_\_\_\_

Approved with conditions

**BOT**  Approved Date: \_\_\_\_\_

Disapproved Date: \_\_\_\_\_

Approved with Conditions

PZHAC APPROVAL REQUIRED:  YES  NO

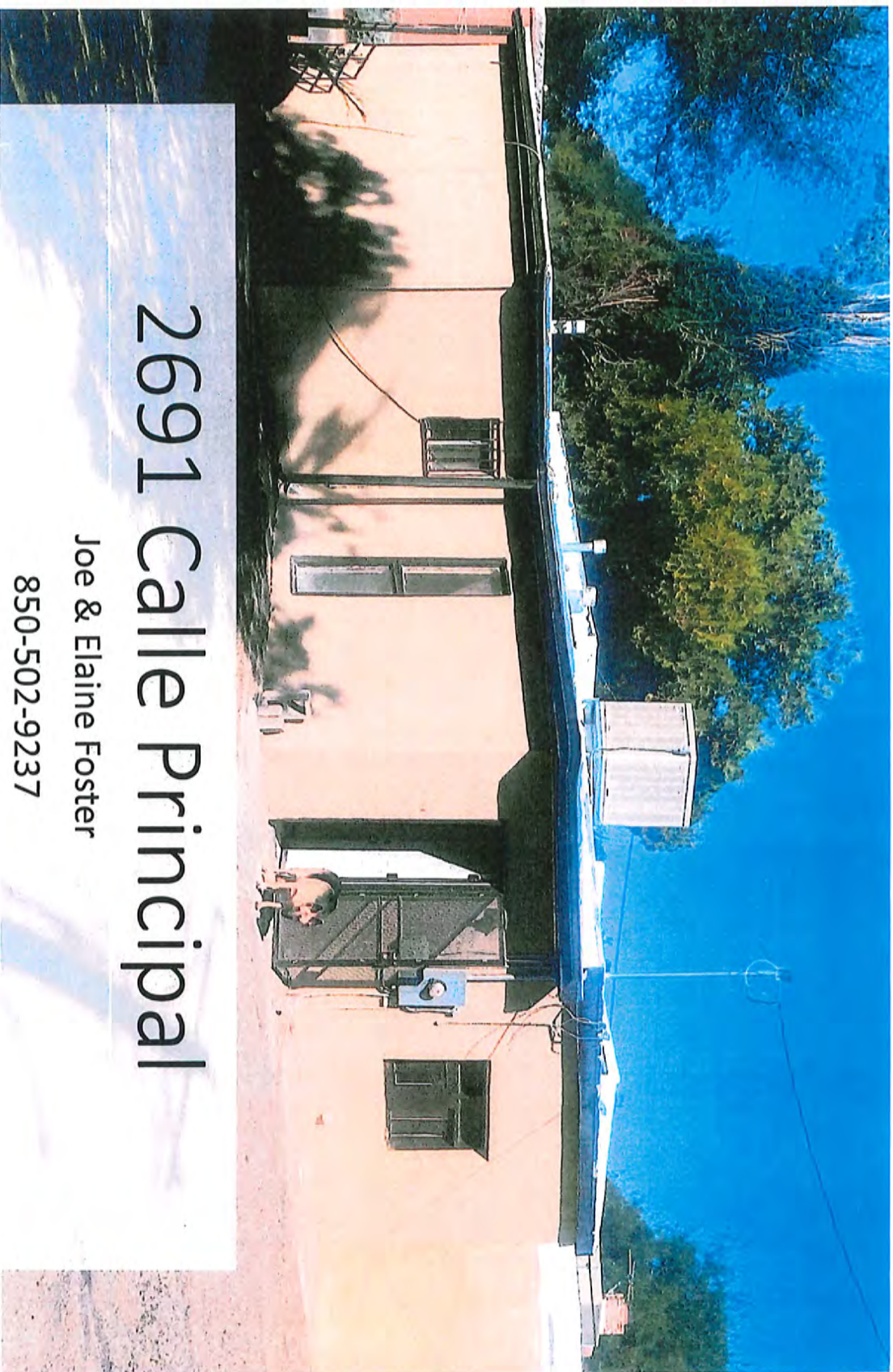
BOT APPROVAL REQUIRED:  YES  NO

CID PERMIT/INSPECTION REQUIRED:  YES  NO  SEE CONDITIONS

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

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

ISSUE DATE: \_\_\_\_\_



# 2691 Calle Principal

Joe & Elaine Foster

850-502-9237

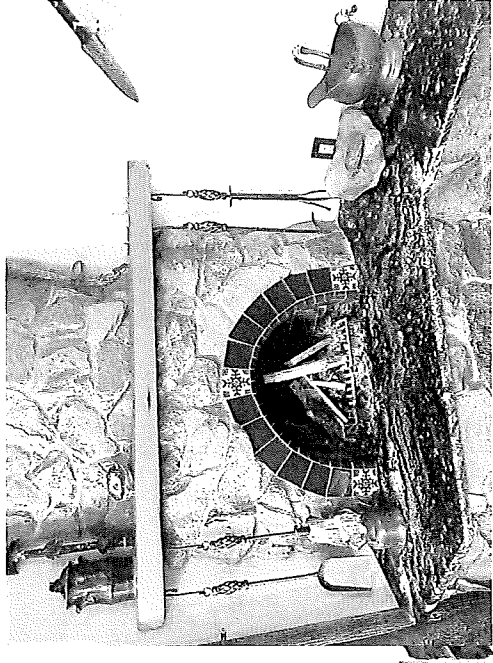
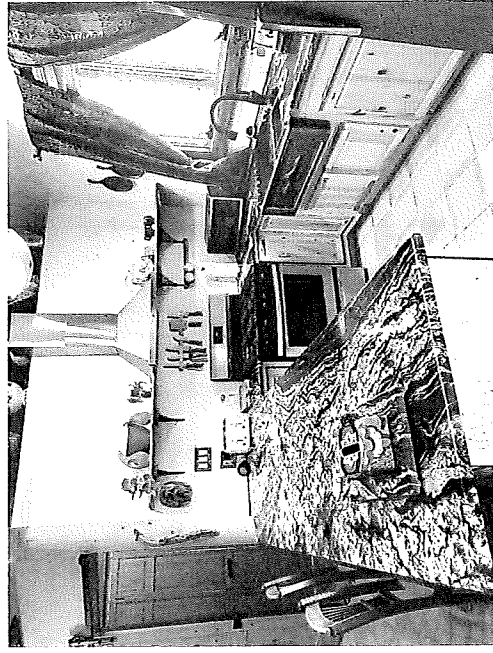
# Projects To Be Completed

- Add 4' wide arched front gate w/ antique wooden doors
- Replace rotting window at rear of house with French doors and build 12'd x 14'w pergola for shade
- Replace rotted/sagging painted window at front of house with similar window
- Add parapets to mask uneven roof line and roof equipment to improve "Old Mesilla" aesthetic
  - Maximum height of roof with parapets will be less than 13 feet.
  - Parapets will be constructed of 2x6 frame with OSB sheathing and stucco to match existing structure.
- All new stucco will be colored to match existing structure
- Install new pavers

# Experience

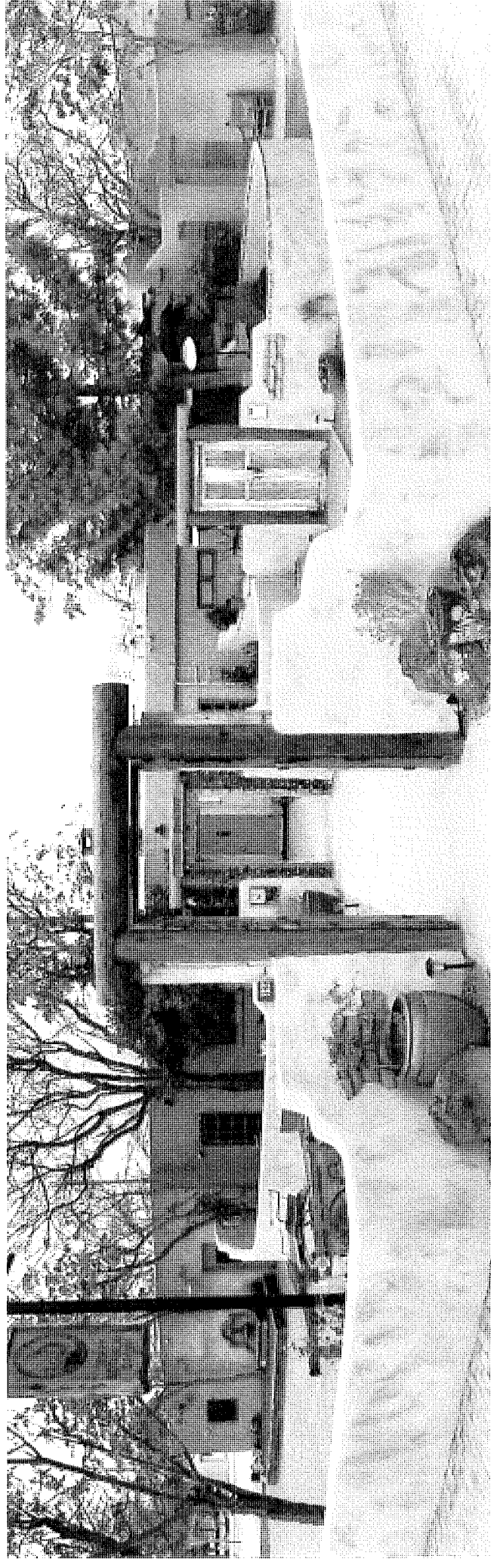
- 40 years of construction experience
- This is our fourth new construction/old construction project in the Mesilla/Las Cruces area
  - Complete interior build of 700 sqft casita at 10090 Black Hills Road
  - Complete restoration inside and out at 2488 Calle de Guadalupe
  - Currently supervising construction of casita for Holy Cross Retreat Center at 300 Holy Cross Way
  - Our new restoration project on Calle Principal will be our primary residence

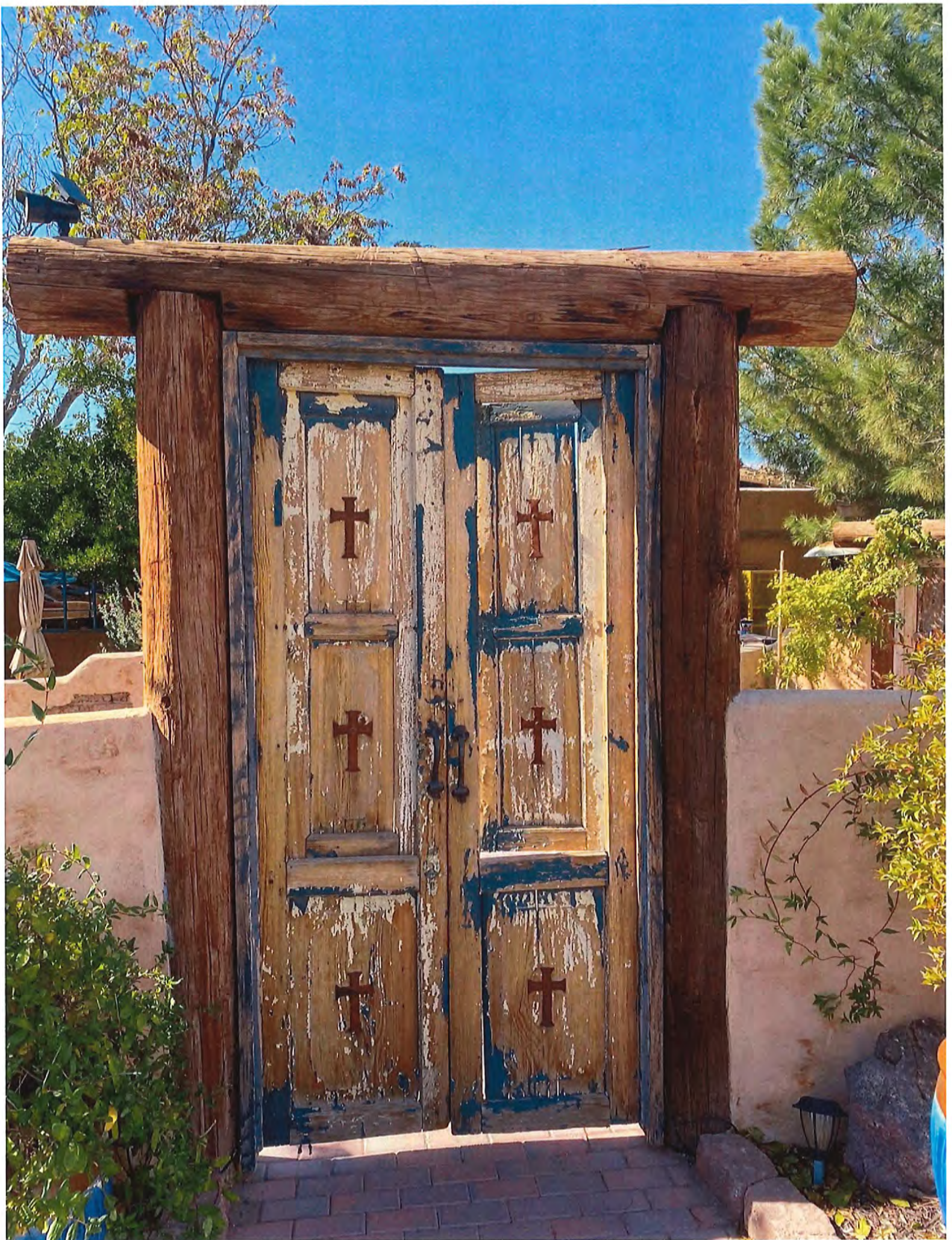
# Example 1: 10090 Black Hills Road Casita

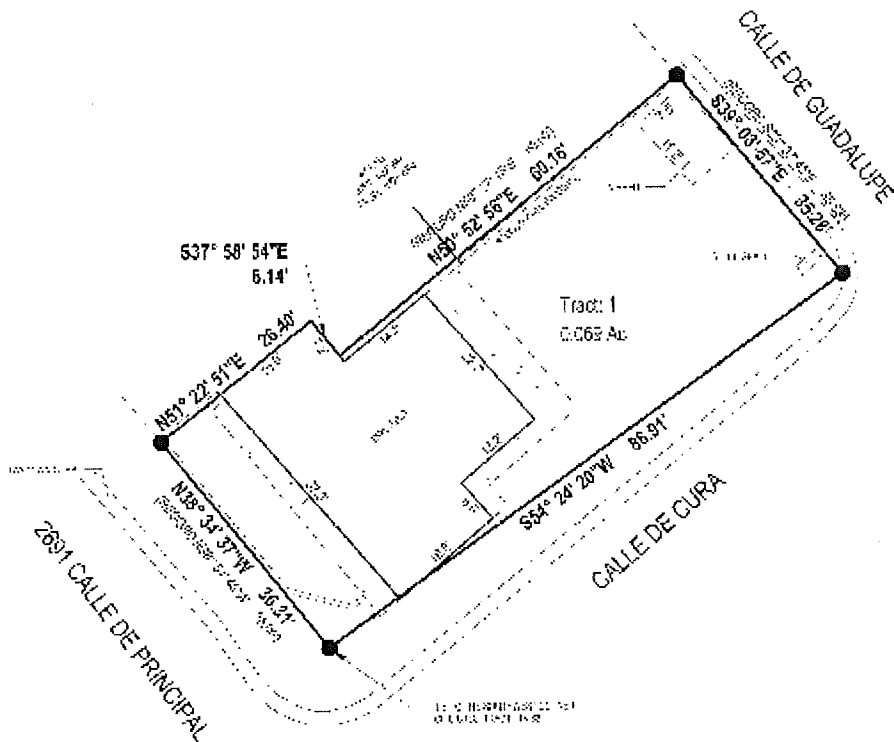




# Example 2: 2488 Calle de Guadalupe







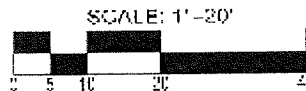
**LEGEND:**

- 1/2" REBAR FOUND (NO CAP)

**NOTES:**

FLOOD ZONE 'X'; AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS PER MAP NO. 35013011016 REVISED JULY 6, 2016

FIELD NOTES BY MOY SURVEYING INC. LICENSE #18078.  
 ALL CORNERS SET ARE W/ 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

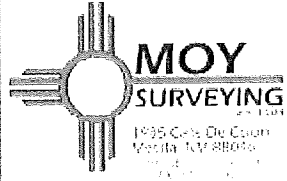


PROPERTY OWNER: R & F MCCOMAS #2991 LLC  
 PROPERTY LOCATION: TOWN OF MESILLA  
 ACCOUNT NUMBER: R3400372  
 PARCEL NUMBER: 4006137269522

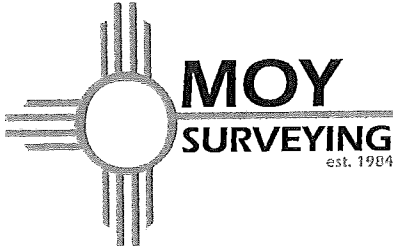


PLAT OF SURVEY SHOWING THE LOCATION OF IMPROVEMENTS ON A 0.0690 ACRE TRACT IN SECTION 25, T.23S., R.1E, N.M.P.M. OF THE U.S.R.S. SURVEYS BEING PART OF U.S.R.S. TRACT 11A-62 TOWN OF MESILLA DOÑA ANA COUNTY, NEW MEXICO

Henry Magallanes 18078  
 HENRY MAGALLANES N.M.P.S. #18078



PLAT NO: 22-054  
 DRAWN BY: ANTON  
 FIELD BY: KENNY VIC  
 DATE: 08/22/22 SCALE: 1"=20'



PHYSICAL  
1985 Calle De Colon  
Mesilla NM, 88046

MAILING  
P.O. BOX 1570  
Mesilla NM, 88046

[info@moysurveying.com](mailto:info@moysurveying.com)  
(575) 525-9683 F: (575) 524-3238  
[www.moysurveying.com](http://www.moysurveying.com)

AUGUST 22, 2022  
DESCRIPTION OF A 0.069 ACRE TRACT

Tract 1

A tract of land situate in in the Town of Mesilla, Doña Ana County, New Mexico in Section 25, T.23S., R.1E., N.M.P.M. of the U.S.R.S. Surveys. Being part of U.S.R.S. Tract 11A-62 and more particularly described as follows to wit:

Beginning at an iron rod found on the North line of Calle De Cura and on the East line of Calle De Principal for the Southwest corner of this tract herein described, being IDENTICAL to the Southwest corner of U.S.R.S. Tract 11A-62;

Thence from POINT OF BEGINNING, leaving the North line of said Calle De Cura, along the East line of said Calle De Principal, N 38° 34' 37" W for a distance of 36.31 feet to an iron rod found for the Northwest corner of this tract;

Thence leaving the East line of said Calle De Principal, N 51° 22' 51" E for a distance of 26.40 feet to an angle point on this tract;

Thence S 37° 58' 54" E for a distance of 6.14 feet to an angle point on this tract;

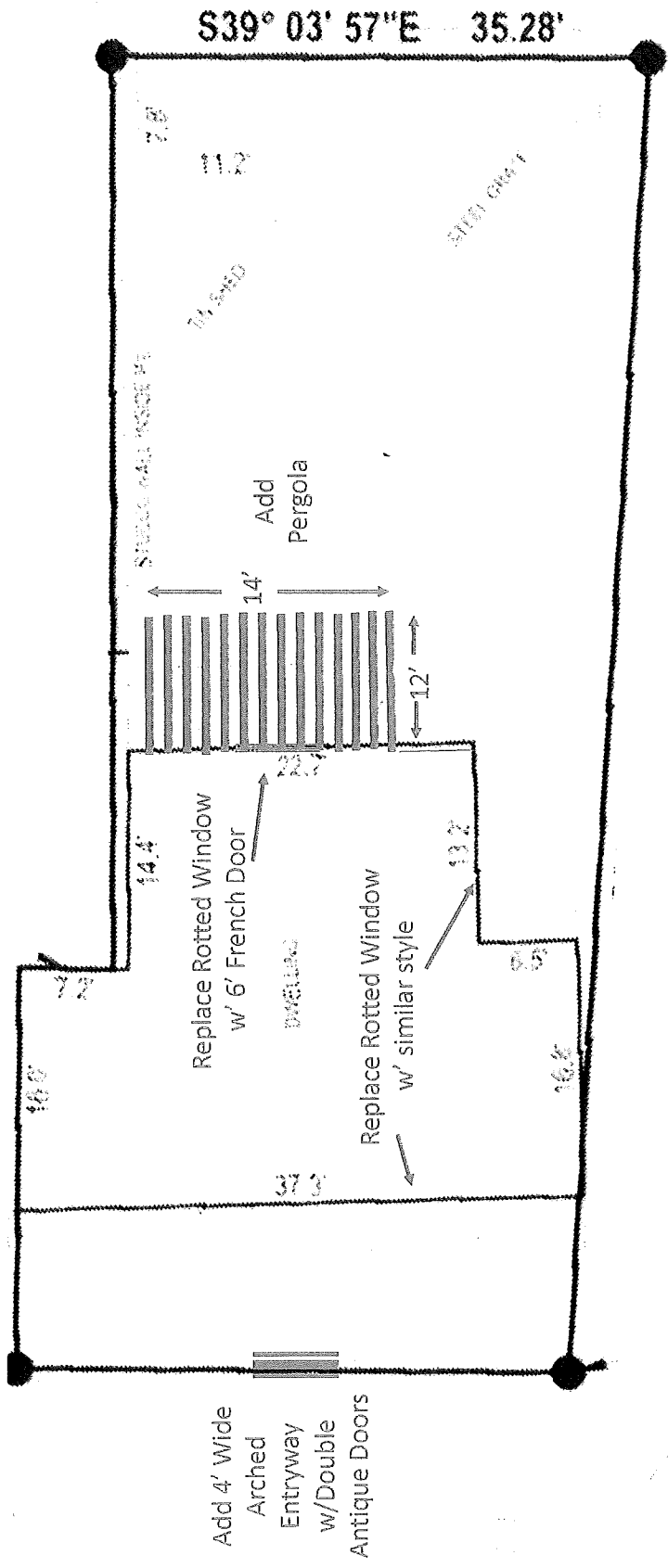
Thence N 50° 52' 56" E for a distance of 60.16 feet to an iron rod found on the West line of Calle De Guadalupe for the Northeast corner of this tract;

Thence along the West line of said Calle De Guadalupe, S 39° 03' 57" E for a distance of 35.28 feet to an iron rod found on the North line of said Calle De Cura for the Southeast corner of this tract;

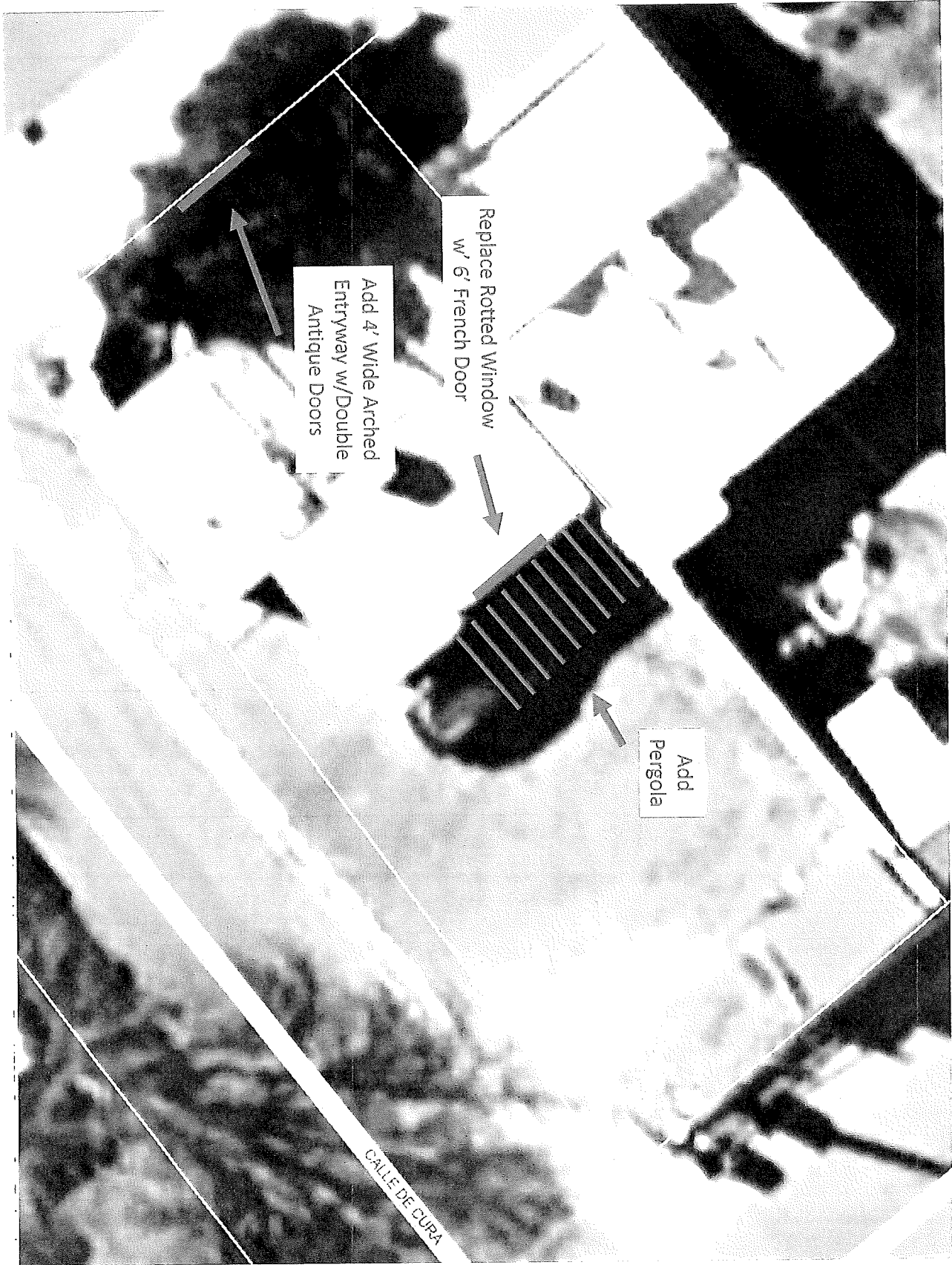
Thence leaving the West line of said Calle De Guadalupe, along the North line of said Calle De Cura, S 54° 24' 20" W a distance of 86.91 feet to the POINT OF BEGINNING, containing 0.069 acres of land, more or less. Subject to any reservations, restrictions and easements of record.

