



PZHAC WORK SESSION

AGENDA

APRIL 16, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION, **MONDAY, APRIL 16, 2018 AT 5:40 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

Submitted by Henry Gil; a request to discuss plans to install fascia boards on part of a porch and to allow panels to be installed on the west side of an existing carport to block winds from the west; and to repair and repaint the trim and stucco on the dwelling at 2650 Calle del Oeste (**Case 060709**). Zoned: Historical Residential (HR).

PZHAC REGULAR MEETING

AGENDA

APRIL 16, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING **MONDAY, APRIL 16, 2018 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

A. *PZHAC MINUTES – Meeting minutes of April 2, 2018.

B. *BUILDING PERMITS

1. **Case 060707** – 2451 Calle de San Albino, submitted by Rebecca Bird; a request for a building permit to do minor stucco repairs and repaint a commercial structure at this address. Zoned: Historical Residential (HR).
2. **Case 060708** – 2870 McDowell Place, submitted by Andy Embury; a request for a building permit to allow interior renovations to a dwelling at this address. Zoned: Residential, one acre (R-1)
3. **Case 060710** – 2550 Calle Principal, submitted by Everardo Carbajal for Aurora Saenz; a request for a building permit to construct a driveway at the front of a dwelling at this address. Zoned: Historical Residential (HR).
4. **Case 060711** – 3041 Mesilla Verde Terrace, submitted by Zuni Electric, Inc. for Keith Blazer; a request for a building permit to allow the installation of a solar photo-voltaic system on a dwelling at this address. Zoned: Rural Farm (RF).

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES

B. CASES:

Building Permits

5. **Case 060709** - 2650 Calle del Oeste, submitted by Henry Gil; a request for a building permit to install fascia boards on part of a porch and to allow the porch to be enclosed to block winds from the west; and to repair and repaint the trim and stucco on the dwelling at this address. Zoned: Historical Residential (HR). **(Discussed during Work Session)**

Business Permits

6. **Permit 0734** – 2309 Calle de San Albino, Unit B, submitted by Isabelle Bencomo; a request for a business license to allow the applicant to operate a retail shop (“The Messy Arrow”) at this address. Zoned: Historical Commercial (HC)

VI. PUBLIC COMMENTS

VII. PZHAC/STAFF COMMENTS

VIII. 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 4/12/18 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty’s Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

APRIL 16, 2018

WORK SESSION

PZHAC WORK SESSION
4/16/18

Submitted by Henry Gil; a request to discuss plans to install fascia boards on part of a porch and to allow panels to be installed on the west side of an existing carport to block winds from the west; and to repair and repaint the trim and stucco on the dwelling at 2650 Calle del Oeste (**Case 060709**). Zoned: Historical Residential (HR).

The property is located on the west side of Calle del Oeste and is located at the west edge of the HR zoning. The property is immediately bordered to the west by an EBID irrigation ditch and a pecan grove zoned RF. Dwellings in the immediate area are a variety of styles.

The applicant would like to use plywood panels to provide a shield the west side of an existing carport on a dwelling. The carport will not be completely enclosed, and will remain open on two sides. According to the applicant, the reason for the partial enclosure is to provide some screening from the wind, which comes out of the west most times. Since the carport will not be entirely closed, it will not increase the heated/cooled area of the dwelling. The covering is to be finished to match the dwelling.

Fascia boards will be added to the carport along with some wood trim. Additionally, some cracks in the plaster covering the dwelling will be repaired, and the carport, trim and repairs will be painted to match the existing color of the dwelling.

Photos of the structure are attached. According to the applicant, the style and color of the panels to be installed will be compatible with the existing dwelling on the property. Since this construction is in a Historic zoning district, the following section of the Code applies:

18.33.080 Historical appropriateness permit.

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

The applicant will be present at the work session to provide further details about the proposed construction, and will be available to answer any questions that may arise.