Job #22-0543  
am





10/24/2018



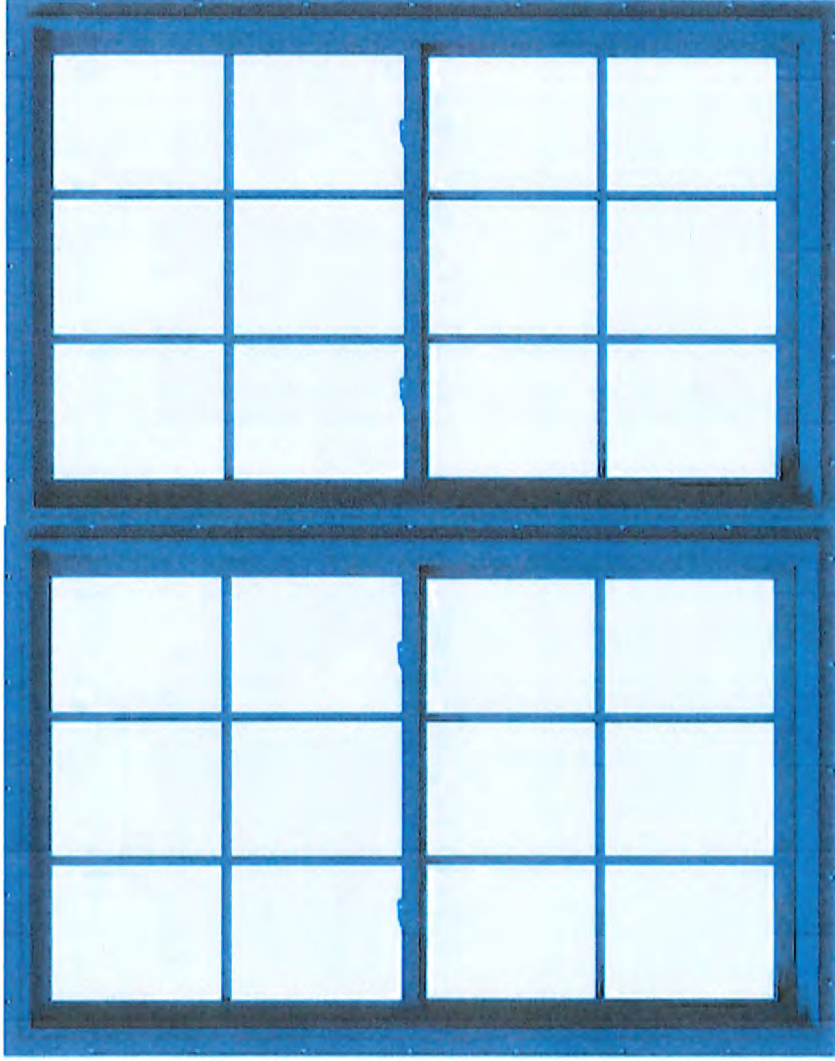
Add 4' Wide Arched  
Entryway w/ Double  
Antique Doors

Replace Rotted Window  
w/ 6' French Door

Add  
Pergola

CALLE DE CURA

# Window Details



33.375 in. x 56.5 in. W-2500  
Series Primed Wood Double  
Hung Window w/ Natural  
Interior and Low-E Glass



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---

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Operator:

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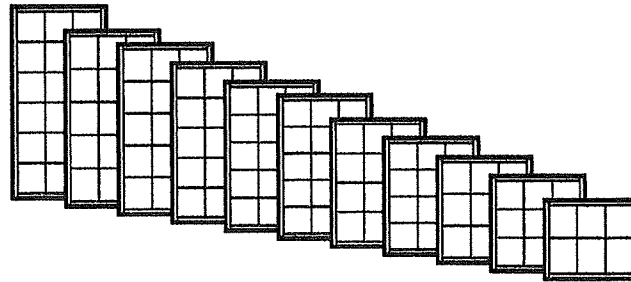
Picture:

Vertical Section.....	13
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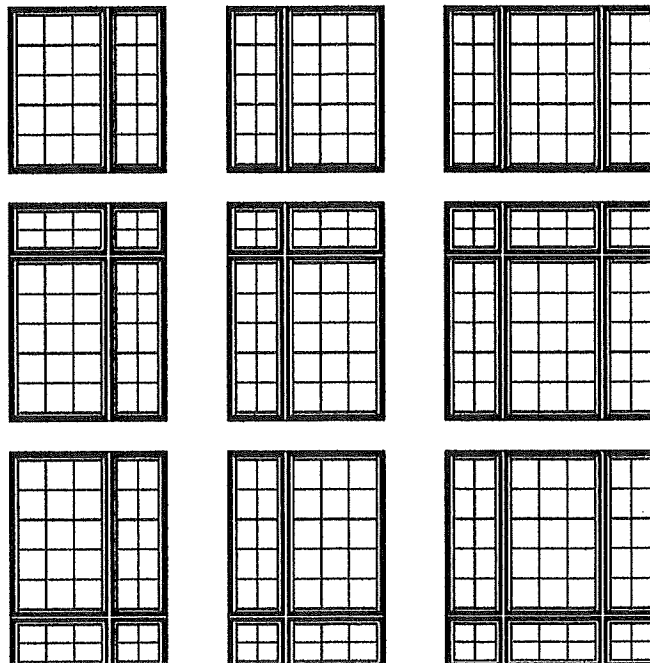
GENERAL INFORMATION



W-2500 Clad Casement windows are available with left or right hand operation, or stationary (non-venting). Operating mechanism includes corrosion resistant steel hinges and dual arm roto-type operator with hardened steel gears and operating arms. Sash locks are concealed unison type with an exposed locking lever and escutcheon plate. There are several interior hardware finish options. Refer to the Specifications for finish options. An optional traditional sash can be specified in this window. Refer to the cross sections for more details.

**Multiple Assemblies**

W-2500 Clad Casement windows may be mullied above, below, or beside other clad casement windows, or other clad window products. Factory assembled mulls are limited in height (100"), width (150").



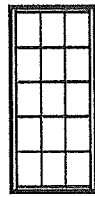


### LITE CUT INFORMATION

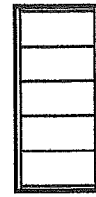
W-2500 Clad Casement windows are available with 7/8" removable grilles, 7/8" beaded SDL, 5/8" flat GBG, or 23/32" contour GBG. Standard lite cuts are rectangular.

#### Lite Cut Options

Special lite cut patterns can include a wide variety of straight line and radius patterns. The illustrations shown here represent just a few of the possibilities. Rectangular, horizontal, vertical and Prairie lite patterns are available in all standard size clad casement windows. Uneven, diamond, radius and Gothic lite cuts are available, subject to approval. Approvals are based on the ability to fulfill the design requirement while maintaining the construction integrity of the finished product.



Rectangular



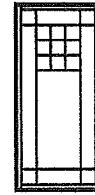
Horizontal



Prairie



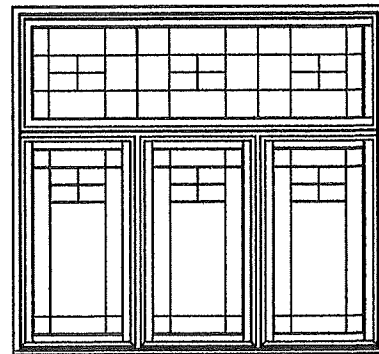
Diamond



Uneven

#### Bar Alignment

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, Grilles Between the Glass, grilles, and Simulated Divided Lites may be specified with muntin bars aligned.





**UNIT SIZING**

General Notes:

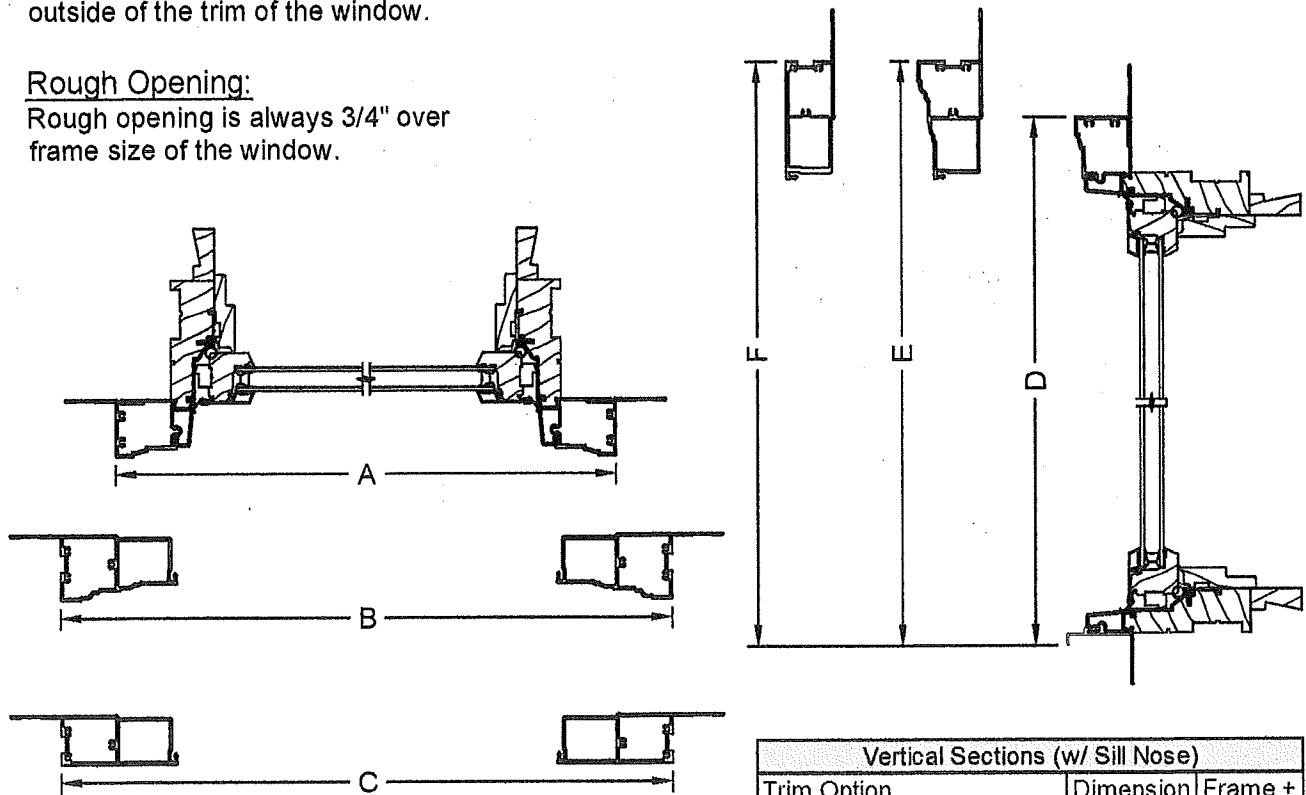
Unit size is always the maximum size of the window with or without trim and does not include nail fin.

Masonry Opening:

Masonry opening is always 1/2" over (height and width) the unit size or the outside of the trim of the window.

Rough Opening:

Rough opening is always 3/4" over frame size of the window.

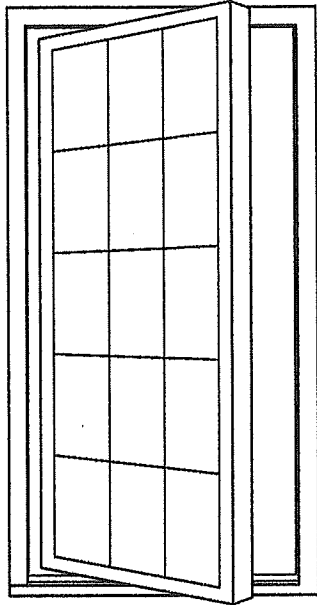


Horizontal Sections		
Trim Option	Dimension	Frame +
Brickmould	A	3"
Adams Casing	B	6"
3 1/2" Flat Casing	C	6"

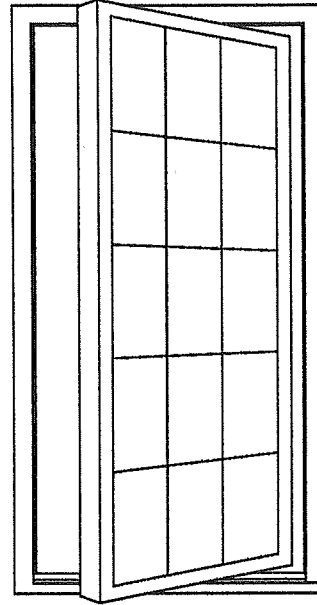
Vertical Sections (w/ Sill Nose)		
Trim Option	Dimension	Frame +
Brickmould	D	1 13/16"
Adams Casing	E	3 5/16"
3 1/2" Flat Casing	F	3 5/16"



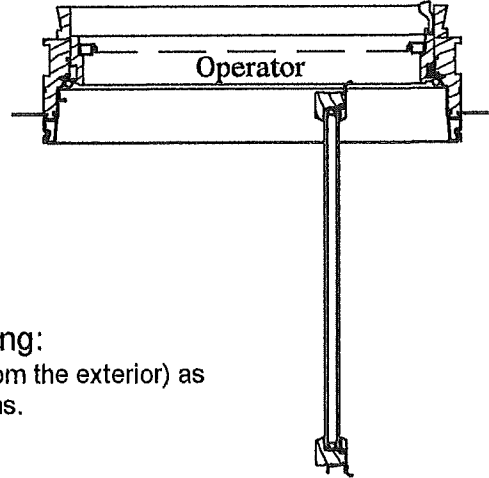
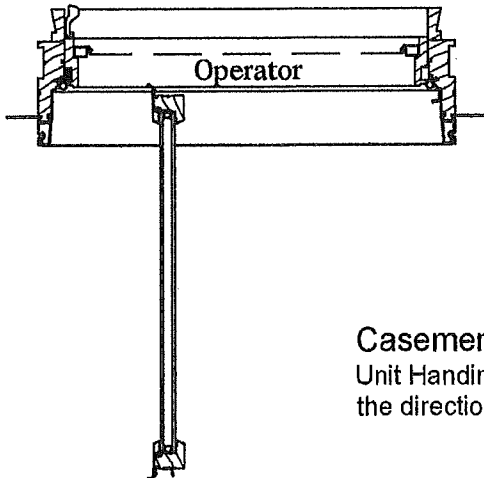
HANDING & OPERATION



Left  
Hand



Right  
Hand

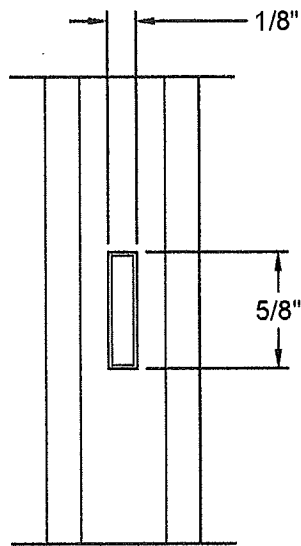


**Casement Unit Handing:**

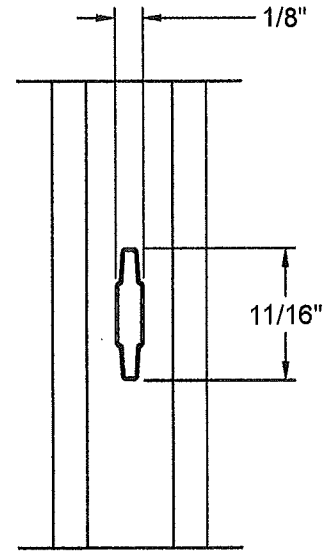
Unit Handing is defined (from the exterior) as the direction the sash opens.



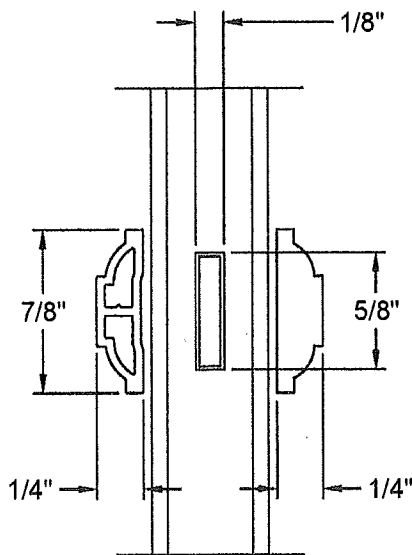
DIVIDED LITE OPTIONS



5/8" Grille



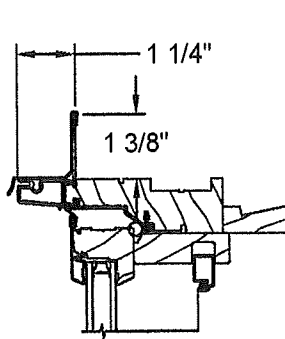
23/32" Grille



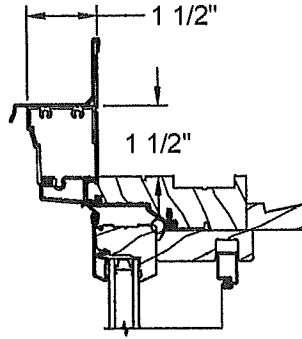
7/8" SDL



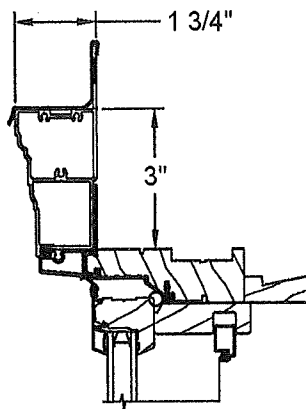
TRIM & SILL NOSE OPTIONS



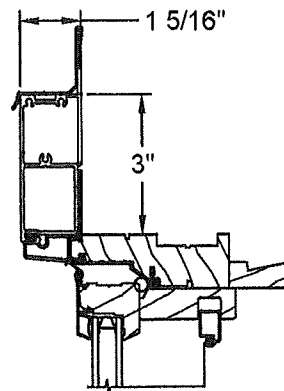
Standard



Brickmould

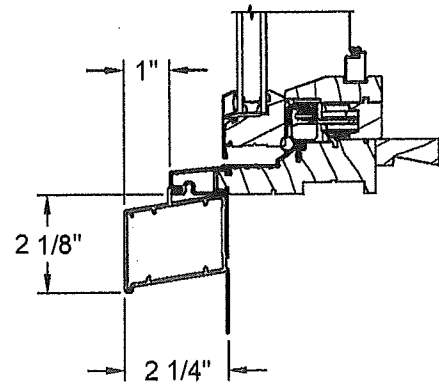
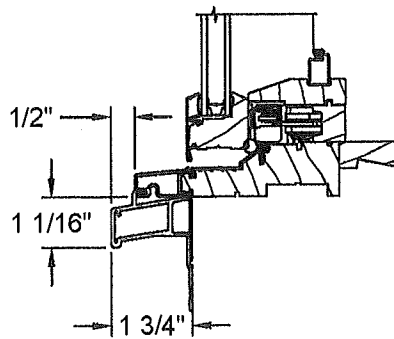
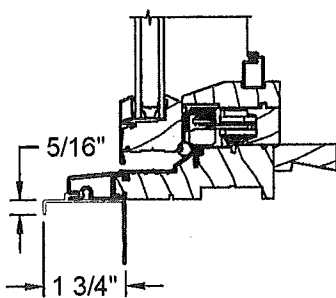


Adams  
Casing



3 1/2\" Flat  
Casing

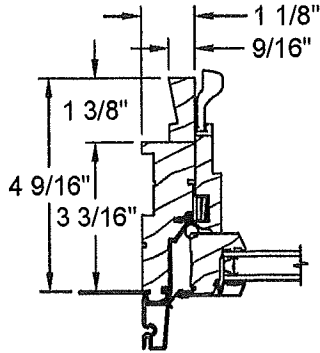
Sill Nose Options



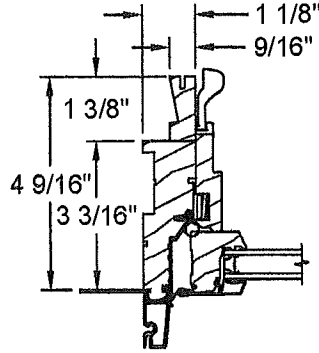


JAMB EXTENDER AND PREP FOR STOOL OPTIONS

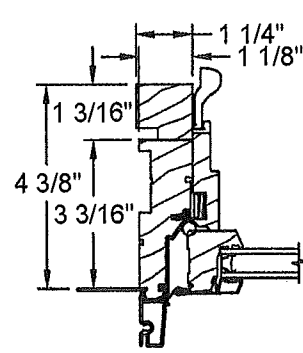
4 9/16" Wall



Standard 4/4  
Jamb Extender

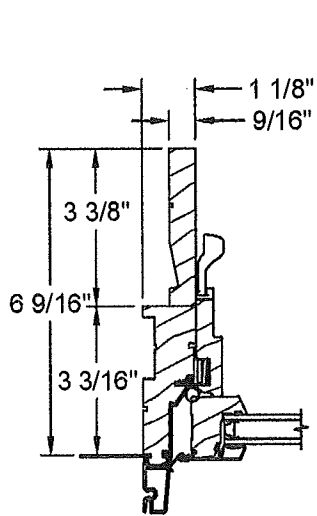


Standard 4/4  
Jamb Extender  
with 9/16" Kerf  
Option

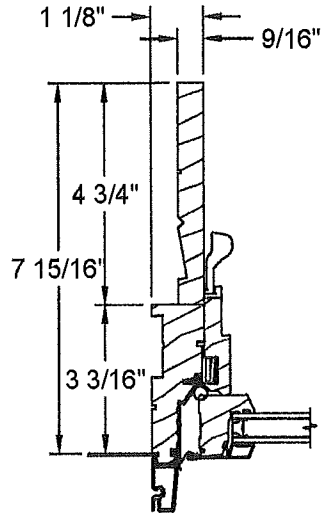


Standard  
5/4 Jamb  
Extender

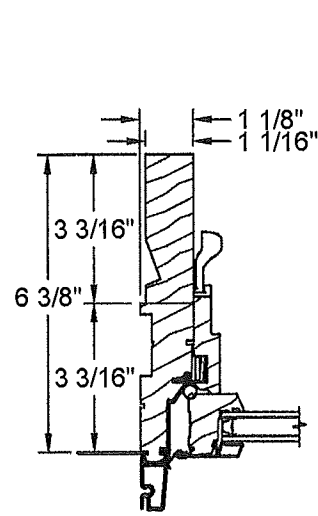
6 9/16" Wall



Standard 4/4  
Jamb Extender



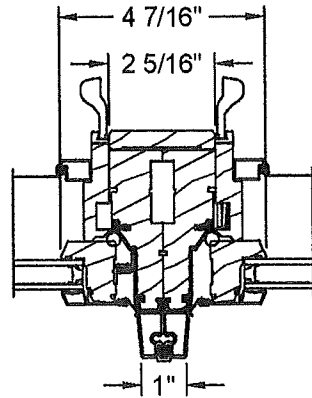
7 15/16" Wall Max 1-PC  
Jamb Extender



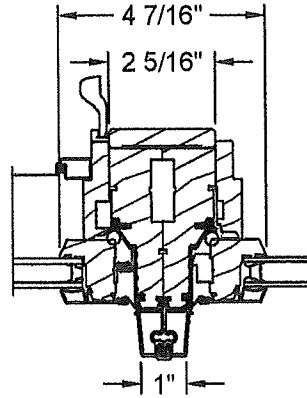
Standard 5/4  
Jamb Extender



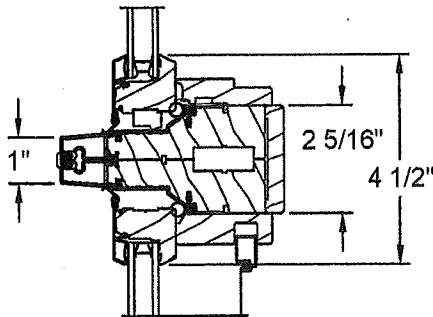
MULLION OPTIONS



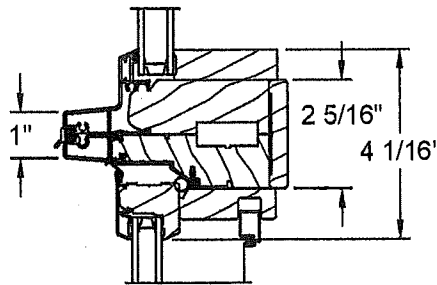
Twin Operating Casement



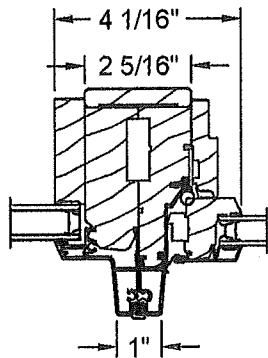
Operating Casement with  
Stationary Casement



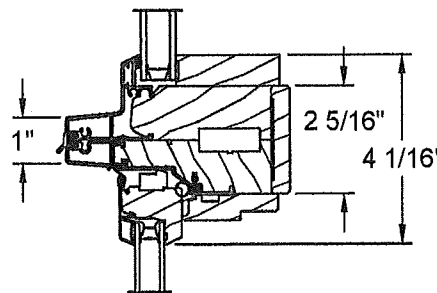
Operating Casement with  
Stationary Casement



Radius over Casement



Direct Set Picture next to Casement  
and/or  
Direct Set Geo next to Casement



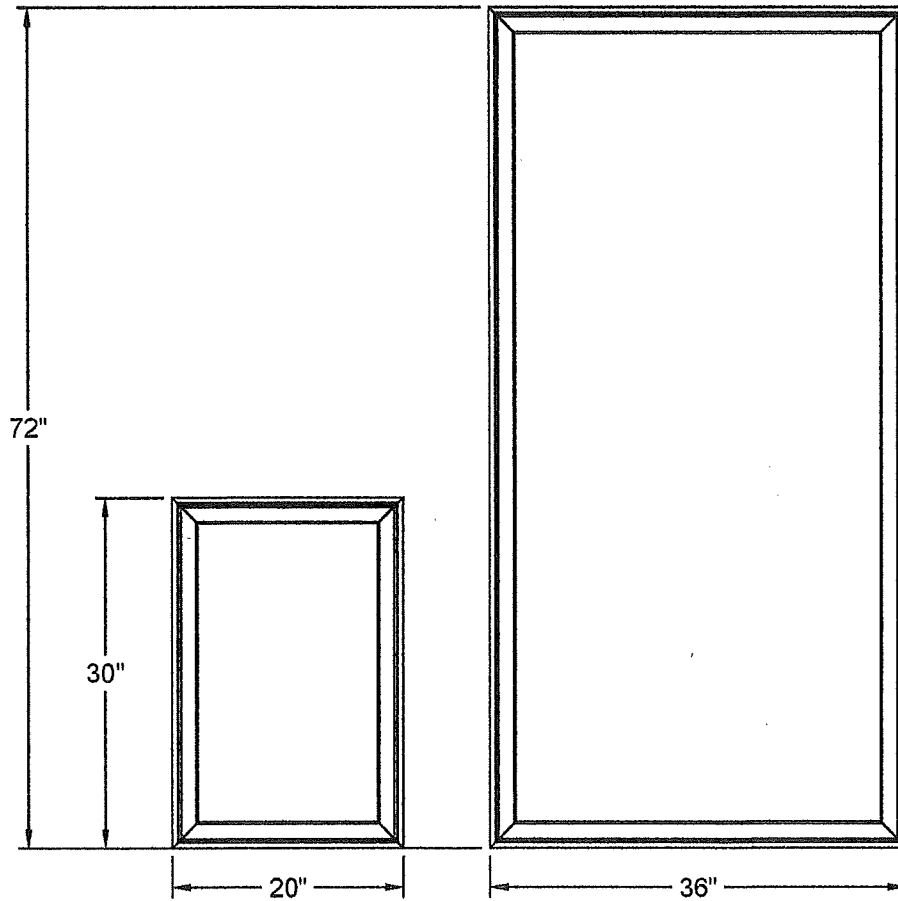
Direct Set Picture over Casement  
and/or  
Direct Set Geo over Casement





MIN-MAX SIZING

---

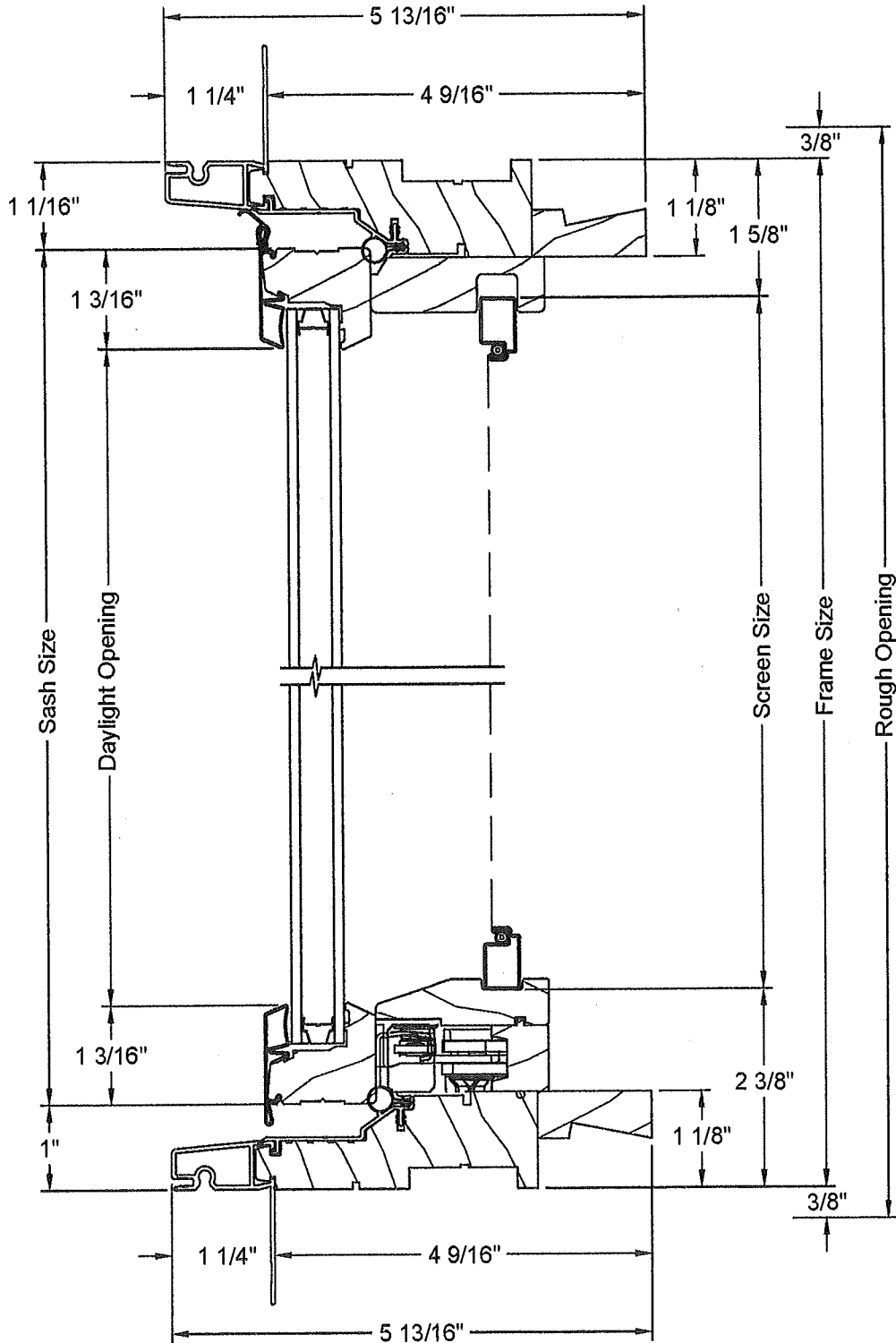


Standard widths for the W-2500 Clad Casement Window:  
20", 24", 28", 30", 36".