PHOTO OF THE DWELLING FROM CALLE DEL OESTE RENTAL SHOWING THE CARPORT



PHOTOS OF THE SIDE OF THE DWELLING SHOWING THE CARPORT



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Account Number

Enter Value:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400445](#)

Parcel Number: 4006138100130

Owner: GIL HENRY DANIEL

Mail Address: PO BOX 1134

Subdivision:

Property Address:

Acres: 0.35



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR

OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060709

Fee \$ 0.00

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

CASE NO. 060709 ZONE: HR CODE: ACH APPLICATION DATE: 4/5/18

Name of Applicant/Owner: Henry Gil Applicant's Telephone Number: 575-642-9548

Applicant's/Owner's Mailing Address: P.O. Box 1134 Mesilla N.M. City State Zip Code: 88046

Applicant's/Owner's E-mail Address: Henrygil1959@hotmail.com

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

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

Address of Proposed Work: 2650 Calle del Oeste

Description of Proposed Work: INSTALL 4 4x8 Plywoods west side of porch to block winds not complete at porch / PAINT trim of house + porch same color - brown / INSTALL RAILS ON PORCH TRIM PAINT BROWN / FIN COAT

Estimated Cost: \$200.00 Signature of Applicant: Henry O. Gil Date: 4/5/18

Handwritten note: + porch by front facade

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED
CID PERMIT MAY BE REQUIRED.
ZL

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

- This Application will include the following, if checked:
1. ___ Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was **legally** subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 2. ___ Site Plan with dimensions and details.
 3. ___ Proof of legal access to the property.
 4. ___ Drainage plan.
 5. ___ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 6. ___ Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
 7. ___ Other information as necessary or required by the City Code or Community Development:

PZHAC MEETING

MINUTES

APRIL 2, 2018

(PART OF CONSENT AGENDA)

Town of Mesilla, New Mexico

PZHAC REGULAR MEETING MINUTES APRIL 2, 2018

THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD ITS REGULARLY SCHEDULED MEETING **MONDAY**, APRIL 2, 2018 AT 6:00 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND DETERMINATION OF A QUORUM

III. CHANGES/APPROVAL OF THE AGENDA

There were no changes to the Consent Agenda. Commissioner Houston made a motion to approve the Consent Agenda, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

IV. *ACCEPTANCE OF THE CONSENT AGENDA

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

There were no changes to the Consent Agenda. Commissioner Nevarez made a motion to approve the Consent Agenda, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

A. *PZHAC MINUTES – Meeting minutes of March 19, 2018.

Approved as part of the Consent Agenda.

B. *BUILDING PERMITS

1. **Case 060703** – 2426 Calle de Guadalupe, submitted by Arthur H. Fountain; a request for a building permit to do minor plaster repair and touch up painting on the east side of a courtyard wall at this address. Zoned: Historical Commercial (HC).

Approved as part of the Consent Agenda.

2. **Case 060705** – 2860 Calle Quinta, submitted by Lionel C. Fietze; a request for a building permit to patch a small crack over a window on a dwelling at this address. Zoned: Historical Residential (HR)

Approved as part of the Consent Agenda.

V. PZHAC NEW BUSINESS:

A. PUBLIC INPUT ON CASES - None

B. CASES:

Building Permits

3. **Case 060704** - 2551 Calle de Colon, submitted by Edna Bustamante; a request for a building permit to allow the installation of a wrought iron security door over the door to the dwelling at this address. Zoned: Historical Residential (HR)

Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

4. **Case 060706** – 320 west University Avenue, submitted by Leila Gomez, a request for a building permit to construct a doorway on a metal on a residential property at this address. Zoned: Rural Farm (RF).

Staff provided a brief description of the request and explained that if the SUP for the church were to be approved, the door would have to meet CID and Fire Code requirements for a church door. There were no other issues. A motion was made by Commissioner Houston to approve the request with the condition that the door would meet CID and Fire Code requirements if the SUP for the Church is approved. This was seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.

Business Permits

5. **Permit 0719** – 2290 Calle de Parian, submitted by Adrianna C. Merrick; a request for a business license to allow the applicant to operate a restaurant (“Café Don Felix”) at this address. Zoned: Historical Commercial (HC)
Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.
6. **Permit 0720** – submitted by Pedro Mendoza for “AnP Automotive”; a request for a business license to operate a mobile automobile repair operation as an itinerant vender, perming repairs on vehciles at various locations throughout Town.
Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Houston to approve the request with the condition that in order to limit liability to the Town, all work is to be done on private property, not public. This was seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.
7. **Permit 0722** – 2226 B Calle de Guadalupe, submitted by Norma Verduzco and Laura Le Blanc; a request for a business license to transfer the ownership of the retail business (“My Rich Sister’s Closet”) at this location. Zoned: Historical Commercial (HC).
Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.
8. **Permit 0723** – 1680 B Calle de Mercado, Ste A3, submitted by Vanessa Chavez; a request to operate a consulting operation (“Sweet Keys Management Services”) out of an office at this address. Zoned: General Commercial (C).
Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Houston to approve the request, seconded by Commissioner Nevarez, and approved by a vote of 3 – 0.
9. **Permit 0724** – 308 Capri Road, submitted by Bonnie Poloner; a request to operate a mail order retail operation (“Merlin’s Pantry”) out of a dwelling at this address. Zoned: Residential, one acre minimum (R-1)
Staff provided a brief description of the request. There were no issues. A motion was made by Commissioner Nevarez to approve the request, seconded by Commissioner Houston, and approved by a vote of 3 – 0.

Special Use Permit

A PUBLIC HEARING MUST BE HELD PRIOR TO ACTION ON THE FOLLOWING ITEM.

10. **SUP18-001** – Submitted by Leila Gomez, a request for a Special Use Permit to operate a small church in a 3600 square foot metal building adjacent to a dwelling at 320 W. University Ave. Zoned: Rural Farm (RF).
The regular meeting was closed and the Public Hearing was opened. Staff gave a brief description of the request, explaining that the church had been in operation for several months before Staff became aware of its existence and notified the applicant that a Special Use Permit was necessary for a church at this location. Staff also explained that, according to the applicant, the church (“Power of Praise Fellowship”) has 50 to 65 members that meet for services every Sunday for one service at 10:00 am, and Bible Study every Wednesday from 7:00 to 8:00 pm. Services and meetings are to be held in the 3600 square foot metal building on the property. The church will only use 2400 square feet of the structure for services. The remainder of the building will be used for other church activities. Outdoor lighting will comply with Chapter 18.50 of the Code for Outdoor Lighting.

The Code requires 24 parking spaces for the proposed use. Parking will consist of over 24 gravel spaces that will run alongside the driveways on the property. There will be two handicapped spaces on an existing concrete pad at the front of the metal structure. Another driveway to Stanford Street, with additional parking, can be added to accommodate future expansions, if needed. Traffic will enter the property from West University Avenue and will exit by Stanford Street.

Three people from the general public were present for the meeting. They were: Larry Ray , 524 North Park Road (City of Las Cruces); and Richard Lane and Kathleen DeBoy, both from 296 Capri Road. Their principle reason for being present was to hear what was being proposed. Their primary concerns were traffic, architectoral changes to the existing structures, and signs. There were no notified landowners at the meeting. Staff did not receive any written or e-mailed comment..

Issues brought up during the Public Hearing included:

- 1. There was a question as to whether the styles of the structures would be changed to accommodate the church. It was determined that since the church would use an existing metal building on the property, and since there were not going to be any changes to the outside of the structure, there would be no changes to the style or architecture of the buildings on the property resulting from the church.***
- 2. Whether there be a religious school on the property, and how will such a school affect traffic? According to the applicant, there will not be a religious school on the property, therefore there would be no traffic generated by such a use. Traffic would be limited to the one Sunday service and the Wednesday Bible study.***
- 3. Traffic. Traffic generated by the church would not exist directly onto West University Drive, but would leave the property via an exit onto Stanford Street. Traffic impacts to West University Avenue would be limited to traffic leaving West University Avenue to enter the church property for Sunday Services and the Bible Study, and would occur on only two days of the week (Sunday and Wednesday).***
- 4. Signage will be addressed when a sign permit is requested.***
- 5. Ho would any changes to the structures or property, or increases to size of church be addressed? These would require an amendment to the SUP and review by the PZHAC.***