Standard heights for the W-2500 Clad Casement Window:  
30", 36", 40", 44", 48", 54", 56", 60", 64", 66", 72".

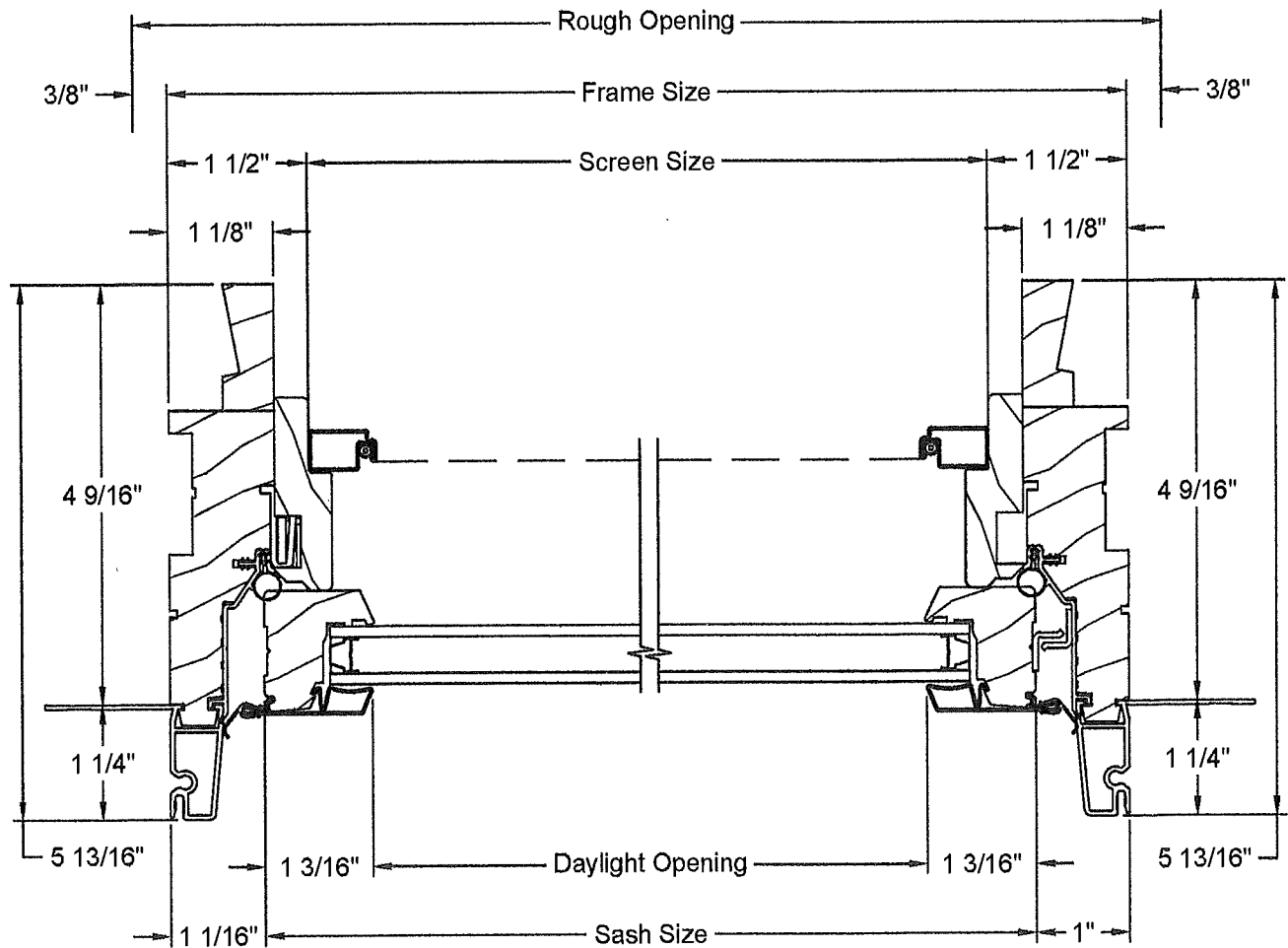


OPERATOR - VERTICAL SECTION



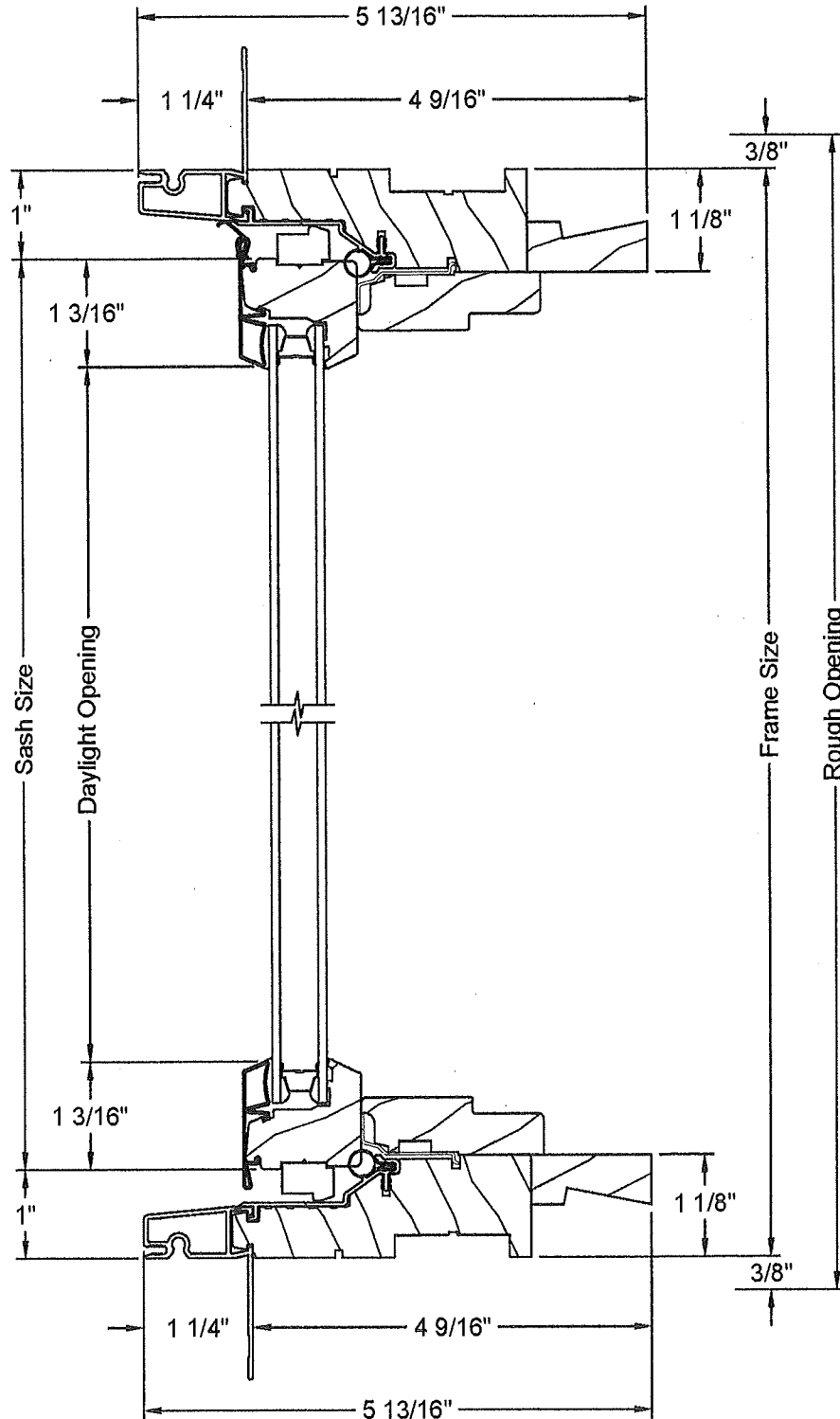


OPERATOR - HORIZONTAL SECTION



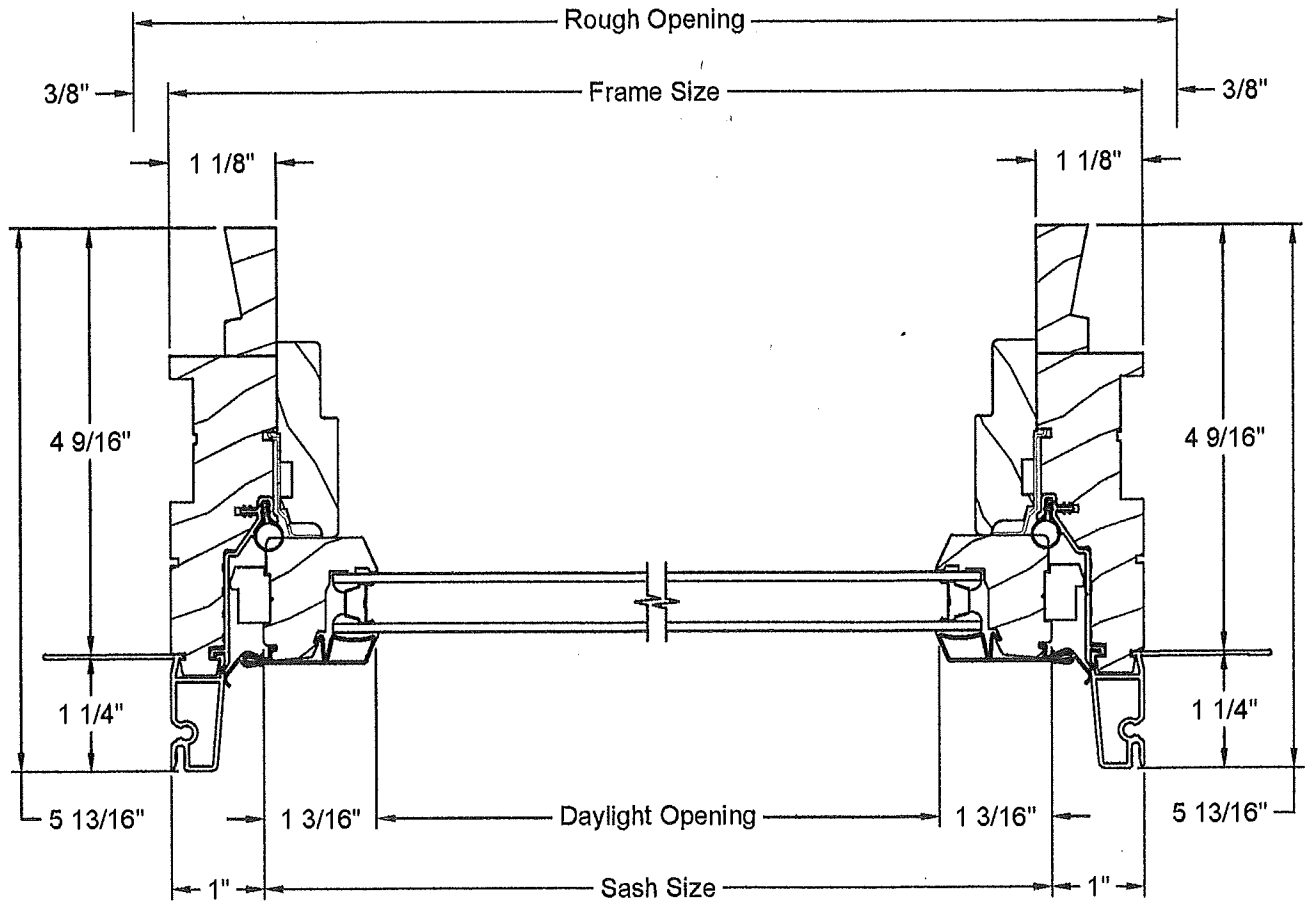


PICTURE - VERTICAL SECTION

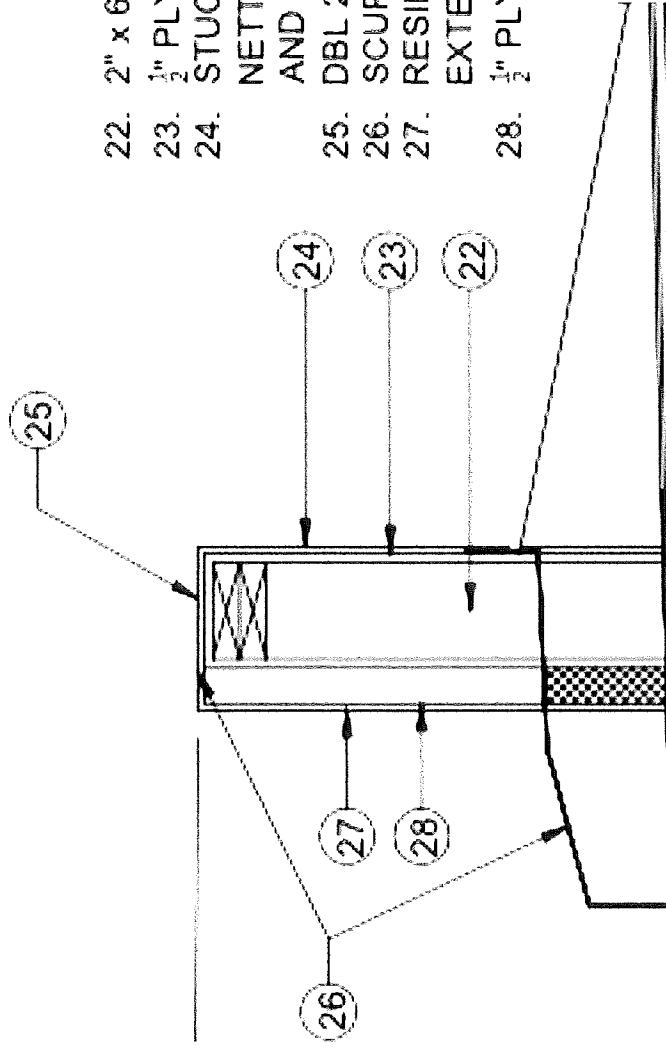




PICTURE - HORIZONTAL SECTION



# Parapet Details



22. 2" x 6" WOOD STUDS @ 16" O.C.
23. 1/2" PLYWOOD SHEATHING
24. STUCCO OVER EXTERIOR PLASTER W/ STUCCO NETTING OVER MOISTURE BARRIER (INSIDE FACE AND TOP OF PARAPET WALL)
25. DBL 2" x 6" PLATE
26. SCUPPER AND PARAPET CAP; MATCH EXISTING
27. RESIDENTIAL GRADE EIFS (FINISH FLUSH WITH MAIN EXTERIOR WALL SURFACE)
28. 1/2" PLYWOOD SHEATHING

# Pergola

- The pergola at the rear of the structure will be 14' wide x 12' deep x 8' high and will be very similar to what we built for the Vintage Wine Bar and at 10090 Black Hills Road. It will consist of post and beam construction with corbels, vigas (3' centers) and latillas on top.
- 10" posts will be set in 2' deep holes and filled with gravel. Posts, beams, corbels and vigas will be secured with 1/2" x 10" galvanized lag bolts. Pergola will be thru bolted to existing adobe walls.

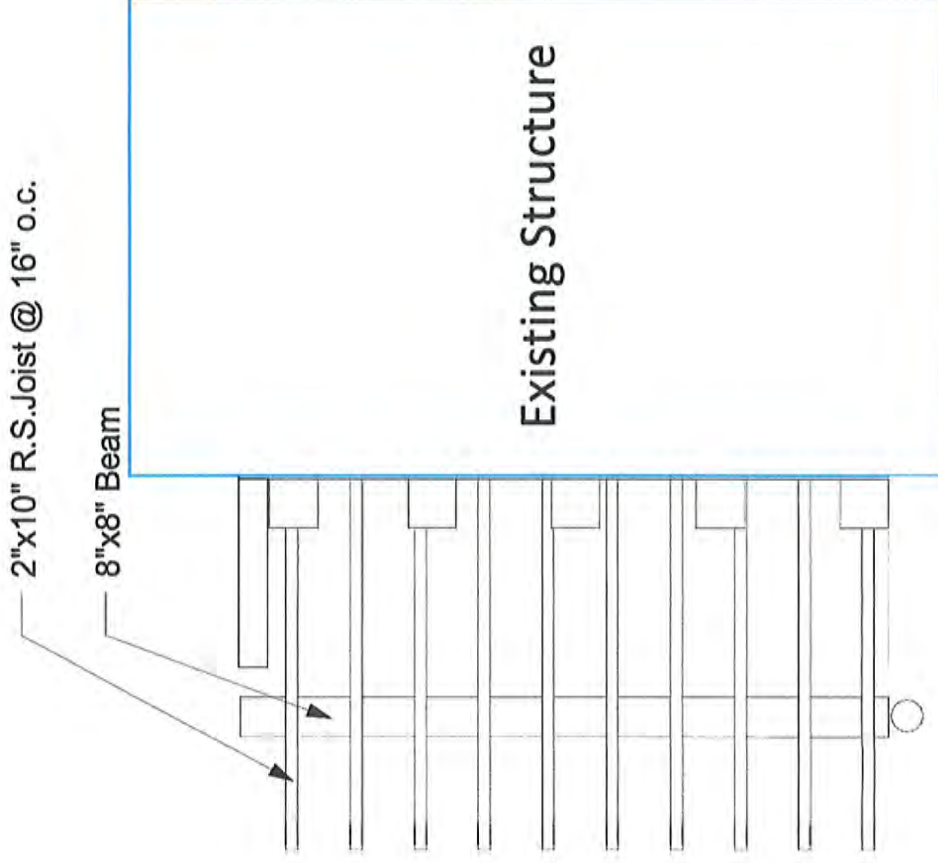


Vintage Wine Bar



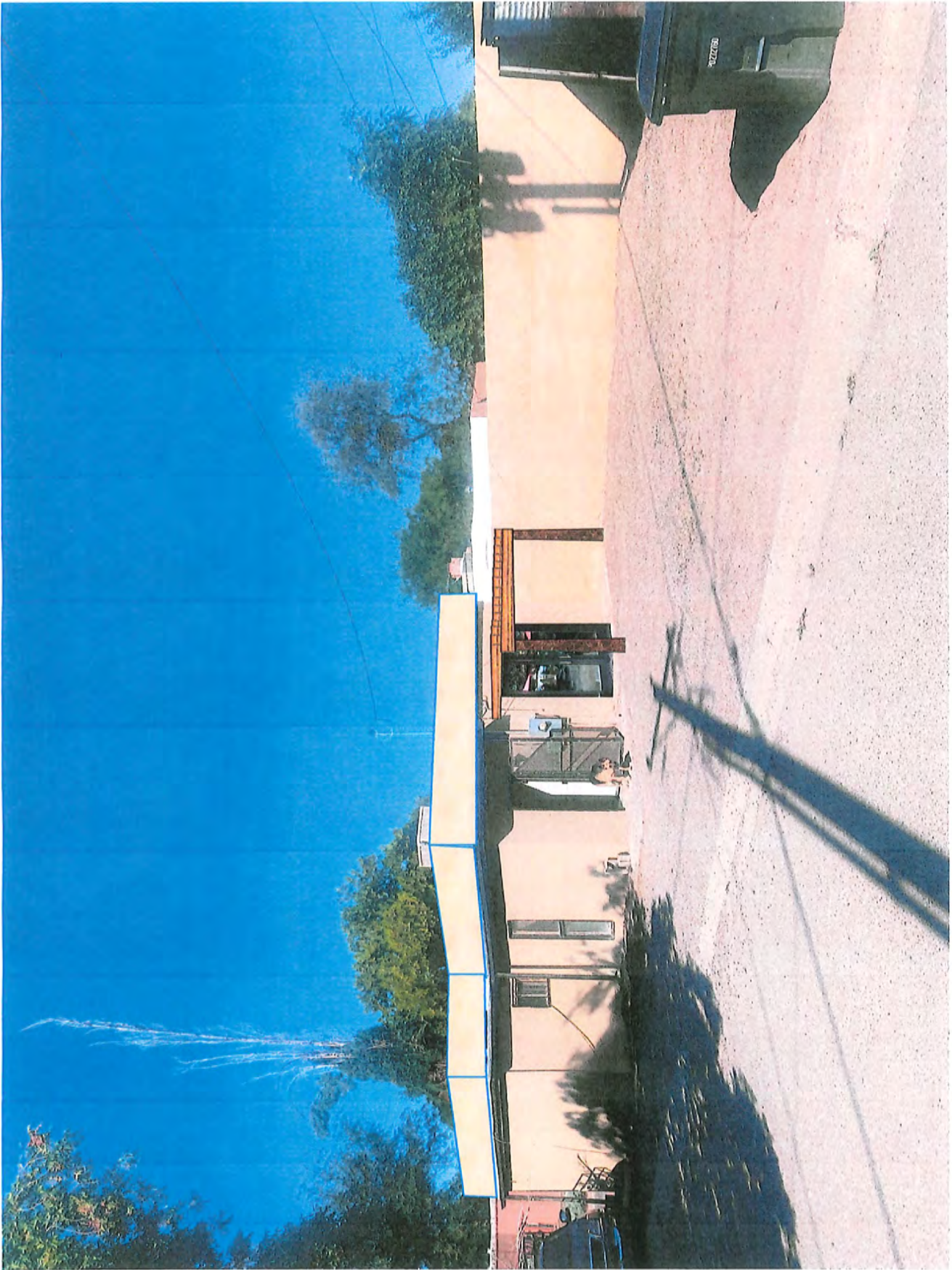
10090 Black Hills Road

# Pergola Details

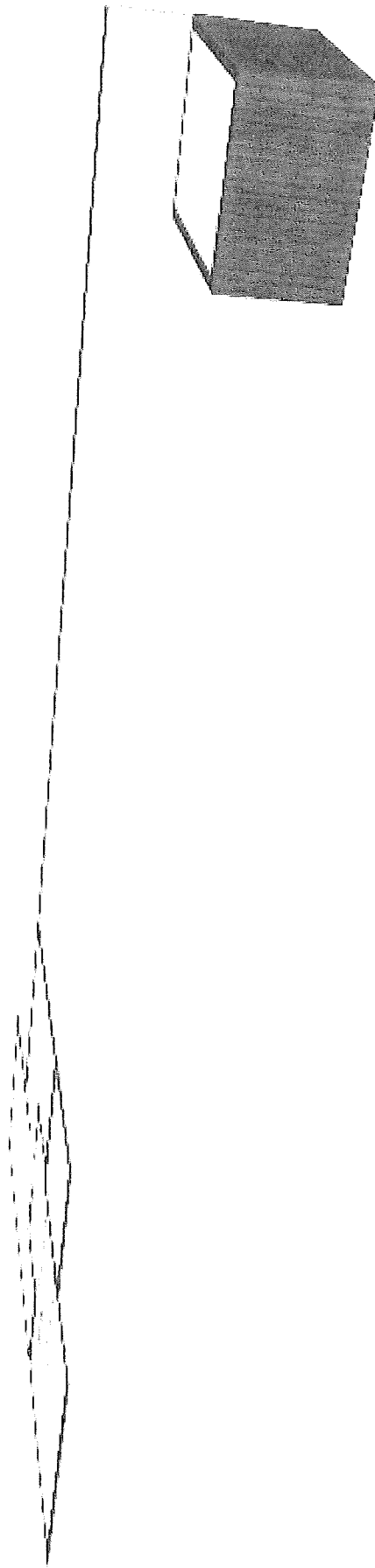


- Pergola at the rear of the house will be 14' wide x 12' deep x 8' high
- 10" posts and 8"x8" cedar beam construction with corbels and 2"x10" joists on 16" centers
- 10" diameter posts will be set in 2' deep holes and filled with gravel.
- Posts, beams, and corbels will be secured with ½" x 10" galvanized lag bolts.
- Pergola header will be thru bolted to existing adobe wall of structure using ½' x 16" galvanized bolts, nuts and washers on 32" centers.