The PZHAC determined that the current plans meet the Code. Commissioner Nevarez made a motion to approve the request with the following conditions. This was seconded by Commissioner Houston, and the PZHAC voted 3 – 0 to recommend APPROVAL of this request to the BOT with the following CONDITIONS:

- 1. The applicant needs to get approval from the New Mexico Department of Transportation (NMDOT) to use the entrance to the property from West University Avenue as access to the property for church usage.***
- 2. The applicant will need to obtain permits and inspections from Consumer Industries Division (CID) for any work done on the building used for the church.***
- 3. Any changes to the church structure or the property, or expansion of the occupancy load determined by the Mesilla Fire Department, will require an amendment to the SUP and review by the PZHAC.***

VI. PUBLIC COMMENTS - None

VII. PZHAC/STAFF COMMENTS - None

VIII. ADJOURNMENT – The meeting was adjourned at 7:13 pm.

NOTICE

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

Posted on 3/29/18 at the following locations: Town Hall - 2231 Avenida de Mesilla; Public Safety Building - 2670 Calle de Parian; Mesilla Community Center - 2251 Calle de Santiago; Shorty's Food Mart - 2290 Avenida de Mesilla; Ristramn Chile Co. - 2531 Avenida de Mesilla and the U.S. Post Office - 2253 Calle de Parian.

PZHAC NEW BUSINESS

APRIL 16, 2018

ADMINISTRATIVE APPROVALS

(PART OF CONSENT AGENDA)

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060707
[PZHAC CONSENT AGENDA –4/16/2018]**

Item:

Case 060707 – 2451 Calle de San Albino, submitted by Rebecca Bird; a request for a building permit to do minor stucco repairs and repaint a commercial structure at this address. Zoned: Historical Residential (HR).

Description of Work Done:

The purpose of this request is to allow the applicant to repair minor cracks and worn spots in the stucco on the building and then repaint the structure to match the existing color (see painted stucco chip attached to application). wear and tear that has occurred on the subject wall due to weathering and deferred repair in the past. The repairs and repainting will not change the character of the property.

Consistency with the Code:

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

PHOTO OF SUBJECT STRUCTURE FROM CALLE DE ALBINO



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Account Number

Enter Value:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400357](#)

Parcel Number: 4006137276456

Owner: BIRD REBECCA

Mail Address: PO BOX 67

Subdivision:

Property Address: 2451 CALLE DE
SAN ALBINO

Acres: 0.15



**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060708
[PZHAC CONSENT AGENDA –4/16/2018]**

Item:

Case 060708 – 2870 McDowell Place, submitted by Andy Embury; a request for a building permit to allow interior renovations to a dwelling at this address. Zoned: Residential, one acre (R-1)

Description of Work Done:

The purpose of this request is to allow the applicant to renovate portions of the interior the dwelling at this address, including of remodeling the kitchen cabinets, repairing some windows, updating a bathroom, and doing other cosmetic work such a retiling and repainting interior room. There will be no work done to the exterior of the structure. The proposed work and repairs will not change the exterior or character of the dwelling, and will not be visible from the exterior of the dwelling.

Consistency with the Code:

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

PHOTO OF DWELLING FROM MCDOWELL PLACE



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Account Numbe

Enter Value:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400927](#)

Parcel Number: 4007137090466

Owner: ROBERTS LILA A & HER

SUCCESSORS TTE ROBERTS

CHILDRENS TRUST

Mail Address: 2870 MCDOWELL RD

Subdivision: PINWOOD COVE

SUBDIVISION 1175

Property Address: 2870 MCDOWELL

CT

Acres: 1



TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR
 OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060708

Fee \$ ~~70.50~~ 70.50 *11*

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

CASE NO. 060708 ZONE: R1 CODE: ACH APPLICATION DATE: 4/4/18

Name of Applicant/Owner: Andy Embury Applicant's Telephone Number: (575) 692-8117

Applicant's/Owner's Mailing Address: 2870 McDowell Plc. City: LC State: NM Zip Code: 88005

Applicant's/Owner's E-mail Address: andyembury@gmail.com

Contractor's Name & Address (If none, indicate Self): Sub contractors (T.B.D) - Cleanup - Self

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

Address of Proposed Work: 100 Capri Road

Description of Proposed Work: Residential interior remodel
 Kitchen cabinets, windows, Bathroom
 updates, tile etc.

Estimated Cost: \$40,000 Signature of Applicant: [Signature] Date: 3-27-18

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: NO CHANGES TO EXTERIOR OF STRUCTURE, CID PERMIT
 REQUIRED *11*

PERMISSION ISSUED DENIED BY: [Signature] ISSUE DATE: 4/4/18

- This Application will include the following, if checked:
1. ___ Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was **legally** subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 2. ___ Site Plan with dimensions and details.
 3. ___ Proof of legal access to the property.
 4. ___ Drainage plan.
 5. ___ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 6. ___ Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
 7. ___ Other information as necessary or required by the City Code or Community Development:

**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060710
[PZHAC CONSENT AGENDA –4/16/2018]**

Item:

Case 060710 – 2550 Calle Principal, submitted by Everardo Carbajal for Aurora Saenz; a request for a building permit to construct a driveway at the front of a dwelling at this address. Zoned: Historical Residential (HR).

Description of Work Done:

The purpose of this request is to allow the applicant to cover an existing gravel driveway at this address. The new driveway will be concrete, and will extend from the carport attached to the dwelling to the street. The applicant has been made aware that the City is not responsible for repairing or replacing any portion of the driveway that crosses Town water or sewer easements if it is necessary to repair Town infrastructure located in the easement. The new driveway will not be visibly obtrusive, and will not change the appearance or historical character of the property. There will not be any changes to any structures on the property.

Consistency with the Code:

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

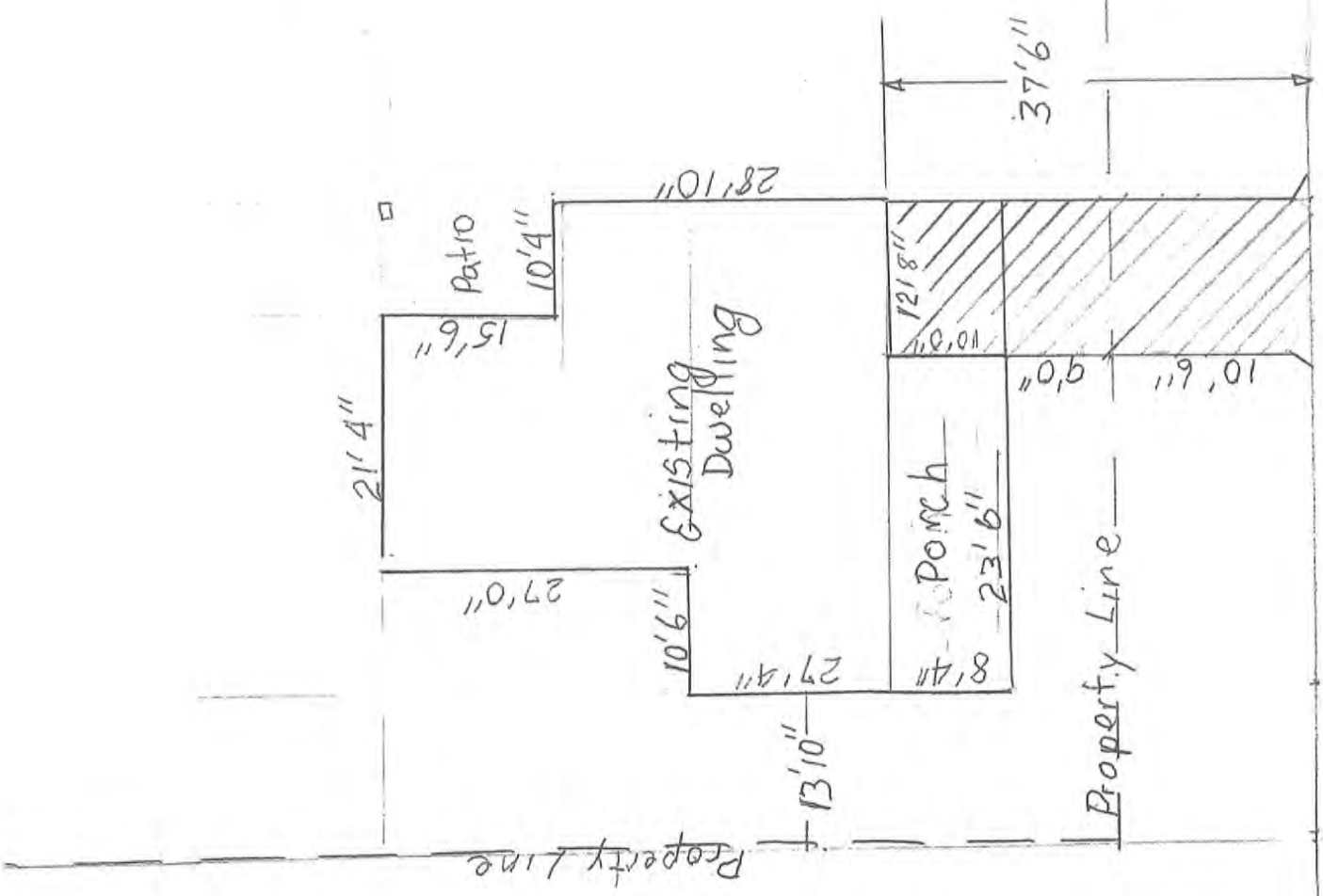
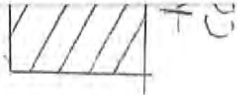
PHOTO OF SUBJECT STRUCTURE AND DRIVEWAY FROM CALLE PRINCIPAL