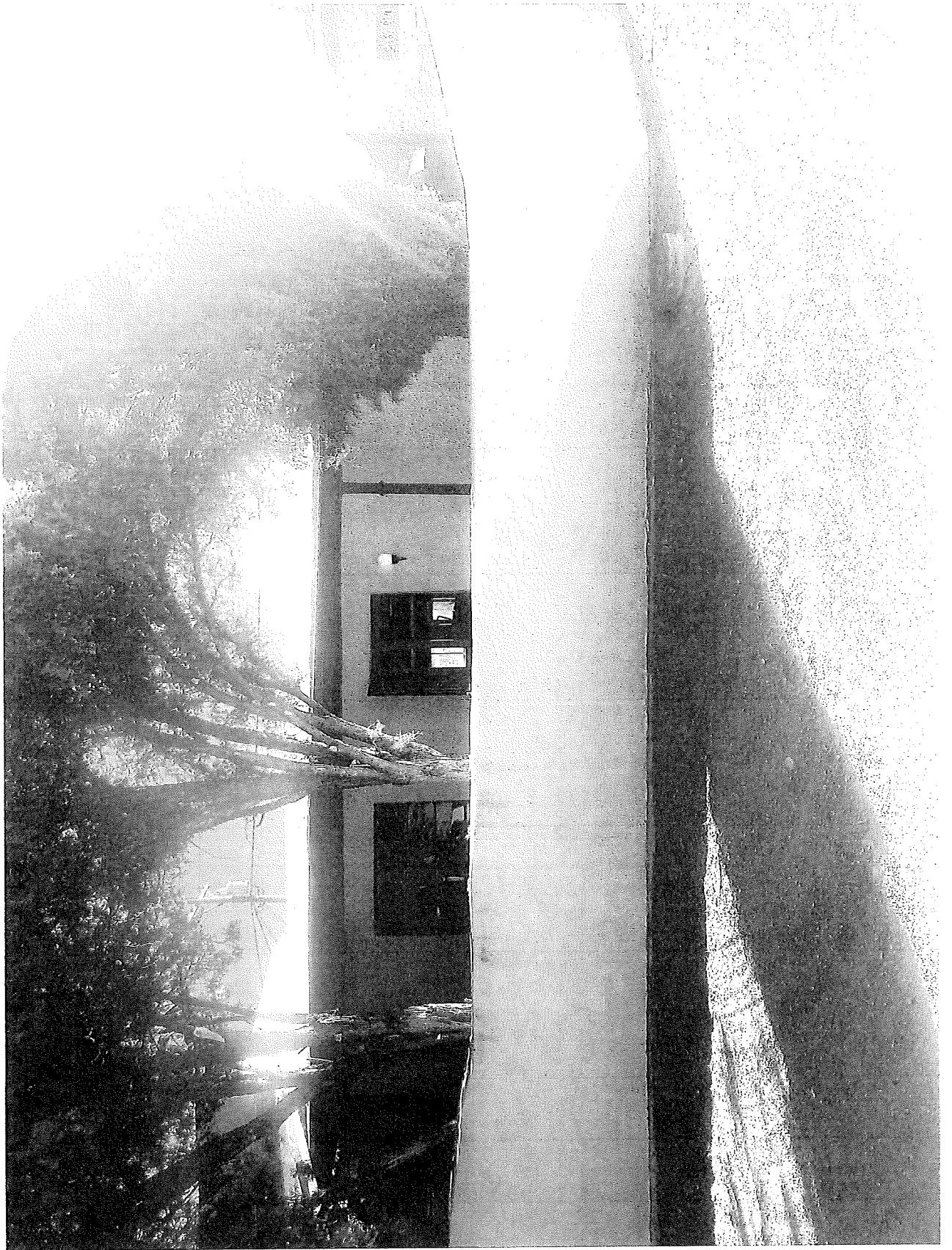


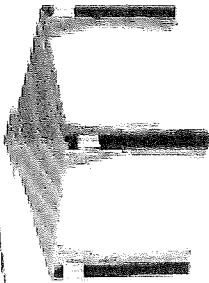
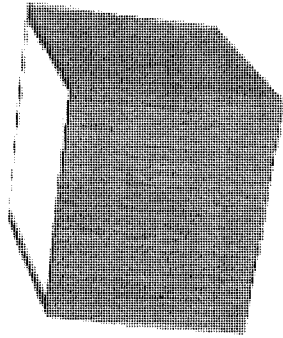












BOARD ACTION FORM

AGENDA DATE

PZHAC: November 21, 2022

BOT:

**ITEM: PZHAC Case #061473** – 2630 Calle Segunda submitted by Jane/Paul Germani to install storage shed. Zoned Historical Residential (HR)

**BACKGROUND AND ANALYSIS:** The applicants propose to install an 8' x 6' wooden storage shed behind the house. It is determined that the proposed application is acceptable and meets all applicable Town codes, the application should continue based on finding stated below.

**MUNICIPAL TOWN CODE:**

This application falls under the ordinance MTC Chapter(s) 18.33, 18.35.060

**SUPPORTING INFORMATION:**

- Application
- Plot plan
- Customer quote
- Paint sample

**PZHAC ACTION:**

The 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.

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

Permit Fee \$ 100.00  
 Review Fee \$ 18.00  
 Total Fee \$ 118.00

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

CASE NO. 061473 ZONE: HR CODE: AC APPLICATION DATE: 10.25.22

JANE A. GERMANI 541-232-5363  
 Name of Property Owner Property Owner's Telephone Number

P.O. Box 197 Mesilla NM 88046  
 Property Owner's Mailing Address City State Zip Code

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

Tuff Shed Inc 1777 HARRISON ST #600, Denver CO 80210  
 Contractor's Name & Address (If none, indicate Self)

575-520-5090 84-1108665 NM 33620  
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2630 Calle Segunda, Mesilla NM

Description of Proposed Work: INSTALL AN 8'x6' wooden shed behind house

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. color chart

\$ 3789 Jane Germani October 24, 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

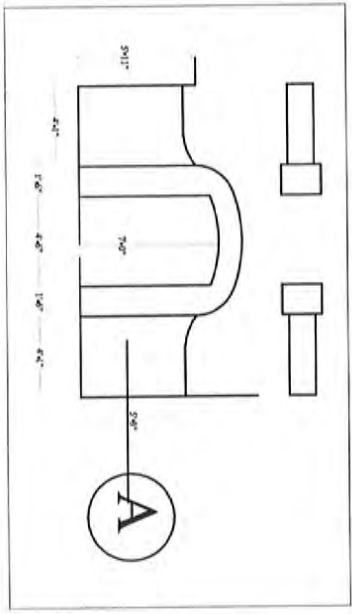
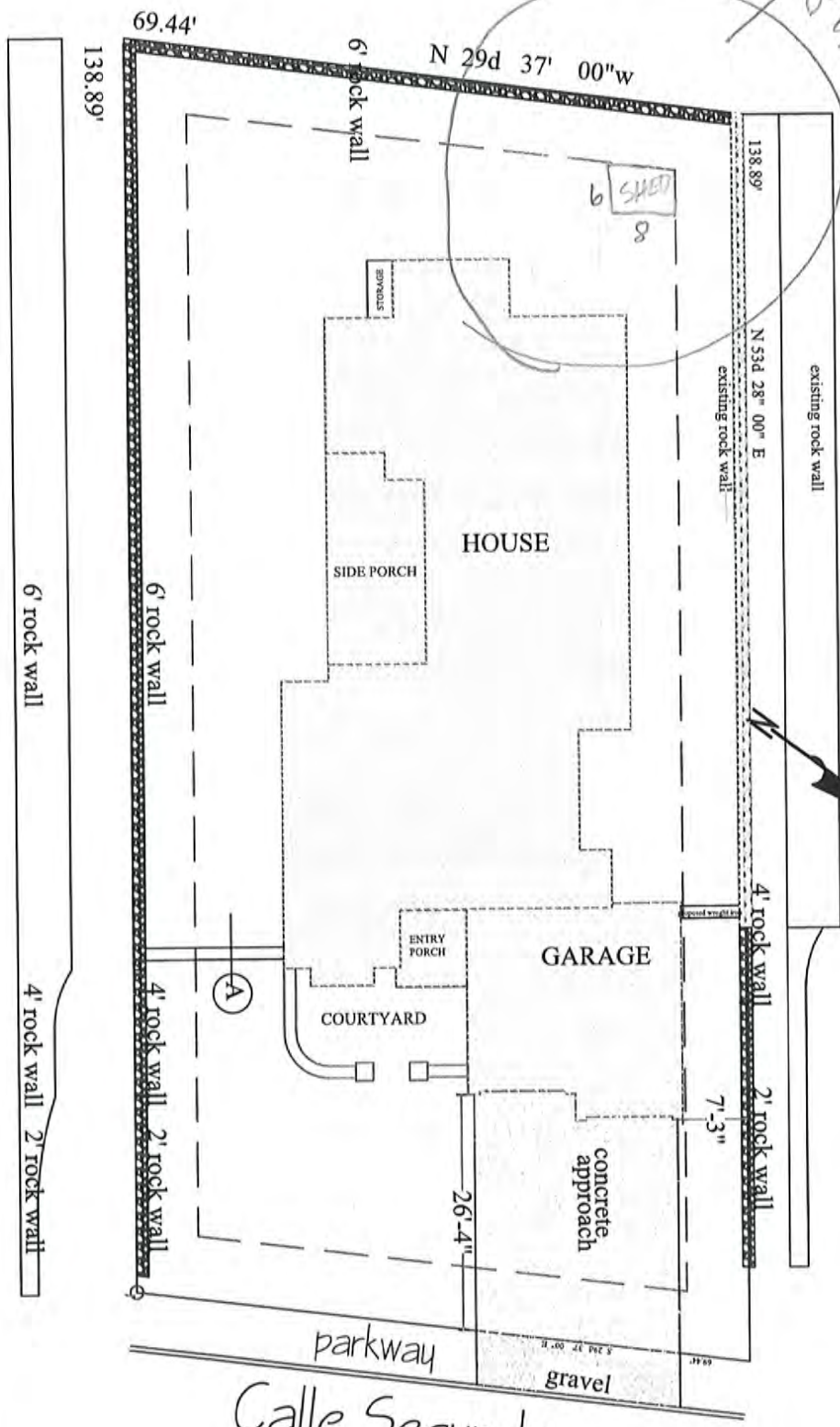
CID PERMIT/INSPECTION REQUIRED:  YES  NO  SEE CONDITIONS

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

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

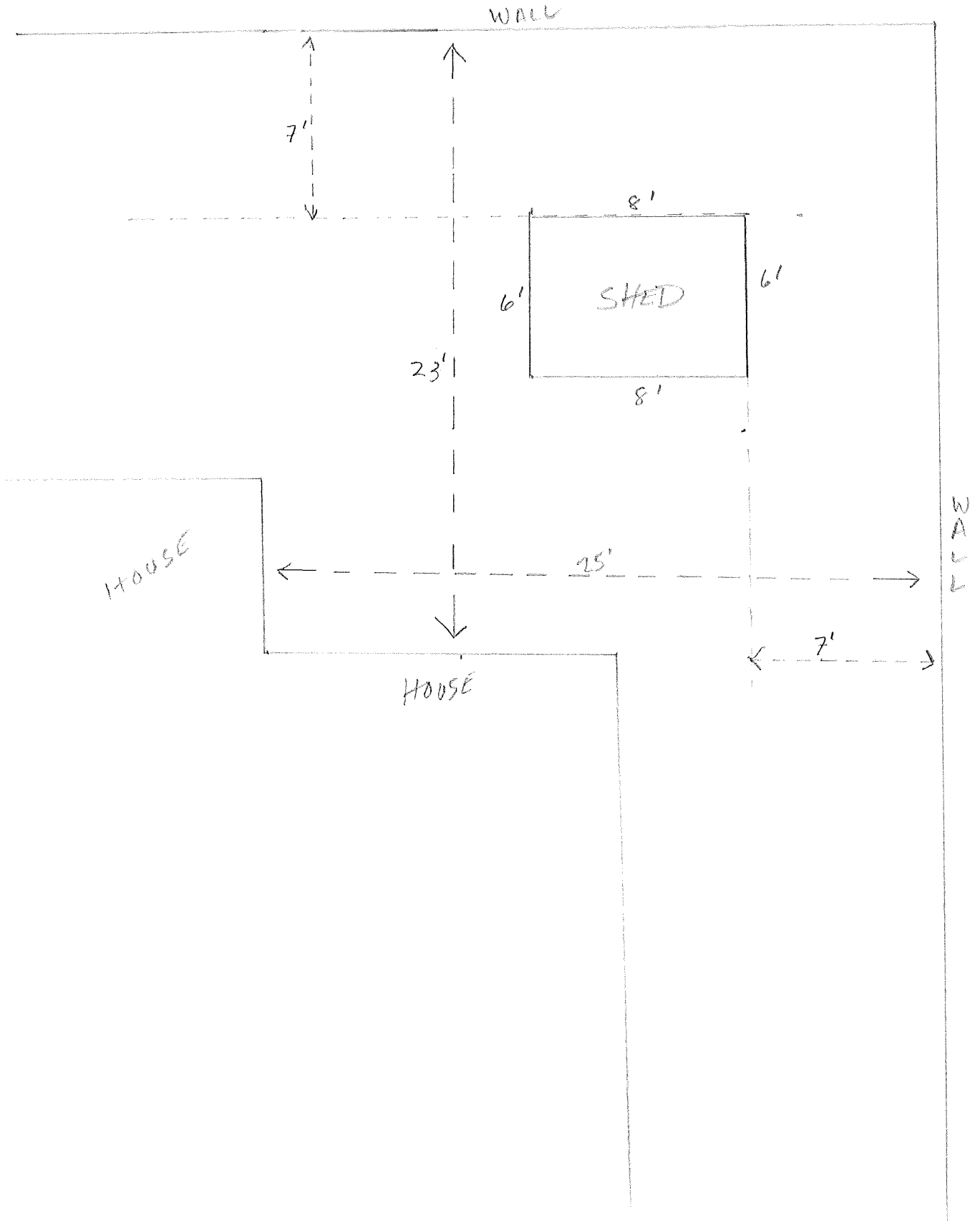


SEE  
Detail  
sheet



Calle Segunda

Drawn By: Patrick Vigil	2630 Calle Tercera Segunda	ViCa One Inc.
Drawn for: Paul and Jane Germani	Lot 2. Blk C, SW Addition to Mesilla 201	PO Box 669
575-644-3748	Mesilla, NM 88046	Mesilla Park, NM





# TUFF SHED

## Quote

Location: Las Cruces | #410 | 575-647-8064

Scheduled Date:

Factory Location: El Paso | #410 | 915-598-8833

Created Date: 08/26/2022

Prepared by: Ronald Maese | (575) 449-3136 |  
rmaese@tuffshed.com

Customer: Paul Germani  
p. 5412325363 | c.  
paulinsma@duck.com

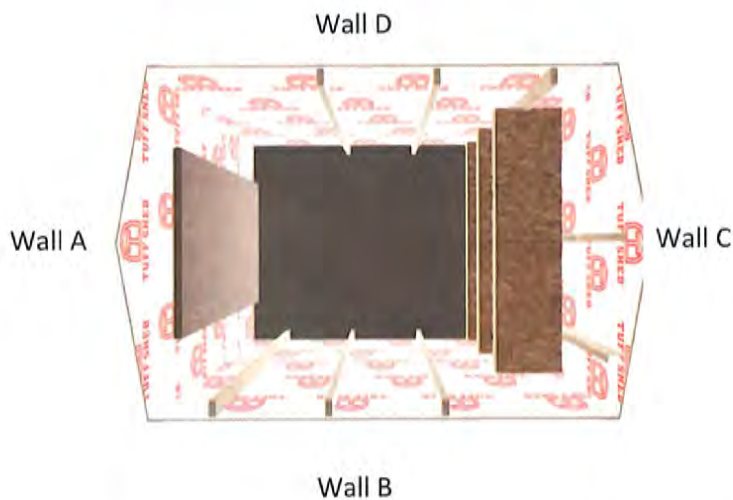
Special Instructions:

JDE SO  
SF Quote Q-1826006

Ship to Address: 2630 Calle Segunda  
PO Box 197  
Mesilla, NM 88046

Line Item Description	Sales Price	Quantity	Promo	Add'l Disc	Total Price
Premier Ranch 6 x 8	\$2,647.00	1.00	(\$0.00)	\$0.00	\$2,647.00
Paint 10% of building base price	\$265.00	1.00	(\$0.00)	\$0.00	\$265.00
3'x3' Insulated Horizontal Sliding Window	\$259.00	1.00	(\$64.75)	\$0.00	\$194.25
Lifetime Shingle Upgrade	\$1.65	57.00	(\$0.41)	\$0.00	\$70.68
Shelving - 16" deep	\$5.00	18.00	(\$1.25)	\$0.00	\$67.50
House Wrap	\$0.40	194.00	(\$0.10)	\$0.00	\$58.20
Accent Paint Color	\$50.00	1.00	(\$0.00)	\$0.00	\$50.00
16"x8" Wall Vent - White	\$23.00	2.00	(\$5.75)	\$0.00	\$34.50
Fuel Surcharge	\$20.00	1.00	(\$0.00)	\$0.00	\$20.00
4' x 6'2" Single Shed Door	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Paint - Ponytail	\$0.00	194.00	(\$0.00)	\$0.00	\$0.00
Paint - Ground Coffee	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Paint - Hat Box Brown	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Leveling 0"-4"	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
Golden Amber Lifetime	\$0.00	57.00	(\$0.00)	\$0.00	\$0.00
Delivery Fee	\$99.00	1.00	()	\$0.00	\$99.00

Gross Total	\$3,647.65
Discount	(\$141.52)
<b>Net Total</b>	<b>\$3,506.13</b>
Estimated Tax	\$282.68
<b>Grand Total</b>	<b>\$3,788.81</b>



**Base Details**

**Building Size & Style**  
 Premier Ranch - 6' wide by 8' long

**Door**  
 4' x 6'2" Single Shed Door, Left Hinge Placement

**Paint Selection**  
 Base: Ponytail, Trim: Hat Box Brown, Accent (Doors): Ground Coffee

**Roof Selection**  
 Golden Amber Dimensional Premium Shingle

**Drip Edge**  
 White

**Is a permit required for this job?**  
 No, If local jurisdiction requires a permit, fees will be added before installation can take place

**Options Details**

**Windows**  
 3'x3' Insulated Horizontal Sliding Window

**Walls**  
 194 Sq Ft House Wrap

**Interior**  
 18 Lin Ft Shelving - 16" deep

**Vents**  
 2 Ea 16"x8" Wall Vent - White

**Shelving Locations**  
 Shelving on Side C at 20", 39", 60".

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**  
 Yes

**Is there a power outlet within 100 feet of installation location?**  
 Yes

**The building location must be level to properly install the building. How level is the install location?**  
 Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**  
 Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**  
 Yes

**Substrate Shed will be installed on?**  
 Dirt/Gravel

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# New Mexico E-Services for Contractor Licensing



[Home Page](#)

License Number	Company Name	Principal Place of Business Address	City, Zip	Expiry Date	Status
• 33620	<u>TUFF SHED, INC.</u>	1777 S. HARRISON ST, #600	DENVER, 80210	12/31/2023	Active

[Back to search page](#)

**PAINT  
COLORS**

**PRODUCTS**

**PROFESSIONALS**

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**PPG  
SERVICES**

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# Pony Tail

PPG1086-4



Pony Tail is a midtone, shaded, clay beige with a khaki undertone. It is a perfect paint color for a soft traditional kitchen. Pair it with white trim to accentuate this color.

**R: 210 G: 188 B: 155 LRV: 50**

ORDER FREE SWATCH

BUY 9"X14.75" PEEL & STICK SWATCH

**BUY ONLINE**

**FIND IN STORE**



**Hire a quality local  
painter  
for your paint project  
needs.**



## SHADES



## ACCENT



## TRIM & CEILING



## BOARD ACTION FORM

### AGENDA DATE

**PZHAC:** November 21, 2022

**BOT:**

**ITEM: PZHAC Case #061478** – 2600 Avenida de Mesilla submitted by Palacio Bar to install a sidewalk on north side of the building. **Zoned: Historical Commercial (HC)**

**BACKGROUND AND ANALYSIS:** The applicants propose to install sidewalk on northside of building for the purpose of water drainage to keep water off the adobe wall. This application and all supporting documents were reviewed and approved by Architectural Styles Committee. It is determined that the proposed application is acceptable and meets all applicable Town codes. The application should continue based on finding stated below.

### MUNICIPAL TOWN CODE:

This application falls under the ordinance MTC Chapter(s) 12 & 18.

### SUPPORTING INFORMATION:

- Application
- Picture
- Rendering Plans

### PZHAC ACTION:

The 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.

### BOT OPTIONS:

**TOWN OF MESILLA  
APPLICATION FOR BUILDING PERMIT**

Permit Fee \$ 45.00  
 Review Fee \$ 9.00  
 Total Fee \$ 54.00

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

CASE NO. 061478 ZONE: HC CODE: MIC APPLICATION DATE: \_\_\_\_\_

PALACIO BAR, LLC. \_\_\_\_\_ 575 649-7605 \_\_\_\_\_  
 Name of Property Owner Property Owner's Telephone Number

2600 AVENIDA DE MESILLA, LAS CRUCES, NM 88005 \_\_\_\_\_  
 Property Owner's Mailing Address City State Zip Code

GILCANYZ @ Q. COM \_\_\_\_\_  
 Property Owner's E-mail Address

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

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

Address of Proposed Work: 2600 AVENIDA DE MESILLA

Description of Proposed Work: 3' x 70' SIDEWALK

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.

\$ 400.00 \_\_\_\_\_ GILBERT CUNYAZ \_\_\_\_\_ 10/13/2022 \_\_\_\_\_  
 Estimated Cost Signature of Applicant CO OWNER 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: \_\_\_\_\_

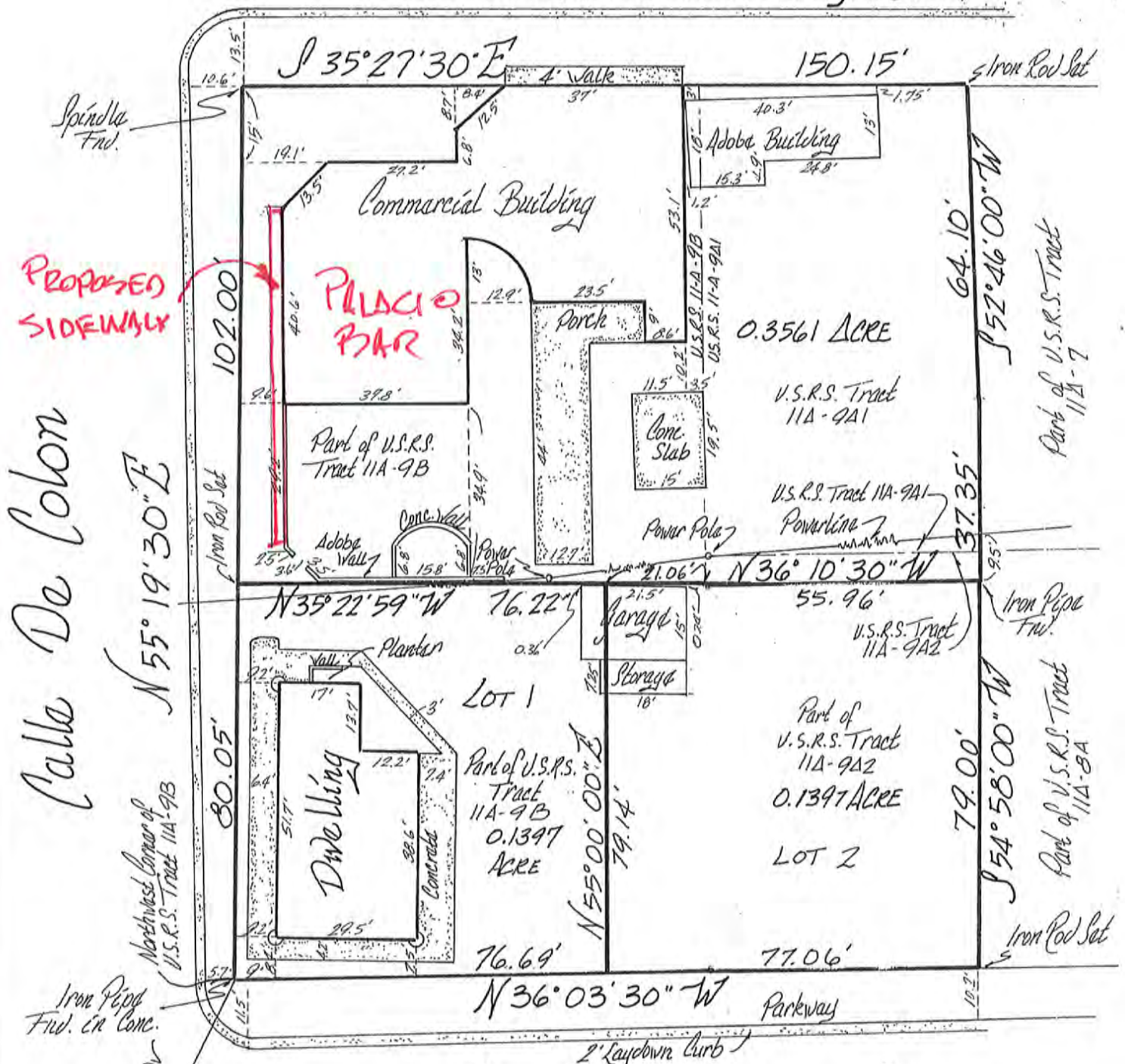


SCALE: 1"=30'



*Journal*

# Calle De El Paso (New Mexico State Hwy. 28)



PROPOSED  
SIDEWALK

Calle De Colon

N 55° 19' 30" E

80.05'

S 35° 27' 30" E

150.15'

64.10'

37.35'

79.00'

N 36° 10' 30" W

N 35° 22' 59" W

N 55° 00' 00" E

N 36° 03' 30" W

# Calle De San Albino

Tie to the Southwest Corner of  
Sec. 25, T. 23S., R. 1E., N.M.P.M., U.S.R.S. Surveys

PROPOSED 3'  
SIDEWALK



## BOARD ACTION FORM

### AGENDA DATE

PZHAC: November 21, 2022

BOT:

**ITEM: PZHAC Case #061483** – 2060 Calle de Parian submitted by Jerry Noe for Bader Jouda of Cannabis Tropic LLC for a projecting sign permit. **Zoned: Historical Commercial (HC)**

**BACKGROUND AND ANALYSIS:** The applicants propose to install business sign outside over doorways 28’’x18’’in size double sided black with green text with gold outline. This application and all supporting documents were reviewed and approved by Architectural Styles Committee. It is determined that the proposed application is acceptable ad meets all applicable Town codes. The application should continue based on finding stated below.

### MUNICIPAL TOWN CODE:

This application falls under the ordinance MTC Chapter(s) 18.65.150

### SUPPORTING INFORMATION:

- Application
- Plans
- Color Rendering

### PZHAC ACTION:

The 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.

### BOT OPTIONS:



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

---

## SIGN PERMIT

Application Date: 11/1/2022

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

575-639-0334  
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.)

ATTACHMENT - (2) PAGES  
SIGN LOCATION PHOTOS & MEASUREMENTS

---

**For Office Use Only**

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

Permit Fee: 7.00  
Date of Payment: \_\_\_\_\_  
CASE NUMBER: 061483

# **Tropical Dispensary Sign Permit Application**

**(2) Small Wood Hanging Signs -- 28 IN Width x 18 IN Height ☺**

**Sign Location – Above Each Entrance Door**

**Same Historic Hanging Sign Mount Attached to Exterior Wall**

**Each Sign Double Side**

**Word Text – Green W / White or Gold Text Outline**

**Wood Sign Finish – Dark Satin Wood Stain**

**Measurements:**

**8 FT Side Walk to Bottom of Sign**

**Side Walk Width 48 IN / Sign Width 28 IN**

**(2) Pictures Attached**

(No subject)

Zianet <jnoe@zianet.com>

Mon 10/10/2022 4:07 PM

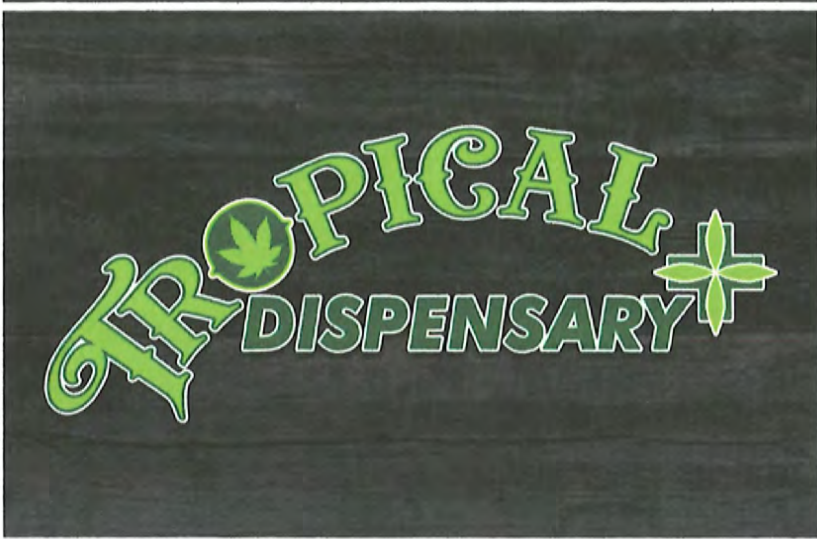
To: jerry eeisigns.com <jerry@eeisigns.com>



Sent from my iPhone

28"

18"



MOCKUP:



## BOARD ACTION FORM

### AGENDA DATE

PZHAC: November 21, 2022

BOT:

**ITEM: PZHAC Case #061484** – 2869 Calle de Sur submitted by Micaela Cadena to install a solar system. **Zoned: Rural Farm (RF)**

**BACKGROUND AND ANALYSIS:** The applicants propose to install a 9 modules roof mounted photovoltaic system. This application and all supporting documents were reviewed and approved by Architectural Styles Committee. It is determined that the proposed application is acceptable and meets all applicable Town codes. The application should continue based on finding stated below.

### MUNICIPAL TOWN CODE:

This application falls under the ordinance MTC Chapter(s) 18.20.

### SUPPORTING INFORMATION:

- Application
- Site Plans
- Solar Smart Living Contract
- Unirac Specs and Reports

### PZHAC ACTION:

The 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.

### BOT OPTIONS:



**TOWN OF MESILLA  
APPLICATION FOR BUILDING PERMIT**

Permit Fee \$ 340.00  
 Review Fee \$ 52.00  
 Total Fee \$ 392.00

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

**RECEIVED**  
10-15-22

**CASE NO.** 061484 **ZONE:** RF **CODE:** AC **APPLICATION DATE:** \_\_\_\_\_

Micaela Cadena		(575) 644-5830	
Name of Property Owner		Property Owner's Telephone Number	
PO Box 968	Las Cruces	NM	88005
Property Owner's Mailing Address	City	State	Zip Code
micaela.cadena@gmail.com			
Property Owner's E-mail Address			
Solar Smart Living, LLC - 108 Ray Ward Pl, Santa Teresa NM 88008			
Contractor's Name & Address (If none, indicate Self)		361818	
(915) 400-2995 Ext 702		Contractor's License Number	
Contractor's Telephone Number	Contractor's Tax ID Number	Contractor's License Number	
Address of Proposed Work: <u>2869 Calle del Sur, Las Cruces NM 88005</u>			
Description of Proposed Work: _____			
Installation of roofmounted Photovoltaic System, 9 modules to be installed on the roof of the house.			

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>27,024.00</u>		<u>9/5/2022</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	<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		

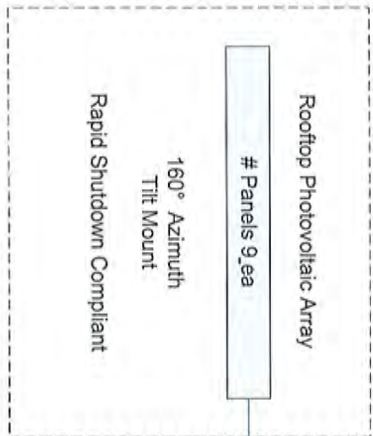
PZHAC APPROVAL REQUIRED: \_\_\_ YES \_\_\_ NO      BOT APPROVAL REQUIRED: \_\_\_ YES \_\_\_ NO  
 CID PERMIT/INSPECTION REQUIRED: \_\_\_ YES \_\_\_ NO      \_\_\_ SEE CONDITIONS

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

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

# ONE LINE DIAGRAM & SITE MAP

## SSL



**PV Array Information w/ Optimizers**  
 Number of Modules in Series String = 9  
 Maximum Current per String = 10 A  
 Max DC Voltage = 480 VDC  
 Max Vmp per String = 400 VDC

**10 AWG Conductors**  
**12 AWG Equipment Ground**

Up to 6 Current Carrying Conductors per Conduit  
 Voltage Drop < 1% if linear distance is less than 173 Ft  
 3/4" Conduit or Greater

**PV Module Ratings @ STC**  
 Module Manufacturer = Qcell  
 Module Model # = Qpeak Duo L-G7 2 400  
 Max Power Current (Imp) = 9.7 A  
 Max Power Voltage (Vmp) = 41.23 V  
 Open Circuit Voltage (Voc) = 48.96 V  
 Short Circuit Current (Isc) = 10.19 A  
 Max Series Fuse (OCPD) = 15 A  
 Maximum Power (Pmax) = 400 W  
 Max System Voltage = 1000V  
 Voc Temp Coefficient = -0.36 %/°C

**Central Inverter Rating:**  
 Inverter Manufacturer = SolarEdge Inverter  
 Model # = SE 3800H - US  
 Max DC Voltage Rating = 480V  
 Max Power = 3800W  
 Nominal AC Voltage = 120/240VAC  
 Number of Phases = 1  
 Max AC Current = 16 A

**PV Production Meter**  
 Meter Socket 250 V  
 100 Amp rated, Milbank  
 US934 w/ Isolated Neutral

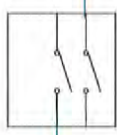


10 AWG  
L1, L2, N  
12 AWG EGC



10 AWG  
L1, L2, N  
12 AWG EGC

Photovoltaic  
 Unfused Disconnect  
 Rated 30 Amps  
 Within 10' of revenue  
 meter

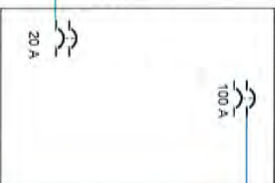


10 AWG  
L1, L2, N  
12 AWG EGC

Outdoor Main  
 100 A Main  
**20 Amp Backfed Breaker**

Attached placard  
 "Photovoltaic system connected"

To Utility



**Panel Ratings**  
 Bus Amp Rating = 125A  
 Service Voltage = 120/240 VAC  
 Main OCPD Rating = 100A  
 Inverter OCPD Rating = 20 Amp Backfed Breaker

Revenue Meter

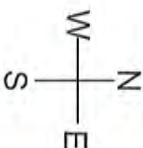


### Notes & distances

- Weather proof one line electric diagram of generating facility will be located at the point of service connection to the utility
- PV array on roof of residence.
- All AC equipment located by Utility Meter
- Inverter located by meter
- Photovoltaic AC Disconnect to main service panel within 5'
- Main service panel to revenue meter within 5'
- Photovoltaic AC Disconnect to revenue meter within 10'
- Photovoltaic AC Disconnect is lockable and visible within sight to revenue meter

### Estimated Annual DG System

Output 6300 kWh per year



**Customer Name:** Micaela Cadena  
 (575) 644-5830

**Total System Size:** 3.8 kW AC / 3.6 kW DC @ STC

**Install Address:**  
 9 Solar Panels  
 2869 Calle del Sur HSEG  
 Mesilla NM 88046  
 Jul 20, 2022

**Installer Name:** Solar Smart Living, LLC  
 108 Ray Ward Place  
 Santa Teresa, NM 88008  
 (915) 400-2995

**Contact:** Javier Perrea (915) 474-5824  
 jperrea@SolarSmartLiving.com



**SOLAR**  
 SMART LIVING

# SITE MAP SSL

AC Disconnect  
 REC Meter  
 Inverter  
 Meters & Load Center



### Loads Used for Design

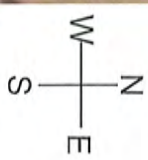
- Building Code	ASCE 7-10
- Basic Wind Speed	115.00 mph
- Ground Snow Load	0.00 psf
- Seismic (SS)	0.28
- Elevation	4186.00 ft
- Wind Exposure	C
- Clearance from roof edges	36"



**SOLAR**  
 SMART LIVING

Customer Name: Micaela Cadena  
 (575) 644-5830  
 Total System Size: 3.8 kW AC / 3.6 kW DC @ STC  
 9 Solar Panels  
 Install Address: 2869 Calle del Sur HSEEG  
 Mesilla NM 88046  
 Date: Jul 20, 2022

Installer Name: Solar Smart Living, LLC  
 Installer Address: 108 Ray Ward Place  
 Santa Teresa, NM 88008  
 Phone: (915) 400-2995  
 Contact: Javier Perea (915) 474-5824  
 Email: jperrea@SolarSmartLiving.com



Inverter 2 Location  
2869 Calle del Sur HSEG



Customer Name: Micaela Cadena

(575) 644-5830

Total System Size: 3.8 kW AC / 3.6 kW DC @ STC

9 Solar Panels

Install Address: 2869 Calle del Sur HSEG

Mesilla NM 88046

Date:

Jul 20, 2022

Installer Name: Solar Smart Living, LLC

Installer Address: 108 Ray Ward Place

Santa Teresa, NM 88008

Phone: (915) 400-2995

Contact: Javier Perea (915) 474-5824

Email: [jperea@SolarSmartLiving.com](mailto:jperea@SolarSmartLiving.com)



**SOLAR**  
SMART LIVING



# SOLAR SMART LIVING SOLAR HOME IMPROVEMENT CONTRACT

For Solar System Installations in the State of New Mexico and the State of Texas

## Section 1:

Date: July 15, 2022

This Home Improvement Contract for Solar System Installation (along with all schedules and exhibits attached hereto, this "Contract") is entered into as of the date listed above (the "Effective Date") by Consumer and Contractor, each a "Party" and together the "Parties". The following key terms are an integral part of the Contract:

### **Solar System Specifications:**

System Size in DC kW	<u>7.200</u>
Estimated 1st year Production in kWh	<u>12,184</u>
Module Quantity and size	<u>18 x 400 W</u>
Module Manufacturer	<u>Hanwha Q CELLS</u>
Inverter Manufacturer	<u>SolarEdge</u>
Monitoring Type	<input checked="" type="checkbox"/> Internet <input type="checkbox"/> Cellular

### **Price:**

Solar System Price	<u>27,024</u>
Other Home Improvement Price	<u>0</u>
Other	<u>0</u>
Other	<u>0</u>
Total Contract Price	<u>27,024.00</u>
Down Payment	<u>0.00</u>
Balance Due	<u>27,024</u>
Down Payment Due Date	<u>Loan</u>
Payment Type	<u>MOS PowerSwitch Loan</u>

### **Project Timeline**

Approximate Start Date	<u>2022-07-12</u>
Approximate Completion Date	<u>2022-09-04</u>

### **Job Site ("Property")**

Micaela Cadena  
2869 Calle Del Sur  
Las Cruces, NM 88005



**Section 19 Additional Rights.**

19.1 Three-day Right to Cancel. **You, the buyer, have the right to cancel this Contract within three (3) Business Days.** You may cancel by e-mailing, mailing, faxing, or delivering a written notice to the Contractor at the Contractor's place of business by midnight of the third Business Day after you received a signed and dated copy of the Contract that includes this notice. Include your name, your address, and the date you received the signed copy of the Contract and this notice. If you cancel, we must return to you anything you paid within ten (10) days of receiving the notice of cancellation. For your part, you must make available to the Contractor at your residence, in substantially as good condition as you received them, goods delivered to you under this Contract or sale. Or, you may, if you wish, comply with the Contractor's instructions on how to return the goods at the Contractor's expense and risk. If you do make the goods available to the Contractor and the Contractor does not pick them up within twenty (20) days of the date of your notice of cancellation, you may keep them without any further obligation. If you fail to make the goods available to the Contractor, or if you agree to return the goods to the Contractor and fail to do so, then you remain liable for performance of all obligations under the Contract.

IN WITNESS WHEREOF, the Parties hereto have executed this Home Improvement Contract as of the Effective Date.

CONSUMER DocuSigned by:  
Micaela Cadena  
BF2C08EE437F4C8...  
By: Micaela Cadena  
Name: Micaela Cadena  
Title: Homeowner  
Date: Jul 19, 2022 | 12:05 PM PDT

CONTRACTOR: DocuSigned by:  
Christian Nunez  
23AEFD8B49A3415...  
By: Christian Nunez  
Name: Christian Nunez  
Title: Energy Consultant  
Date: Jul 15, 2022 | 11:47 AM MDT

CONSUMER DocuSigned by:  
Ian Lightfoot Simon  
AFA05E8E036F4DE...  
By: Ian Lightfoot Simon  
Name: Ian Lightfoot Simon  
Title: Homeowner x  
Date: Jul 19, 2022 | 12:05 PM PDT



## U-BUILDER PROJECT REPORT

VERSION: 3.1.6

**PROJECT TITLE**

SOLARMOUNT Flush

**PROJECT ID**

27DFB6B5

**CREATED**

Oct. 26, 2022, 3:57 p.m.

**NAME**

Micaela Cadena

Designed by paulina@solarsmartliving.com

**ADDRESS**

2869 Calle del Sur HSEG

SOLARMOUNT Flush

**CITY, STATE**

Las Cruces, NM

Hanwha/Q-Cells

**MODULE**

Hanwha/Q-Cells Q-PEAK DUO L-G7.2 400

9 - Q-PEAK DUO L-G7.2 400

195.20 ft<sup>2</sup>

3.60 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 rerun the design or contact Unirac Engineering Services.



## ENGINEERING REPORT

---

### Plan review

---

* Distributed Dead Load	2.69 psf
* Average Roof Point Dead Load	29.22 lbs
TOTAL NUMBER OF MODULES	9
TOTAL KW	3.60 KW
TOTAL MODULE AREA	~195 ft <sup>2</sup>

### Loads Used for Design

---

BUILDING CODE	ASCE 7-10
BASIC WIND SPEED	115.00 mph
GROUND SNOW LOAD	0.00 psf
SEISMIC (SS)	0.287
ELEVATION	3891.00 ft
WIND EXPOSURE	B
TOPOGRAPHICAL FACTOR KZT	1.00
VELOCITY PRESSURE, QZ	14.04 psf

### Inspection

---

PRODUCT	
MODULE MANUFACTURER	Hanwha/Q-Cells
MODEL	9 - Q-PEAK DUO L-G7.2 400
MODULE WATTS	400 watts
MODULE LENGTH	79.33"
MODULE WIDTH	39.37"
MODULE THICKNESS	1.38"
MODULE WEIGHT	51.80 lbs
EXPANSION JOINTS	Every 40'
RAILS DIRECTION	CROSS-SLOPE
BUILDING HEIGHT	20.00 ft
SHORTEST BUILDING LENGTH	25.00 ft
ROOF TYPE	Shingle
ATTACHMENT TYPE	Flashloc Comp Kit
RAFTER SPACING	24.00"
* TOTAL WEIGHT	526.00 lbs
MID CLAMP	Pro Clamp
END CLAMP	Pro Clamp

\* Calculated based on suggested quantity given on part list.

## Roof Area 1: Array 1

### Portrait Modules - Rails Running Across Slope (for rails with attachments > 3)

SOLARMOUNT STANDARD RAIL SPANS [IN]	ZONE 1	ZONE 2	ZONE 3	MAXIMUM POINT LOADS [LBS]	ZONE 1	ZONE 2	ZONE 3
DESIGN SPAN	48	48	24	Up	-142.8	-271.0	-215.5
Max Cantilever	16	16	8	Down	177.2	177.2	88.6
Max Span	117	74	47	Downslope	13.2	13.2	6.6
				Lateral	9.3	9.3	4.6
ZONES	ZONE 1	ZONE 2	ZONE 3	Tributary Area [ft <sup>2</sup> ]	13.2	13.2	6.6
NO OF RAILS	2	2	2	ROOF PITCH:	5°		
DESIGN PRESSURES [PSF]	ZONE 1	ZONE 2	ZONE 3				
Up	-10.8	-20.5	-32.6				
Down	13.4	13.4	13.4				
Downslope	1.0	1.0	1.0				
Lateral	0.7	0.7	0.7				

### Portrait Modules - Rails Running Across Slope (for rails with attachments <= 3)

SOLARMOUNT STANDARD RAIL SPANS [IN]	ZONE 1	ZONE 2	ZONE 3	MAXIMUM POINT LOADS [LBS]	ZONE 1	ZONE 2	ZONE 3
DESIGN SPAN	48	48	24	Up	-142.8	-271.0	-215.5
Max Cantilever	16	16	8	Down	177.2	177.2	88.6
Max Span	117	68	43	Downslope	13.2	13.2	6.6
				Lateral	9.3	9.3	4.6
ZONES	ZONE 1	ZONE 2	ZONE 3	Tributary Area [ft <sup>2</sup> ]	13.2	13.2	6.6
NO OF RAILS	2	2	2	ROOF PITCH:	5°		
DESIGN PRESSURES [PSF]	ZONE 1	ZONE 2	ZONE 3				
Up	-10.8	-20.5	-32.6				
Down	13.4	13.4	13.4				
Downslope	1.0	1.0	1.0				
Lateral	0.7	0.7	0.7				

## Clamp Checks

---

ZONES		ZONE 1			ZONE 2			ZONE 3		
CONNECTION-TYPE		End-End	End-Mid	Mid-Mid	End-End	End-Mid	Mid-Mid	End-End	End-Mid	Mid-Mid
Up	Load	N/A	234	234	N/A	N/A	N/A	N/A	N/A	N/A
	Check	OK	OK	OK	OK	OK	OK	OK	OK	OK
Side	Load	N/A	22	22	N/A	N/A	N/A	N/A	N/A	N/A
	Check	OK	OK	OK	OK	OK	OK	OK	OK	OK
Lateral	Load	N/A	15	15	N/A	N/A	N/A	N/A	N/A	N/A
	Check	OK	OK	OK	OK	OK	OK	OK	OK	OK

N/A stands for not applicable

## SOLARMOUNT Flush Product Assumptions

---

*Limitations of Responsibility: It is the user's responsibility to ensure that inputs are correct for your specific project. Unirac is not the solar, electrical, or building engineer of record and is not responsible for the solar, electrical, or building design for this project.*

**Allowable spans and resulting point loads are subject to the following conditions:**

1. Building Height  $\leq$  60 ft unless otherwise specified.
2. Roof Slope  $\geq$  1.2°
3. Maximum rail cantilever  $\leq$  1/3 of selected span.
4. Occupancy/Risk Category = II unless otherwise specified.
5. ASCE 7-05: Basic Wind Speed: 85-170 mph (IBC 2006/ASCE 7-05). Wind Exposure: B, C or D.
6. ASCE 7-10: Basic Wind Speed: 95-190 mph (IBC 2012/ASCE 7-10). Wind Exposure: B, C or D.
7. ASCE 7-16: Basic Wind Speed: 85-190 mph (IBC 2018/ASCE 7-16). Wind Exposure: B, C or D.
8. Ground Snow Load: 0-100 psf. (Reduction can be input if this is acceptable with your local building authority). Results are based on uniform snow loading and do not consider unbalanced, drifting, and sliding conditions.
9. Dead Load  $\leq$  5 psf (includes PV Modules and Racking).
10. Maximum PV Module Length: 85 in.
11. Seismic: Installations must be in seismic site class A, B, C, or D as defined in IBC 2006/ASCE 7-05.
12. Intermediary Span Distances: Roof attachment point loads be reduced linearly if the installed distance between the attachments is less than the selected span. For example, if the spacing is half the amount shown in the results, then the point loads may also be reduced by half.
13. Spans greater than 96 in.: While our products are valid for greater spans in many instances, we do not recommend this mounting configuration. Typical residential roofs are not designed for the larger point loads that might result from such excessive spans and we recommend final design by a licensed professional engineer of responsible charge.

### **Pitched Roof Solutions (Flush Mounted Solutions):**

Modules are parallel to the roof surface and within 10 in. of it.

Allowable roof pitch: 1.2°-45°. (SM is not fire tested for sloped of  $<$  2:12, please check with your AHJ if this is acceptable.)

Building has a monoslope roof with a slope  $\leq$  3°, a gable roof  $\leq$  45°, or a hip roof  $\leq$  27°.



February 01, 2022

Unirac  
1411 Broadway Blvd. NE  
Albuquerque, NM 87102

Attn.: Unirac - Engineering Department

Re: Engineering Certification for the Unirac U-Builder 2.0 SOLARMOUNT Flush Rail

PZSE, Inc. - Structural Engineers has reviewed the Unirac SOLARMOUNT rails, proprietary mounting system constructed from modular parts which is intended for rooftop installation of solar photovoltaic (PV) panels; and has reviewed the U-builder Online tool. This U-Builder software includes analysis for the SOLARMOUNT LIGHT rail, SOLARMOUNT STANDARD rail, and SOLARMOUNT HEAVY DUTY rail with Standard and Pro Series hardware. All information, data and analysis contained within are based on, and comply with the following codes and typical specifications:

1. Minimum Design Loads for Buildings and other Structures, ASCE/SEI 7-05, ASCE/SEI 7-10, ASCE/SEI 7-16
2. 2006-2018 International Building Code, by International Code Council, Inc. w/ Provisions from SEAOC PV-2 2017.
3. 2006-2018 International Residential Code, by International Code Council, Inc. w/ Provisions from SEAOC PV-2 2017.
4. AC428, Acceptance Criteria for Modular Framing Systems Used to Support Photovoltaic (PV) Panels, November 1, 2012 by ICC-ES.
5. 2015 Aluminum Design Manual, by The Aluminum Association, 2015

Following are typical specifications to meet the above code requirements:

<b>Design Criteria:</b>	Ground Snow Load = 0 - 100 (psf) Basic Wind Speed = 85 - 190 (mph) Roof Mean Height = 0 - 60 (ft) Roof Pitch = 0 - 45 (degrees) Exposure Category = B, C & D
<b>Attachment Spacing:</b>	Per U-builder Engineering report.
<b>Cantilever:</b>	Maximum cantilever length is $L/3$ , where "L" is the span noted in the U-Builder online tool.
<b>Clearance:</b>	2" to 10" clear from top of roof to top of PV panel.
<b>Tolerance(s):</b>	1.0" tolerance for any specified dimension in this report is allowed for installation.
<b>Installation Orientation:</b>	See SOLARMOUNT Rail Flush Installation Guide. Landscape - PV Panel long dimension is parallel to ridge/eave line of roof and the PV panel is mounted on the long side. Portrait - PV Panel short dimension is parallel to ridge/eave line of roof and the PV panel is mounted on the short side.



### Components and Cladding Roof Zones:

The Components and Cladding Roof Zones shall be determined based on ASCE 7-05, ASCE 7-10 & 7-16 Component and Cladding design.

- Notes:
- 1) U-builder Online tool analysis is only for Unirac SM SOLARMOUNT Rail Flush systems only and do not include roof capacity check.
  - 2) Risk Category II per ASCE 7-16.
  - 3) Topographic factor,  $k_{zt}$  is 1.0.
  - 4) Array Edge Factor  $Y_E = 1.5$
  - 5) Average parapet height is 0.0 ft.
  - 6) Wind speeds are LRFD values.
  - 7) Attachment spacing(s) apply to a seismic design category E or less.

### Design Responsibility:

The U-Builder design software is intended to be used under the responsible charge of a registered design professional where required by the authority having jurisdiction. In all cases, this U-builder software should be used under the direction of a design professional with sufficient structural engineering knowledge and experience to be able to:

- Evaluate whether the U-Builder Software is applicable to the project, and
- Understand and determine the appropriate values for all input parameters of the U-Builder software.

This letter certifies that the Unirac SM SOLARMOUNT Rails Flush, when installed according to the U-Builder engineering report and the manufacture specifications, is in compliance with the above codes and loading criteria.

This certification excludes evaluation of the following components:

- 1) The structure to support the loads imposed on the building by the array; including, but not limited to: strength and deflection of structural framing members, fastening and/or strength of roofing materials, and/or the effects of snow accumulation on the structure.
- 2) The attachment of the SM SOLARMOUNT Rails to the existing structure.
- 3) The capacity of the solar module frame to resist the loads.

This requires additional knowledge of the building and is outside the scope of the certification of this racking system.

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

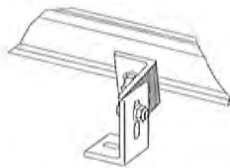
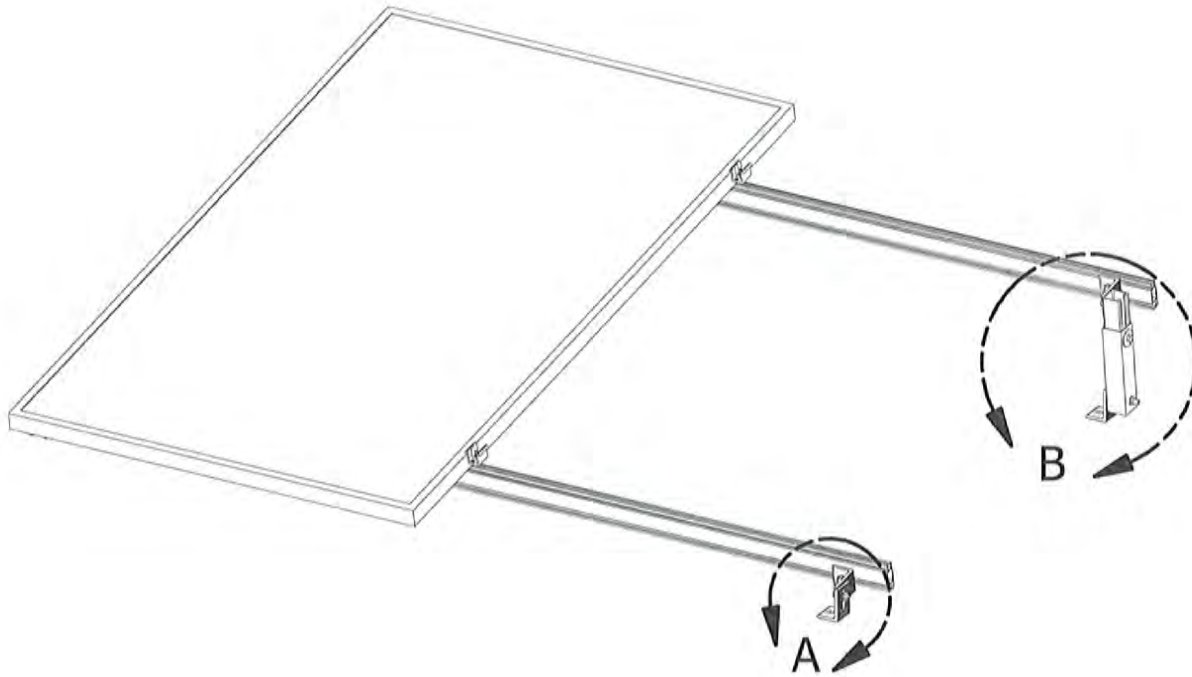
Prepared by:  
PZSE, Inc. – Structural Engineers  
Roseville, CA

DIGITAL SIGNATURE

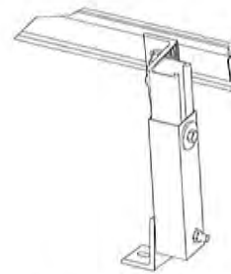


NOTES:

1. SEE SM T1H INSTALLATION GUIDE FOR ASSEMBLY INSTRUCTIONS.



**DETAIL A**  
FRONT L-FOOT HINGE



**DETAIL B**  
REAR TILT LEG



1411 BROADWAY BLVD. NE  
ALBUQUERQUE, NM 87102 USA  
PHONE: 505.242.6411  
WWW.UNIRAC.COM

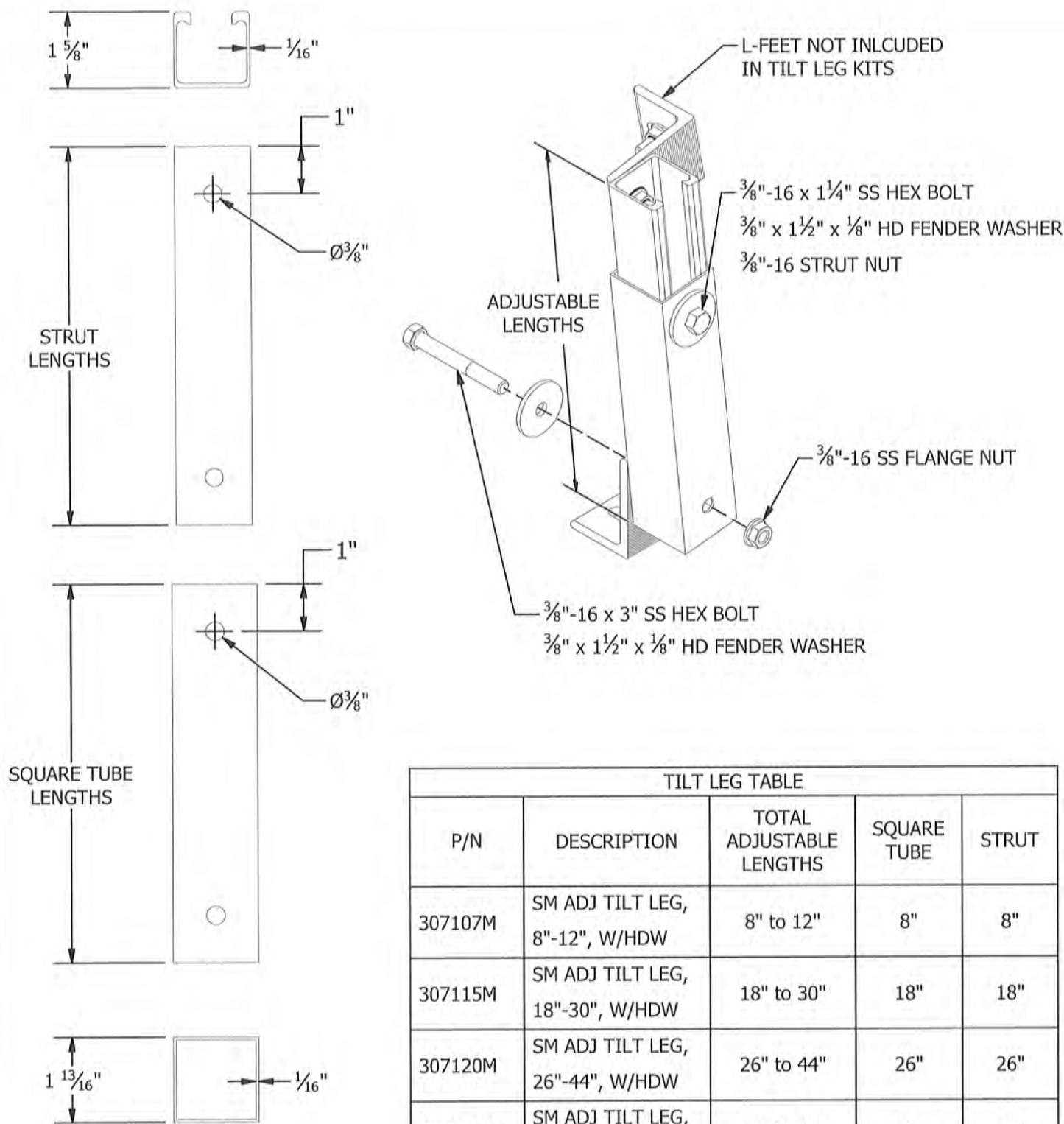
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DRAWING TYPE:	ASSEMBLY
DESCRIPTION:	LOW PROFILE TILT
REVISION DATE:	9/27/2017

DRAWING NOT TO SCALE  
ALL DIMENSIONS ARE  
NOMINAL

PRODUCT PROTECTED BY  
ONE OR MORE US PATENTS  
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**SM-A07**

SHEET



TILT LEG TABLE				
P/N	DESCRIPTION	TOTAL ADJUSTABLE LENGTHS	SQUARE TUBE	STRUT
307107M	SM ADJ TILT LEG, 8"-12", W/HDW	8" to 12"	8"	8"
307115M	SM ADJ TILT LEG, 18"-30", W/HDW	18" to 30"	18"	18"
307120M	SM ADJ TILT LEG, 26"-44", W/HDW	26" to 44"	26"	26"
307134M	SM ADJ TILT LEG, 40"-72", W/HDW	40" to 72"	40"	40"



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ALBUQUERQUE, NM 87102 USA  
PHONE: 505.242.6411  
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PRODUCT LINE:	SOLARMOUNT TILT
DRAWING TYPE:	ASSEMBLY
DESCRIPTION:	ADJUSTABLE TILT LEG
REVISION DATE:	9/27/2017

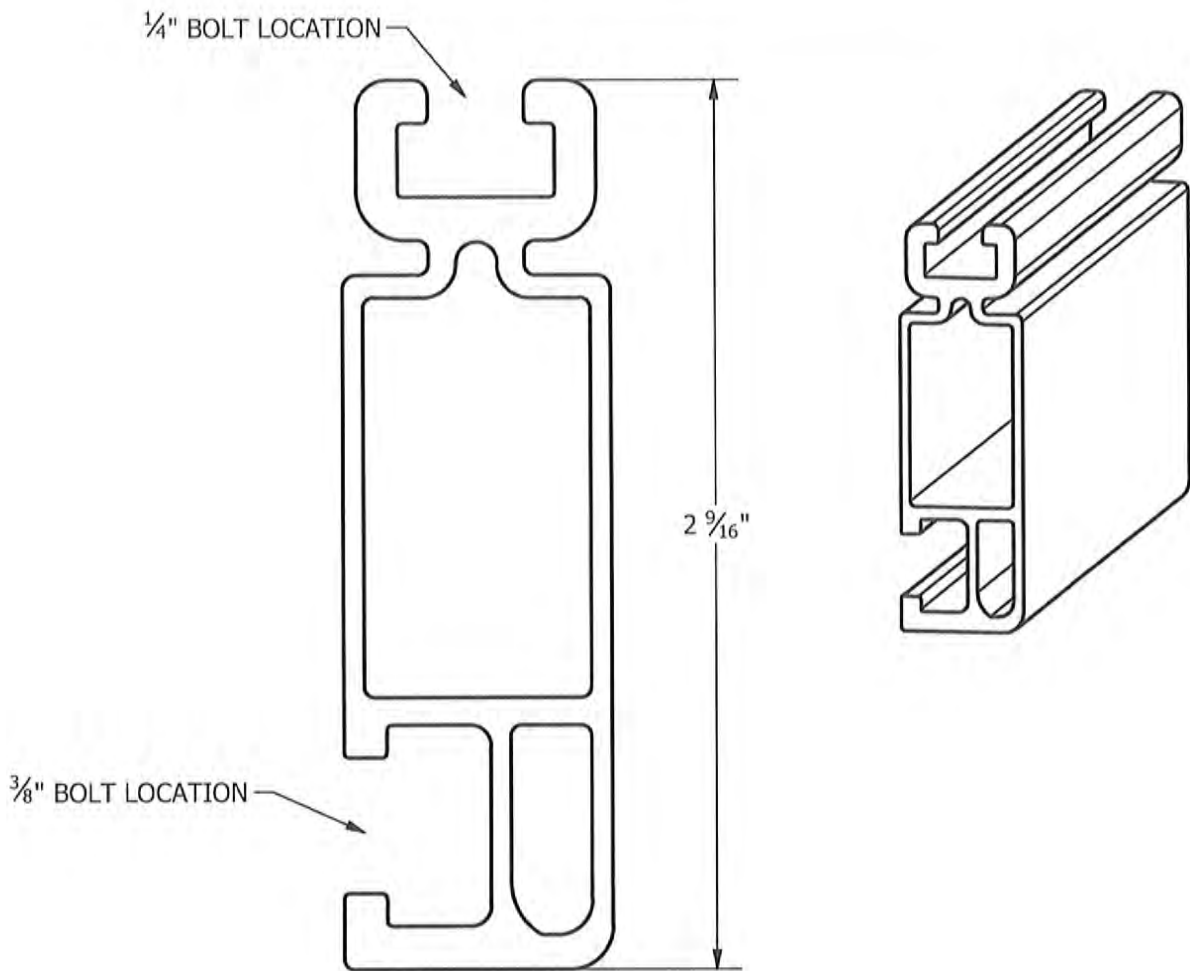
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SM-A09

SHEET





PART # TABLE		
P/N	DESCRIPTION	LENGTH
320132M	SM RAIL 132" MILL	132"
310132C	SM RAIL 132" CLR	132"
320168M	SM RAIL 168" MILL	168"
310168C	SM RAIL 168" CLR	168"
320168D	SM RAIL 168" DRK	168"
320208M	SM RAIL 208" MILL	208"
310208C	SM RAIL 208" CLR	208"
320240M	SM RAIL 240" MILL	240"
310240C	SM RAIL 240" CLR	240"
310240D	SM RAIL 240" DRK	240"



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PRODUCT LINE: SOLARMOUNT

DRAWING TYPE: PART DETAIL

DESCRIPTION: STANDARD RAIL

REVISION DATE: 9/11/2017

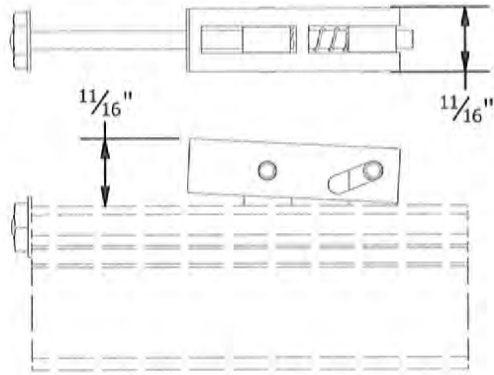
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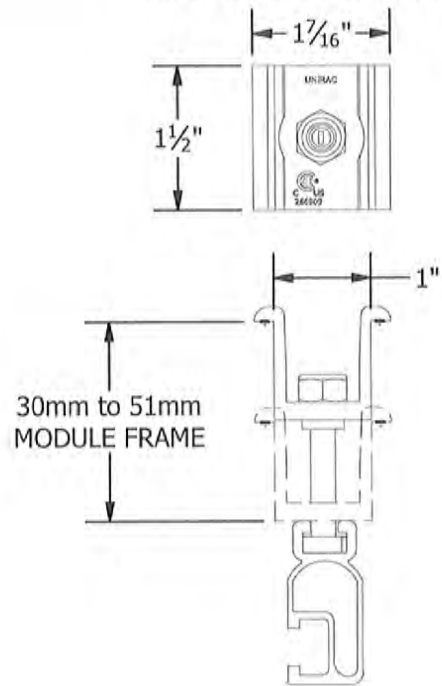
SM-P01

SHEET

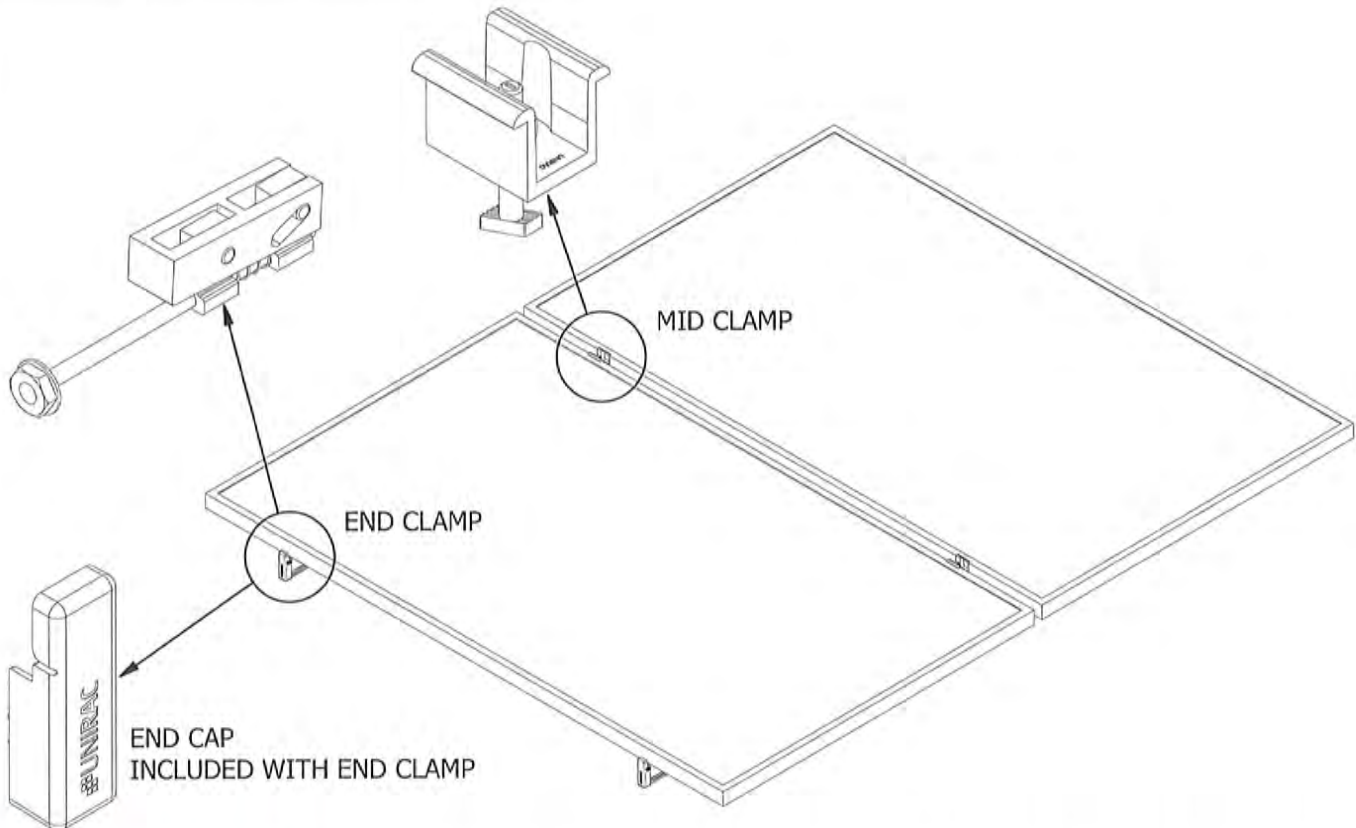
PRO SERIES END CLAMP



PRO SERIES MID CLAMP



PART # TABLE	
P/N	DESCRIPTION
302035M	ENDCLAMP PRO
302030M	MIDCLAMP PRO - MILL
302030D	MIDCLAMP PRO - DRK



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ALBUQUERQUE, NM 87102 USA  
PHONE: 505.242.6411  
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PRODUCT LINE:	SOLARMOUNT
DRAWING TYPE:	PART & ASSEMBLY
DESCRIPTION:	PRO SERIES BONDING CLAMPS
REVISION DATE:	10/26/2017

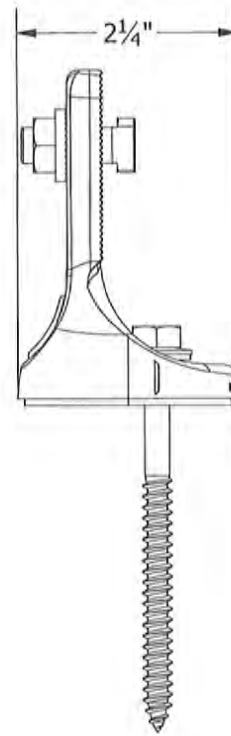
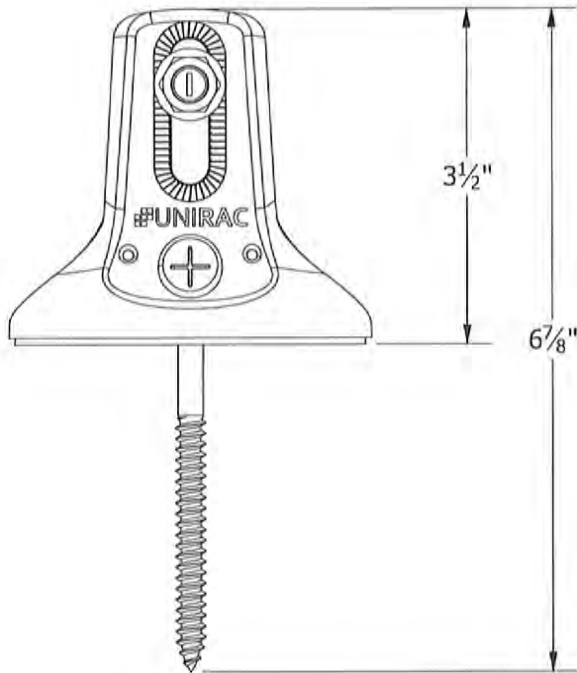
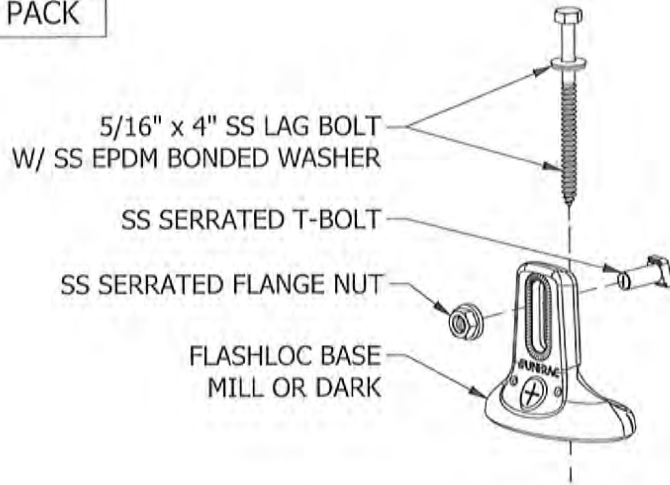
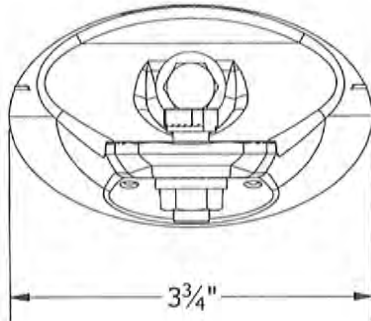
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SM-A01  
SHEET

PART TABLE

P/N	DESCRIPTION
004085M	FLASHLOC COMP KIT MILL, 20 PACK
004085D	FLASHLOC COMP KIT DARK, 20 PACK



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 ALBUQUERQUE, NM 87102 USA  
 PHONE: 505.242.6411  
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PRODUCT LINE:	SOLARMOUNT
DRAWING TYPE:	PART DRAWING
DESCRIPTION:	FLASHLOC COMP KIT
REVISION DATE:	4/28/2020

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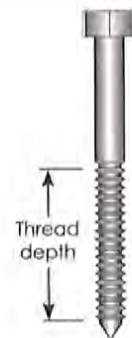
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FL-A01

SHEET

Table 11. Lag pull-out (withdrawal) capacities (lbs) in typical roof lumber (ASD)

	Lag screw specifications	
	Specific gravity	$\frac{5}{16}$ " shaft,* per inch thread depth
Douglas Fir, Larch	0.50	266
Douglas Fir, South	0.46	235
Engelmann Spruce, Lodgepole Pine (MSR 1650 f & higher)	0.46	235
Hem, Fir, Redwood (close grain)	0.43	212
Hem, Fir (North)	0.46	235
Southern Pine	0.55	307
<b>Spruce, Pine, Fir</b>	<b>0.42</b>	<b>205</b>
Spruce, Pine, Fir (E of 2 million psi and higher grades of MSR and MEL)	0.50	266



Use Table 11 and 12 to select a lag bolt or concealor screw size and embedment depth to satisfy your Uplift Point Load Force,  $R_u$  (lbs), requirements.

It is the installer's responsibility to verify that the substructure and attachment method is strong enough to support the maximum point loads calculated according to Step 4 and Step 5.

Sources: American Wood Council, NDS 2005, Table 11.2A, 11.3.2A.

Notes: (1) Thread must be embedded in the side grain of a rafter or other structural member integral with the building structure.

(2) Lag bolts must be located in the middle third of the structural member.

(3) These values are not valid for wet service.

(4) This table does not include shear capacities. If necessary, contact a local engineer to specify lag bolt size with regard to shear forces.

(5) Install lag bolts with head and washer flush to surface (no gap). Do not over-torque.

(6) Withdrawal design values for lag screw connections shall be multiplied by applicable adjustment factors if necessary. See Table 10.3.1 in the American Wood Council NDS for Wood Construction.

\*Use flat washers with lag screws. Flat washers are not necessary with concealor screws.

**SSL Fastener Installation Info:**

- 5/16 Stainless Steel Lag Bolt
- 3.5 - 4 inches long
- 2" X 6" Rafters only
- Pilot Hole 7/32 or 3/16
- > 600 lbs pull out per
- Penetration (Every 48")
- UV stabilized outdoor sealant (Chemlink M-1)

Table 12. Concealor Screw pull-out (withdrawal) ultimate capacities (lbs)

Fastener	Wood Type						
	1/2"	5/8"	3/4"	7/16"	13/32"	21/32"	2x4
Dia. & Point	Plywood	Plywood	Plywood	OSB	OSB	OSB	SYP
#10-12 GP	350	390	550	234	326	352	800
#10-9 GP	362	396	558	235	331	358	810
#12-14 DPI/Lap	376	415	598	251	351	378	860
#12-14 GP	377	418	600	255	356	382	865

Sources: Triangle Fasteners Form #J5091805 REV4

Notes: (1) A minimum safety factor of 3 should be used.

(2) Concealor screws must be located in the middle third of the structural member.

(3) This table does not include shear capacities. Contact Triangle Fasteners for more information.

(4) Install screws with head flush with mount surface (no gap). Do not over-torque.

## 10 year limited Product Warranty

Unirac, Inc., warrants to the original purchaser ("Purchaser") of product(s) that it manufactures ("Product") at the original installation site that the Product shall be free from defects in material and workmanship for a period of ten (10) years, from the earlier of 1) the date the installation of the Product is completed, or 2) 30 days after the purchase of the Product by the original Purchaser.

The Warranty does not apply to any foreign residue deposited on the finish. All installations in corrosive atmospheric conditions are excluded. This Warranty does not cover damage to the Product that occurs during its shipment, storage, or installation.

This Warranty shall be VOID if installation of the Product is not performed in accordance with Unirac's written installation instructions and design specifications therein, or if the Product has been modified, repaired, or reworked in a manner not previously authorized by Unirac IN WRITING, or if the Product is installed in an environment for which it was not designed. Unirac shall not be liable for consequential, contingent or incidental damages arising out of the use of the Product by Purchaser under any circumstances.

If within the specified Warranty period the Product shall be reasonably proven to be

defective, then Unirac shall repair or replace the defective Product, or any part thereof, in Unirac's sole discretion. Such repair or replacement shall completely satisfy and discharge all of Unirac's liability with respect to this limited Warranty. Under no circumstances shall Unirac be liable for special, indirect or consequential damages arising out of or related to use by Purchaser of the Product.

Manufacturers of related items, such as PV modules and flashings, may provide written warranties of their own. Unirac's limited Warranty covers only its Product, and not any related items.

## Glossary

- **ASCE 7-05** = The most current standard referenced in the International Building Code 2006 used to calculate minimum design loads for buildings and other structures.
- **$p_{net}$  Design Wind Load (psf)** = the calculated load due to wind using ASCE 7-05 Standard
- **$\lambda$ , adjustment factor for height and exposure category** = a weighted factor to increase or decrease the wind load based on local geography and building height
- **$K_{zt}$ , Topographic Factor at mean roof height, h (ft)** = a weighted factor to increase or decrease the wind load based on local topography
- **I, Importance Factor** = a weighted factor to increase or decrease the load based on occupancy usage.
- **$p_{net30}$  (psf), net design wind pressure for Exposure B, at height, h = ft, Importance Factor, I = 1** = a value for wind load used in Method 1 for calculating wind load for components and cladding
- **V (mph), Basic Wind Speed** = the largest 3 second gust of wind recorded in the last 50 years in a local area
- **h, roof height (ft)** = total roof height for flat roof buildings or mean roof height for pitched roof buildings
- **A, Effective Wind Area (sf)** = minimum total continuous area of modules being installed
- **Roof Zone** = the relative location on the roof in which you are installing the pv system according to Figure 2, page ???
- **a, Roof Zone setback length (ft)** = the distance from the edge of a roof that determines the boundaries of the roof zones defined in ASCE 7-05
- **Roof Pitch (degrees)** = the slope of the roof of a building or structure measured at an acute angle to the horizon
- **Exposure Category (B, C, D)** = a classification of the surface roughness of the surrounding terrain
- **Downforce** = the positive value of wind load calculated perpendicular and toward the surface of a structure
- **Uplift** = the negative value of wind load calculated perpendicular and away from the surface of a structure
- **D, Dead Load (psf)** = the self weight on a structure or component of a structure over a given area
- **S, Snow Load (psf)** = the required design load due to snow
- **P, Total Design Pressure (psf)** = the resultant load calculated using Dead, Snow and Wind as factors
- **w, distributed load (plf)** = the average load per foot applied to a beam or other member
- **B, module length perpendicular to rails (ft)** = the length of a solar module measured perpendicular to the beams or rails of a racking system
- **L, Beam Span or Foot Spacing (ft)** = the unsupported distance between supports on a beam, the distance between connections on a beam or rail
- **R, Point Load (lbs)** = the amount of force applied at the point of contact of the racking system to the substructure

# Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US /  
SE7600H-US / SE10000H-US / SE11400H-US



# INVERTERS

## Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking 99% weighted efficiency
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Small, lightweight, and easy to install both outdoors or indoors
- Built-in module-level monitoring
- Optional: Faster installations with built-in consumption metering (1% accuracy) and production revenue grade metering (0.5% accuracy, ANSI C12.20)

powered by

Q.ANTUM DUO

# Q.PEAK DUO L-G5.2

## 380-405

ENDURING HIGH PERFORMANCE



### Q.ANTUM TECHNOLOGY: LOW LEVELISED COST OF ELECTRICITY

Higher yield per surface area, lower BOS costs, higher power classes, and an efficiency rate of up to 20.3%.



### INNOVATIVE ALL-WEATHER TECHNOLOGY

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



### 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 aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (2400 Pa).



### A RELIABLE INVESTMENT

Inclusive 12-year product warranty and 25-year linear performance warranty<sup>2</sup>.



### STATE OF THE ART MODULE TECHNOLOGY

Q.ANTUM DUO combines cutting edge cell separation and innovative wiring with Q.ANTUM Technology.

<sup>1</sup> APT test conditions according to IEC/TS 62804-1:2015, method B (-1500V, 168h)

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



### THE IDEAL SOLUTION FOR:



Rooftop arrays on commercial/industrial buildings



Ground-mounted solar power plants

Engineered in Germany

Q CELLS

## BOARD ACTION FORM

### AGENDA DATE

PZHAC: November 21, 2022

BOT:

**ITEM: PZHAC Case #061486** – 2687 Calle de Parian submitted by William McIlvaine to install a privacy fence along property boundary. **Zoned Historical Residential (HR)**

### BACKGROUND AND ANALYSIS:

The applicant is proposing to install a privacy fence along the southern property boundary. This application and all supporting documents were reviewed and approved by Architectural Styles Committee. It is determined that the proposed application is acceptable and meets all applicable Town codes. The application should continue based on finding stated below.

### MUNICIPAL TOWN CODE:

This application falls under the ordinance MTC Chapter(s) 18.33 and 18.35

### SUPPORTING INFORMATION:

- Application
- Plans
- Picture of Fence
- Site Plans

### PZHAC ACTION:

The 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.

### BOT OPTIONS:



**TOWN OF MESILLA  
APPLICATION FOR BUILDING PERMIT**

Permit Fee \$ 110.00  
 Review Fee \$ 19.00  
 Total Fee \$ 129.00

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



**CASE NO.** 061486 **ZONE:** HR **CODE:** AC **APPLICATION DATE:** 10-20-22

WILLIAM MCILVAINE 310 990 9896  
 Name of Property Owner Property Owner's Telephone Number  
PO Box 360 MESILLA NM 88046  
 Property Owner's Mailing Address City State Zip Code  
WBMCILVAINE@MAC.COM  
 Property Owner's E-mail Address  
GONZALES LANDSLAPING  
 Contractor's Name & Address (If none, indicate Self)  
575 680 0447 367631  
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2687 CALLE DE MARIAN

Description of Proposed Work: INSTALL PRIVACY FENCE ALONG SOUTHERN PROPERTY BOUNDARY. SEE ATTACHED LETTER FOR DETAILS

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.

\$5500 WBMcilva 20 OCT 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: \_\_\_\_\_

# **William & Stephan McIlvaine**

2687 Calle de Parian  
Mesilla New Mexico 88046  
United States  
(310) 990-9896  
wbmcilvaine@mac.com

October 20, 2022

Application for Building Permit

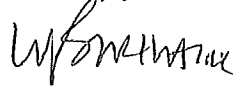
2687 Calle de Parian

Gonzales Landscaping will install a privacy fence along the southern border of our property interior to the existing chain link fence. The fence will be 124' long and made of 6' x 8' wood panels supported by 2 x 6 x 10 foot rails on 4 x 4 foot posts secured in concrete.

The panels will be stained with Behr Premium waterproofing stain and sealer in Cordovan Brown to match the existing uprights, fascia and soffits on the building.

The estimated cost of the project including labor is \$5500.00

Sincerely yours,



William B. McIlvaine



# PLAT OF SURVEY

A 0.910 ACRE TRACT OF LAND SITUATE WITHIN SECTION 36, T.235, R.1E., N.M.P.M. OF THE U.S.S. SURVEYS, BEING U.S.R.S. TRACTS 11A-208A, 11A-208A2 AND 11A-209 TOWN OF MESILLA, DOÑA ANA COUNTY, NEW MEXICO

**LEGEND**

- FOUND MONUMENT - AS NOTED
- ⊙ SET 1/2" IRON ROD WITH CAP NO. 22648.

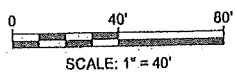
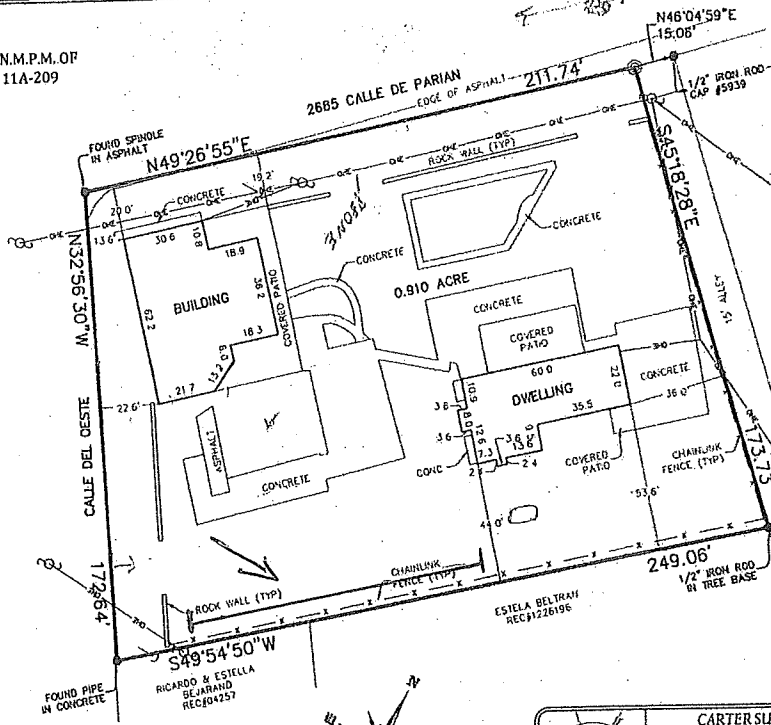
**NOTES:**


1. BASIS OF BEARING IS BETWEEN MONUMENTS FOUND ALONG THE WEST LINE OF THIS TRACT AS SHOWN (N32°56'30"W).
2. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION.
3. THIS PARCEL(S) OF LAND IS IN FLOOD ZONE "X" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS (FIRM 35013C1093) DATED 7/6/2016.

**SURVEYOR'S CERTIFICATION**

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

*B. J. Carter* 3/13/18  
 BENJAMIN L. CARTER, PS 22648



	
<b>CARTER SURVEYING AND MAPPING</b> 3267 View Drive Las Cruces, New Mexico 88011 Phone (575) 913-2439 CarterSurveying@gmail.com	
PROJECT NAME: USRS TRACTS 11A-208A, 11A-208A2 & 11A-209 2685 CALLE DE PARIAN	
DATE: 3/12/2018	PROJECT NUMBER: 10133
Sheet 1 of 1	

# OLD MESILLA FARMS

A 0.910 ACRE REPLAT OF U.S.R.S. TRACTS 11A-208A, 11A-208A2 AND 11A-209 LOCATED IN WITHIN SECTION 36, T.23S., R.1E., N.M.P.M. OF THE U.S.R.S. SURVEYS TOWN OF MESILLA, DOÑA ANA COUNTY, NEW MEXICO  
JUNE 2, 2021

## DEDICATION

THE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS OLD MESILLA FARMS, AND CONTAINS 0.910 ACRES OF LAND MORE OR LESS.

ALL RIGHTS OF WAY, EGRESS, UTILITIES AND EASEMENTS TO THE TOWN OF MESILLA, UTILITY EASEMENTS ARE GRANTED TO THE TOWN OF MESILLA BY THE INSTRUMENTS THAT ARE REFERENCED TO THIS PLAN AND TO THE TOWN OF MESILLA. ALL RIGHTS AND EASEMENTS OF THE TOWN OF MESILLA AND ALL UTILITY COMPANIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE NOT TO BE CONSIDERED. NO ENCROACHMENT SHALL BE PERMITTED WITHIN THE USE OF EASEMENTS AS SHOWN ON THIS PLAN. ALL RIGHTS RESERVED TO THE TOWN OF MESILLA HAVE BEEN DEDICATED IN ACCORDANCE WITH THE TERMS OF THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON.

1. THE UNDERSIGNED OWNERS DO HEREBY SET APART AND DEDICATE TO THE TOWN OF MESILLA:

WILLIAM MCGUIVANE  
MARCIA M. RUIZ  
STEPHAN F. HIGUAYANE

INSTRUMENT OF TITLE: INSTRUMENT NO. 187225 FILED ON MAY 11, 2018  
(COUNTY OF DONA ANA)

THE FOREGOING INSTRUMENT WAS RECORDED IN RECORDS 188 THIS DATE OF 2021 BY WILLIAM MCGUIVANE AND STEPHAN F. HIGUAYANE

NOTARY PUBLIC  
BY COMMISSION EXPIRES: \_\_\_\_\_

PLAT NO. \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_  
(COUNTY OF DONA ANA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE DATE OF \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK AND NOW RECORDED IN PLAT BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_ IN THE RECORDS OF SAID COUNTY.

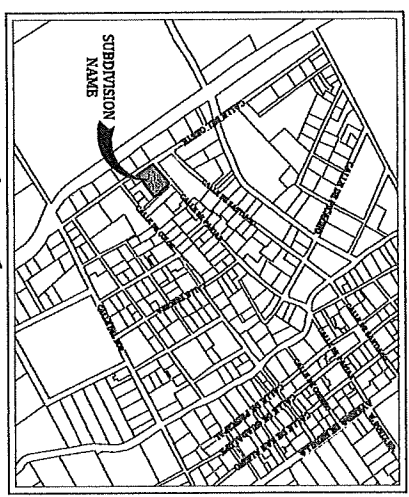
COUNTY CLERK

RECORDS CLERK

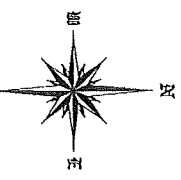
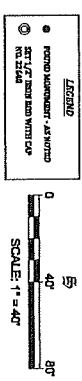
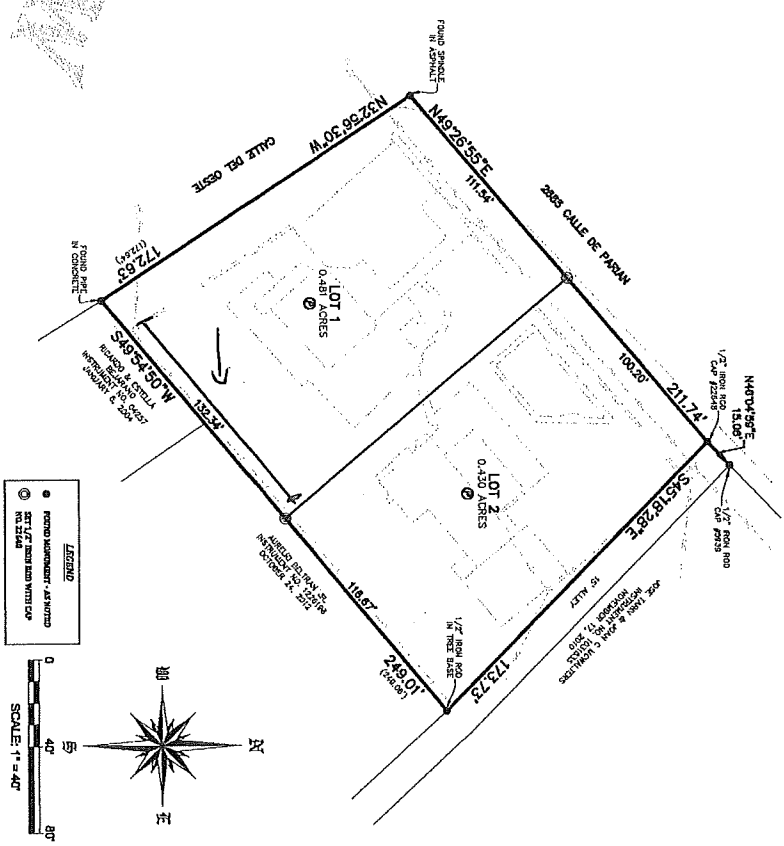
## SURVEY CERTIFICATION

I, BENJAMIN L. CARTER, A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF NEW MEXICO, HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. I HAVE PERSONALLY RECOVERED THE CORNERS AND POINTS OF THIS SURVEY AND HAVE BEEN FULLY AWARE OF THE BEST OF MY KNOWLEDGE AND BELIEF AND OF THE BEST OF MY SKILL AND ABILITY TO MEET THE MINIMUM STANDARDS FOR THIS SURVEY IN NEW MEXICO.

BENJAMIN L. CARTER, PS 22648



VICINITY MAP  
N.T.S.



UTILITY APPROVALS  
THIS PLAN HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAN DOES NOT IN ANY WAY GUARANTEE THE SERVICE OF THE UNDERSIGNED COMPANIES TO THE SUBDIVISION.

## EL PASO ELECTRIC COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO THE EL PASO ELECTRIC COMPANY, ARE NECESSARY TO ALLOW THE INSTALLATION OF (CONDUCTIONS, OVERHEAD AND/OR UNDERGROUND) POWER LINES FROM THE SUBDIVISION TO THE SUBDIVISION. (CONDUCTIONS AND/OR UNDERGROUND) POWER LINES SHALL BE INSTALLED AT THE SUBDIVISION'S EXPENSE.

## QUEST COMMUNICATIONS (DATA CARRIER) COMPANY

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QUEST COMMUNICATIONS (DATA CARRIER) COMPANY, ARE NECESSARY TO ALLOW THE INSTALLATION OF (CONDUCTIONS, OVERHEAD AND/OR UNDERGROUND) DATA CARRIER LINES FROM THE SUBDIVISION TO THE SUBDIVISION. (CONDUCTIONS AND/OR UNDERGROUND) DATA CARRIER LINES SHALL BE INSTALLED AT THE SUBDIVISION'S EXPENSE.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## TOWN OF MESILLA PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAN HAS BEEN SUBMITTED TO AND HAS BEEN REVIEWED BY THE TOWN OF MESILLA PLANNING AND ZONING COMMISSION AND IS HEREBY APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA. THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA HAS REVIEWED AND APPROVED THIS PLAN BY THE BOARD OF TRUSTEES OF THE TOWN OF MESILLA.

## TOWN OF MESILLA BOARD OF TRUSTEES APPROVAL

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## NOTES

1. THE BUREAU OF LAND MANAGEMENT HAS REVIEWED THIS SURVEY AND HAS DETERMINED THAT THE SURVEY IS NECESSARY TO PROVIDE UTILITY SERVICES TO THE LOTS CONTAINED HEREON.
2. BASIS OF BEARING IS BETWEEN MONUMENTS FOUND ALONG THE SOUTH LINE OF THIS TRACT AS SHOWN (89°54'57"W).
3. THIS PARCEL OF LAND IS IN ZONE X OF THE GENERAL SURVEYING AND MAPPING AGENCY'S ZONING MAP (GSM 3003/03/03/03 DATED 7/19/2016).
4. EXCESS STAKE DISTANCE IS TO BE RETURNED ON LOTS WITH THE POINTING SYMBOL. MAINTENANCE OF OR LOT BOUNDS WILL BE THE RESPONSIBILITY OF THE LOT OWNERS.

## CARTER SURVEYING AND MAPPING

3267 View Drive Las Cruces, New Mexico 88011  
Phone: (575) 313-2638  
Carter.Surveying@gmail.com

PROJECT NAME: OLD MESILLA FARMS

DATE: 6/2/2021 PROJECT NUMBER: 21178 SHEET 1 OF 2



## BOARD ACTION FORM

### AGENDA DATE

PZHAC: November 21, 2022

BOT:

**ITEM: PZHAC Case #061487** – 2685 Calle de Parian submitted by William McIlvaine to install a privacy fence along the property boundary. **Zoned Historical Residential (HR)**

### BACKGROUND AND ANALYSIS:

The applicant is proposing to install a privacy fence along the property boundary. This application and all supporting documents were reviewed and approved by Architectural Styles Committee. It is determined that the proposed application is acceptable and meets all applicable Town codes. The application should continue based on finding stated below.

### MUNICIPAL TOWN CODE:

This application falls under the ordinance MTC Chapter(s) 18.33 and 18.35

### SUPPORTING INFORMATION:

- Application
- Plans
- Picture of Fence
- Site Plans

### PZHAC ACTION:

The 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.

### BOT OPTIONS:

**TOWN OF MESILLA  
APPLICATION FOR BUILDING PERMIT**

Permit Fee \$ 110.00  
 Review Fee \$ 19.00  
 Total Fee \$ 129.00

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

CASE NO. 061487 ZONE: HR CODE: AC APPLICATION DATE: 10-20-22

WILLIAM MCILVAINE 310 990 9896  
 Name of Property Owner Property Owner's Telephone Number  
PO BOX 360 MESILLA NM 88046  
 Property Owner's Mailing Address City State Zip Code  
WBMCILVAINE@MAC.COM  
 Property Owner's E-mail Address  
GONZALES LANDSCAPING  
 Contractor's Name & Address (If none, indicate Self)  
575 680 0447 367631  
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number  
 Address of Proposed Work: 2685 CALLE DE PARIAN  
 Description of Proposed Work: INSTALL PRIVACY FENCE ALONG PROPERTY BOUNDARY - SEE ATTACHED LETTER

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.

\$5000.00 WBMCILVAINE 20 OCT 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: \_\_\_\_\_



# **William & Stephan McLvaine**

2685 Calle de Parian  
Mesilla, NM 88046  
(310) 990-9896  
wbmcilvaine@mac.com

October 20, 2022

Application for Building Permit

2685 Calle de Parian

Gonzales Landscaping will install a privacy fence along the southern border of our property interior to the existing chain link fence. The fence will be 115' long and made of 6' x 8' wood panels supported by 2 x 6 x 10 foot rails on 4 x 4 foot posts secured in concrete.

The panels will be stained with Behr Premium waterproofing stain and sealer in Cordovan Brown to match the existing uprights, fascia and soffits on the building.

The estimated cost of the project including labor is \$5000.00

Sincerely yours,

William B. McLvaine



# PLAT OF SURVEY

A 0.910 ACRE TRACT OF LAND SITUATE WITHIN SECTION 36, T.23S, R.1E., N.M.P.M. OF THE U.S.N.S. SURVEYS, BEING U.S.R.S. TRACTS 11A-208A, 11A-208A2 AND 11A-209 TOWN OF MESILLA, DOÑA ANA COUNTY, NEW MEXICO

LEGEND	
●	FOUND MONUMENT - AS NOTED
⊙	SET 1/2" IRON ROD WITH CAP NO. 22648

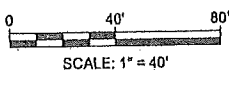
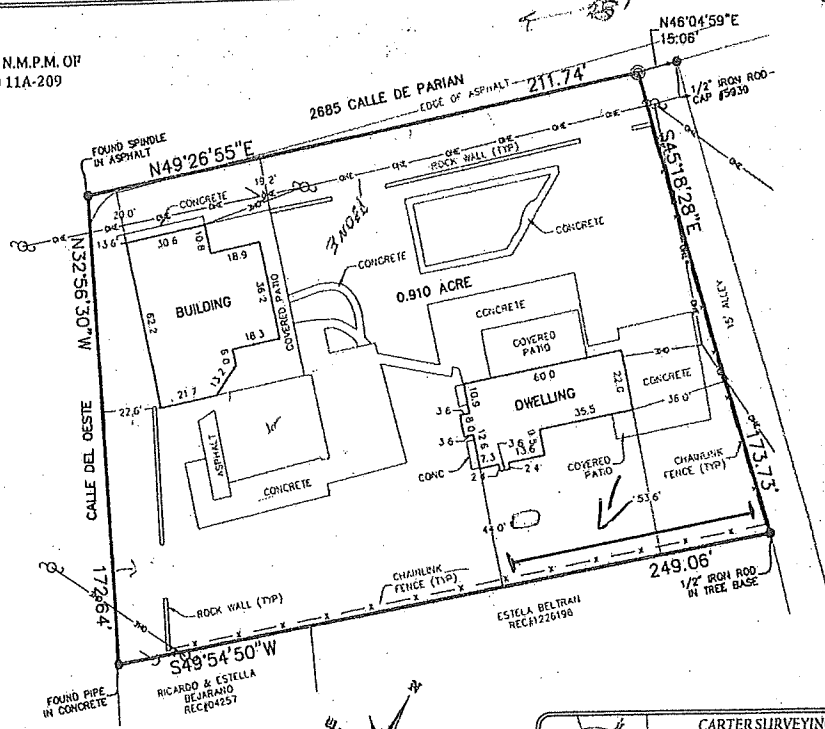
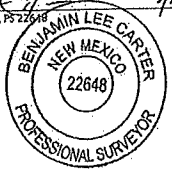
**NOTES:**

1. BASIS OF BEARING IS BETWEEN MONUMENTS FOUND ALONG THE WEST LINE OF THIS TRACT AS SHOWN (N32°56'30"W).
2. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION.
3. THIS PARCEL(S) OF LAND IS IN FLOOD ZONE "X" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS (FIRM 35013C1093) DATED 7/6/2016.

**SURVEYOR'S CERTIFICATION**

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

*B. L. Carter* 3/13/18  
 BENJAMIN L. CARTER, PS 22648



	<b>CARTER SURVEYING AND MAPPING</b>	
	3267 View Drive Las Cruces, New Mexico 88211	
	Phone (505) 313-2638 Carter.Surveying@gmail.com	
PROJECT NAME:		
USRS TRACTS 11A-208A, 11A-208A2 & 11A-209		
2685 CALLE DE PARIAN		
DATE: 3/12/2018	PROJECT NUMBER: 18133	SHEET 1 OF 1





## BOARD ACTION FORM

### AGENDA DATE

PZHAC: November 21, 2022

**BOT:**

**PZHAC Case #061489** - 2380 Calle Principal/2210 Calle de Parian (Thunderbird) to replace 4 rolled windows and 2 rotted doors on the backside of the building. Windows will match existing windows and doors will match existing metal doors. **Zoned: Historical Commercial (HC)**

**BACKGROUND AND ANALYSIS:** The Mayor met with the applicants and it is determined that the proposed application is acceptable and meets all applicable Town codes, the application should continue based on finding stated below.

### MUNICIPAL TOWN CODE:

This application falls under the ordinance MTC Chapter(s) 18.40.030.

### SUPPORTING INFORMATION:

- Application
- Plot plan
- Assessment Information
- Pictures
- Customer Quote
- Window and Door Specs

### PZHAC ACTION:

The 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.

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

Permit Fee \$180<sup>00</sup>  
 Review Fee \$30<sup>00</sup>  
 Total Fee \$210<sup>00</sup>

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

CASE NO. 061489 ZONE: HC CODE: \_\_\_\_\_ APPLICATION DATE: \_\_\_\_\_

TIBURCIO F. FRIETZE, LLC 575-649-6916 OR 915-313-1973  
 Name of Property Owner Property Owner's Telephone Number

PO Box 358 MESILLA PARK, NM 88047  
 Property Owner's Mailing Address City State Zip Code

eardtmanagementllc@gmail.com OR dnkinvest@comcast.net  
 Property Owner's E-mail Address

Building Pros, PO Box 493, Fairbairn, NM 88033-0493  
 Contractor's Name & Address (If none, indicate Self)

575-642-5231 85-0476799 82681  
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 2380 Calle Principal/2210 Calle de Brian (Thunderbird)

Description of Proposed Work: Replace 4 rotted windows and 2 rotted doors on the backside of the building. Windows will match existing windows + doors will match existing metal 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.

\$12,200 Veresa V-J Sanchez 10/31/22  
 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.

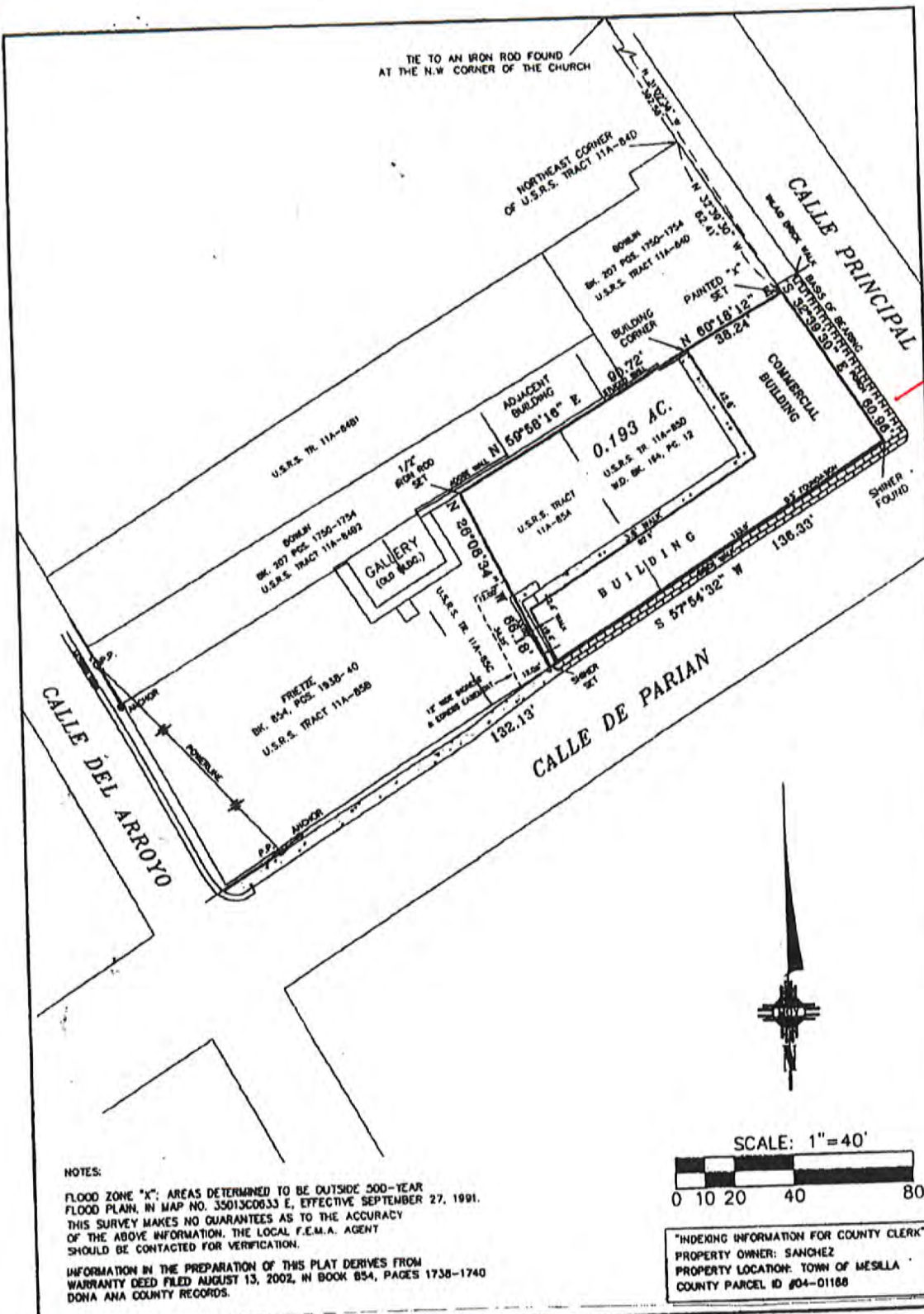
**FOR OFFICIAL USE ONLY**

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

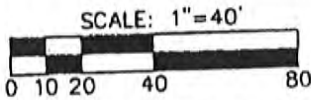
PERMISSION ISSUED / DENIED BY: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_



*Legal access to property*

**NOTES:**

FLOOD ZONE "X": AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, IN MAP NO. 35013C0033 E, EFFECTIVE SEPTEMBER 27, 1991. THIS SURVEY MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.  
 INFORMATION IN THE PREPARATION OF THIS PLAT DERIVES FROM WARRANTY DEED FILED AUGUST 13, 2002, IN BOOK 854, PAGES 1738-1740 DONA ANA COUNTY RECORDS.



"INDEXING INFORMATION FOR COUNTY CLERK"  
 PROPERTY OWNER: SANCHEZ  
 PROPERTY LOCATION: TOWN OF MESILLA  
 COUNTY PARCEL ID #04-01188



**PLAT OF SURVEY**  
 SHOWING THE LOCATION OF IMPROVEMENTS  
 ON A 0.193 ACRE TRACT  
 IN SECTION 25, T.23S., R.1E., N.M.P.M.  
 OF THE U.S.R.S. SURVEYS  
 BEING U.S.R.S. TRACT 11A-85D,  
 AND PART OF U.S.R.S. TRACT 11A-85D  
 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*  
 HENRY MAGALLANEZ SURV. N.M. 18078

**MOY SURVEYING INC.**  
 614 N. DOWNTOWN MALL  
 LAS CRUCES, NEW MEXICO  
 88001  
 PHONE: (575) 525-9683  
 FAX: (575) 524-3238

JOB NO. 13-0138U  
 DRAWN BY JUAN GARCIA  
 FIELD BY KENNY/PETE/VICTOR  
 DATE 4/25/13 SCALE: 1"=40'



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

**Account: R0401188 \*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.**

**<-Prev 36 of 46 Results Next->**

**Location**

Situs Address CALLE DE PARIAN  
CALLE DE PRINCIPAL

**Deed Holder**

Tax Area 2DIN\_NR - 2DIN\_NR  
Parcel Number 4-006-137-224-464

Legal Summary Subd: FRIETZE TRACTS  
(BK 19 PG 123 - 9815662) Lot: PC B S: 25 T:  
23S R: 1E

**Neighborhood S11 - MESILLA**

**Owner Information**

Owner Name TIBURCIO R FRIETZE LLC  
Owner Address PO BOX 358  
MESILLA PARK, NM 88047

**Assessment History**

Actual (2022) \$238,913  
Primary Taxable \$79,638  
Tax Area: 2DIN\_NR Mill Levy:  
27.759000

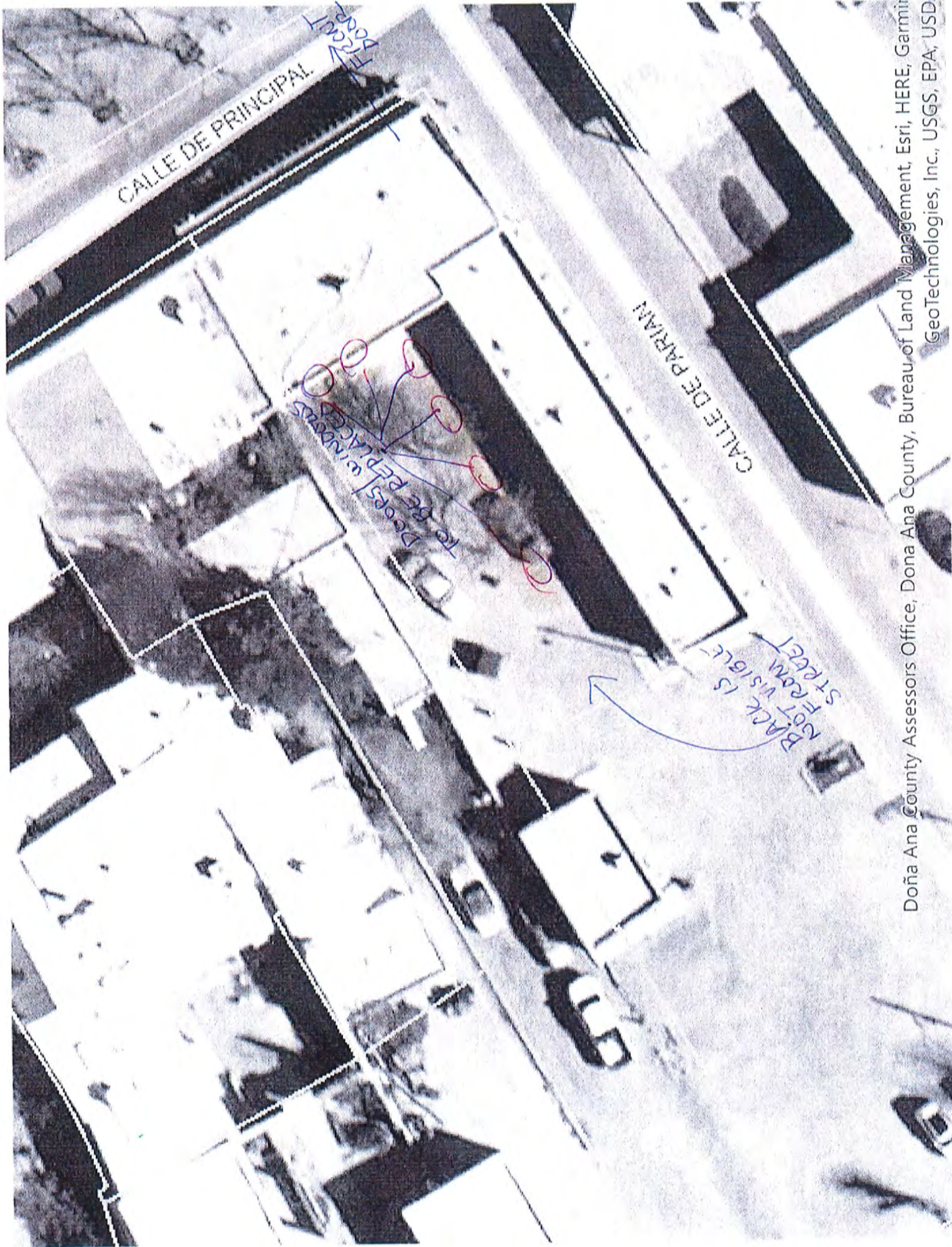
Type	Actual	Assessed	SQFT
Non-Residential Land	\$57,900	\$19,300	8276.000
Non-Residential Improvement	\$181,013	\$60,338	4013.000

**Transfers**

Record Sequence	Reception Number	Book Page	Sale Date	Grantor	Grantee	Doc Type	Parcel Number
6	1730027		12/12/2017	SANCHEZ, ERIC L	TIBURCIO R FRIETZE LLC	A3	4006137224464
5	1720530		08/25/2017	SANCHEZ, TERESA V	SANCHEZ, ERIC L	A3	4006137224464
4	9818464		07/01/1998	FRIETZE, TIBURCIO	SANCHEZ, TERESA V ETAL SANCHEZ, ERIC L ETAL	A1	4006137224464
3	9827712		10/28/1998	FRIETZE, TIBURCIO R	FRIETZE, TIBURCIO R-TRSTE-ETAL TIBURCIO R FRIETZE TRUST ETAL	A1	4006137021459
2	BK 164 PG 12					Conversion	4006137224464
1	BK 146 PG 122					Conversion	4006137224464

**Images**

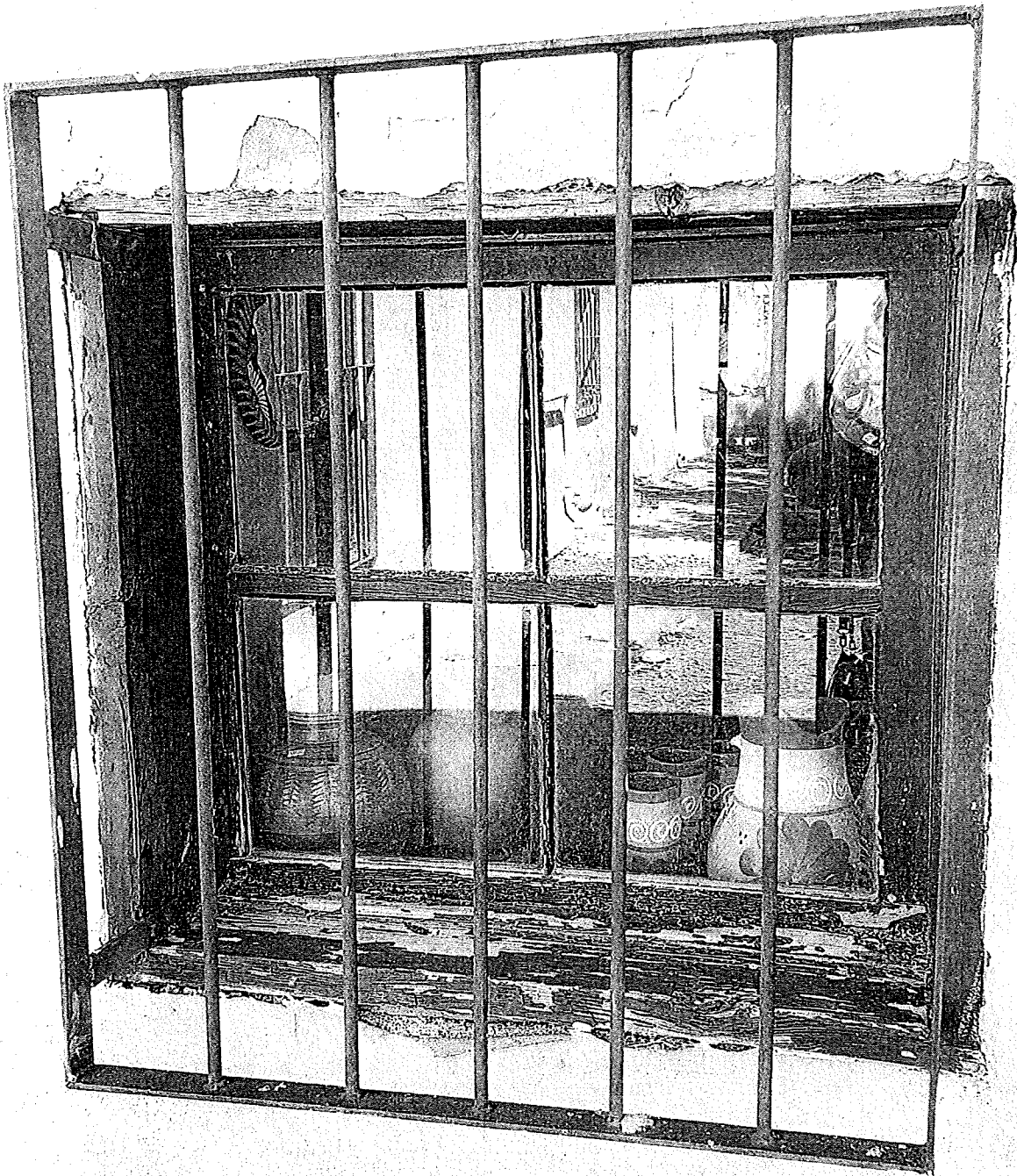
Tax Year	Taxes	
2022	\$2,313.40	• <a href="#">Photo</a>
2021	\$2,312.00	• <a href="#">Sketch</a>
		• <a href="#">GIS</a>

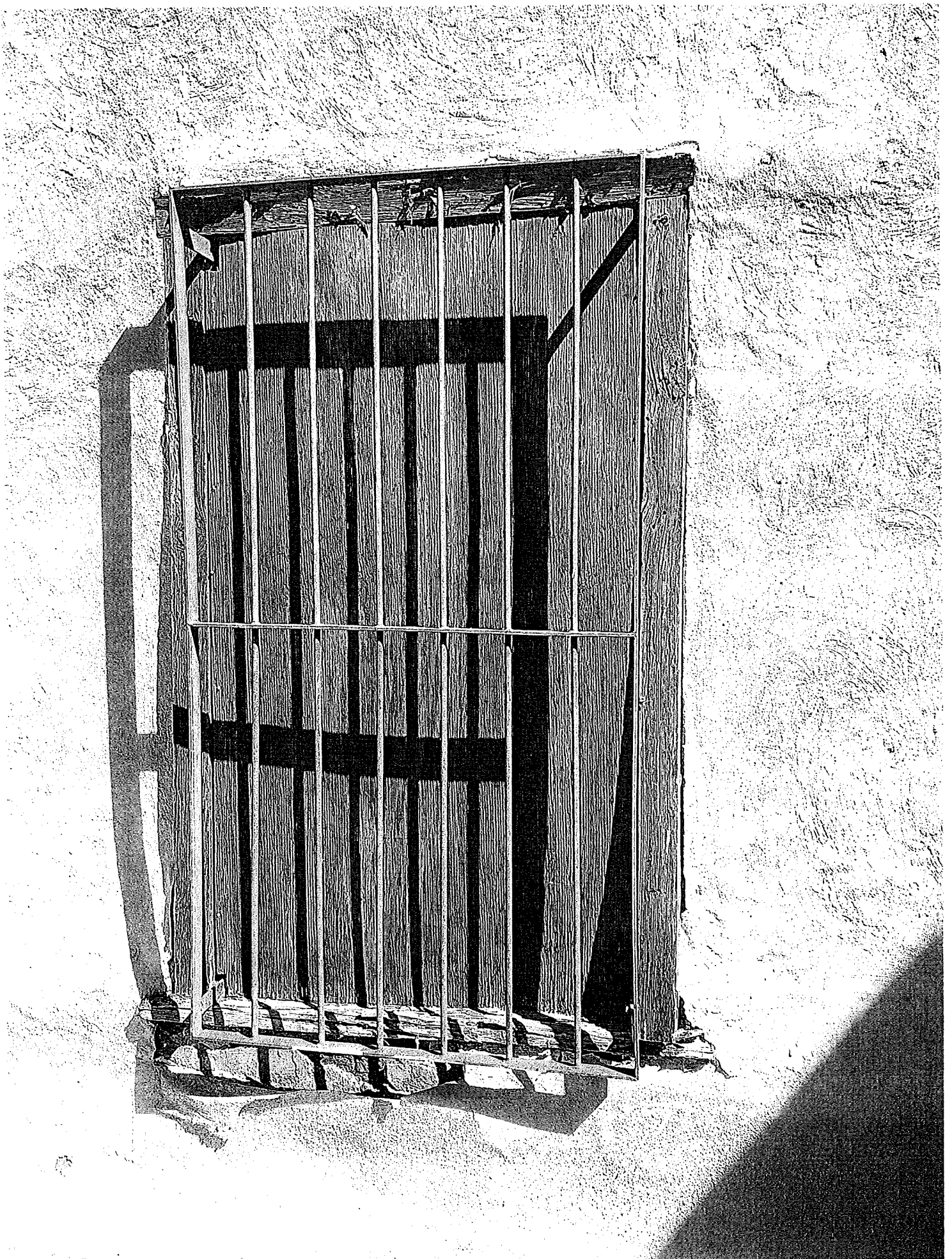


Doña Ana County Assessors Office, Dona Ana County, Bureau of Land Management, Esri, HERE, Garmin  
GeoTechnologies, Inc., USGS, EPA, USD



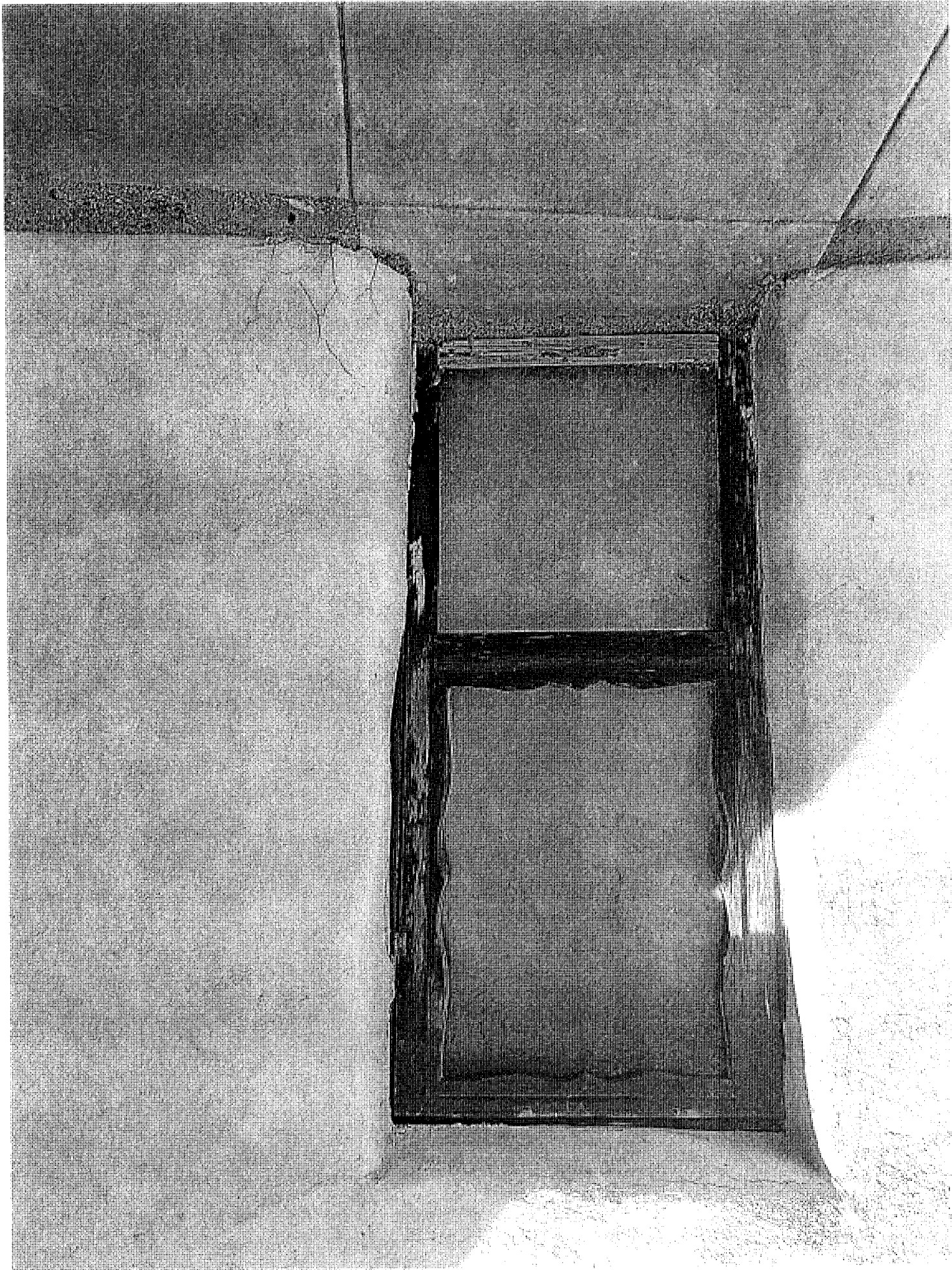




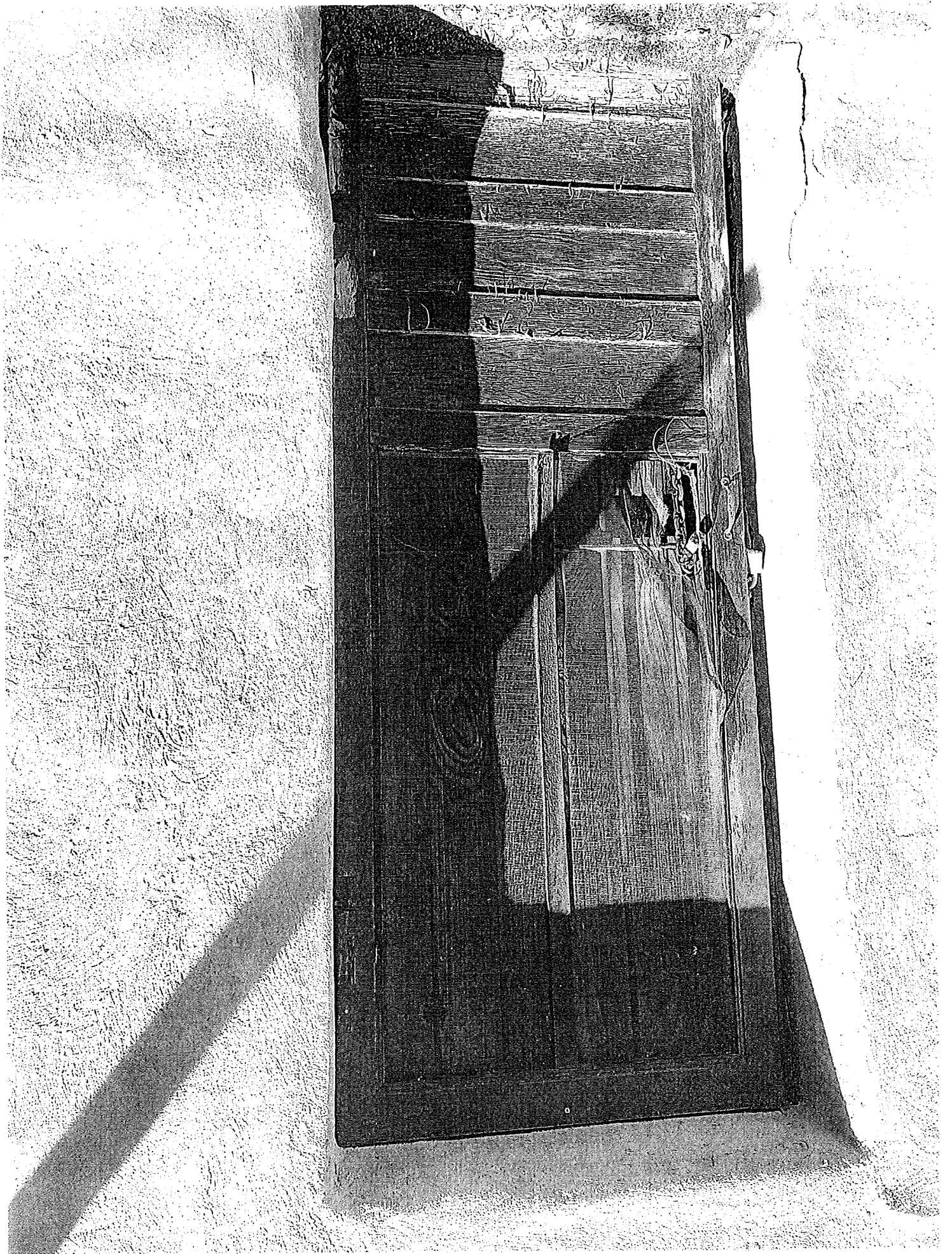




New  
Doors will  
match this  
existing door.







BUILDING PROS  
 PO BOX 493  
 FAIRACRES, NM 88033-0493  
 PHONE: 575-642-5231

# Estimate

DATE	ESTIMATE #
10/16/2022	118

BILL TO
E & T Management LLC.  P.O. Box 358 Mesilla Park, NM 88047

P.O. NUMBER
N/A

*The Thunderbird*

ITEM	DESCRIPTION	AMOUNT
Windows	(4) Windows	3,600.00T
Materials	Wood, nails, screws, caulk and foam.	1,200.00T
Labor Only	Labor	4,000.00T
Doors	Remove and install 2 new metal screen doors.	800.00T
Labor Only	Labor	1,350.00T
Trash Hall	Trash hall	250.00T

Thank you for your business!

Subtotal	11,200.00
8.315% Tax	931.28
<b>Total</b>	<b>12,131.28</b>
Balance Due	12,131.28

Ruben Duran  
 2355 Nevada Ave 575-528-1870  
 Las Cruces NM  
 88001

QUOTE BY : Ruben Duran QUOTE # : JW220800Q7M - Version 0  
 SOLD TO : BUILDING PRO'S SHIP TO :  
 RAWSON BUILDERS SUPPLY  
 NM

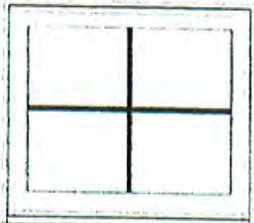

PO# : PROJECT NAME : BUILDING PRO'S  
 Ship Via : Ground REFERENCE : MANNY QUINTANA 575-642-5321

U-Factor Weighted Average: 0.32 SHGC Weighted Average: 0.19

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Rough Opening : 28 3/4 X 60 3/4	Frame Size : 28 X 60 Sitrine <u>Clad Double Hung</u> . <u>Auralast Pine</u> . <u>Chestnut Bronze Exterior</u> . <u>Natural Interior</u> . No Drip Cap No Nail Fin. <del>4 9/16</del> Jamb. Standard Double Hung. Tan Jambliner. Concealed Jambliner Chestnut Bronze Hardware. US National-WDMA/ASTM. PG 35. Insulated SunResist Annealed Glass. Protective Film. Black Spacer. High Altitude. Traditional Glz Bd. <del>5 8"</del> Flat GBG Chestnut Bronze Grid. Colonial All Lite(s) 2 Wide 2 High Top. 2 Wide 2 High Btm. BetterVue Mesh Chestnut Bronze Screen. Half Screen. *Custom-Width*. IGThick=0.698(3/32 / 3/32). (Note: Color Tone Of Grille May Vary As A Result Of Glass Option).(To Calculate True Window or Patio Door Depth Add 1-1 4" To Specified Jamb Width). Clear Opening:24.2w. 26.4h. 4.4 sf U-Factor: 0.33. SHGC: 0.18. VLT: 0.42. Energy Rating: 8.00. CR: 57.00. CPD: JEL-N-880-03851-00001 PEV 2022.2.0.3871 PDV 6.642 (06 13/22)NW Add for screen	\$35.66	2	\$71.32
			\$963.86		\$1,927.72



Viewed from Exterior. Scale: 1 2" = 1"

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	Rough Opening : 32 3/4 X 28 3/4	Frame Size : 32 X 28 Sitrine Double Hung Product. Sash Back (Picture) Clad Fixed Auralast Pine. <u>Chestnut Bronze Exterior.</u> <u>Natural Interior.</u> No Drip Cap No Nail Fin. 4 9/16 Jamb. US National-WDMA ASTM, PG 35. Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude. Traditional Glz Bd. 5/8" Flat GBG Chestnut Bronze Grid, Colonial 2 Wide 2 High *Custom-Width*. *Custom-Height*. IGThick=0.698(3/32 / 3/32). (Note: Color Tone Of Grille May Vary As A Result Of Glass Option).(To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). U-Factor: 0.30, SHGC: 0.19, VLT: 0.44, Energy Rating: 13.00, CR: 60.00, CPD: JEL-N-883-05755-00001 PEV 2022.2.0.3871/PDV 6.642 (06/13/22)NW			
	 Viewed from Exterior. Scale: 1/2" = 1'				
			\$819.17	1	\$819.17
Line 3	Rough Opening : 21 3/4 X 46 3/4	Frame Size : 21 X 46 Sitrine Double Hung Product. Sash Back (Picture) Clad Fixed Auralast Pine. <u>Chestnut Bronze Exterior.</u> <u>Natural Interior.</u> No Drip Cap No Nail Fin. 4 9/16 Jamb. US National-WDMA ASTM, PG 35. Insulated SunResist Annealed Glass, Protective Film, Black Spacer, High Altitude. Traditional Glz Bd. *Custom-Width*. *Custom-Height*. IGThick=0.698(3/32 / 3/32).(To Calculate True Window or Patio Door Depth Add 1-1/4" To Specified Jamb Width). U-Factor: 0.30, SHGC: 0.21, VLT: 0.49, Energy Rating: 15.00, CR: 60.00, CPD: JEL-N-883-05740-00001 PEV 2022.2.0.3871/PDV 6.642 (06/13/22)NW			
	 Viewed from Exterior. Scale: 1/2" = 1'				
			\$776.92	1	\$776.92
			<b>Total:</b>		\$3,595.13
			<b>Total Units:</b>	4	

\*Auralast\* Protect yourself when you choose JELD-WEN Auralast pine products backed by a limited lifetime warranty against wood rot and termite damage.

16-20  
week lead time

Tax Not Included

Best Seller

4.3k

Unique Home Designs

# 36 in. x 80 in. Su Casa Black Surface Mount Outswing Steel Security Door with Expanded Metal Screen



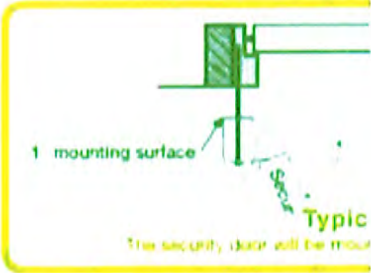
4.5 (979) ✓



## UNIQUE DOOR MOUNTING SURFACE

The security door will require a minimum 1" of the entry door. Mounting

### SURFACE



# \$156<sup>00</sup>