Everardo Carbajal
 President
 P.O. Box 2333
 Las Cruces, NM 88004

Office: (575) 52-BUILD
 Mobile: (575) 621-5411
 Email: Ev.Buildx@gmail.com
 WWW.BUILDPROGROUP.COM



2550
 calle Principal

Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type: Account Nu

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400336](#)

Parcel Number: 4006137252509

Owner: SAENZ AURORA L TRUSTEE
CANDELARIO C & AURORA L SAENZ
TRUST

Mail Address: PO BOX 91

Subdivision:

Property Address: 2550 CALLE
PRINCIPAL

Acres: 0.36999541



**ADMINISTRATIVE APPROVAL
BUILDING PERMIT REQUEST CASE 060711
[PZHAC CONSENT AGENDA – 4/16/2018]**

Item:

Case 060711 – 3041 Mesilla Verde Terrace, submitted by Zuni Electric, Inc. for Keith Blazer; a request for a building permit to allow the installation of a solar photo-voltaic system on a dwelling at this address. Zoned: Rural Farm (RF).

Description of Work Done:

The applicant will install a photo-voltaic system on the roof of a dwelling at this address. The applicant has been informed that a permit and required inspections will have to be obtained through CID. Similar installations have been allowed in this area. Due to the fact that the subject installation will be on a flat roof with a parapet, the proposed system will not cause any negative visual impacts to the surrounding properties.

Consistency with the Code:

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

PHOTO OF THE SUBJECT DWELLING FROM MESILLA VERDE TERRACE



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Account Numbe

Enter Value:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0401278](#)

Parcel Number: 4006138220340

Owner: BLAZER W KEITH

Mail Address: 3041 MESILLA VERDE
TERRACE

Subdivision: MESILLA VERDE (BK 21
PG 72-74 - 0440356)

Property Address: 3041 MESILLA
VERDE TER

Acres: 0.11



GENERAL NOTES

- 1.1.1 PROJECT NOTES:
- 1.1.2 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE, ALL MANUFACTURER'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.
- 1.1.3 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION
- 1.1.4 ALL PV SYSTEM COMPONENTS: MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC 690.4 & NEC 690.60: PV MODULES: UL1703, IEC61730, AND IEC61215, AND TYPE 1 FIRE RATING INVERTERS: UL1741 CERTIFIED, IEEE 1547, 929, 519 COMBINER BOXES: UL 1703 OR UL 1741 ACCESSORY, PV MOUNTING SYSTEM: UL2703, AND CLASS A FIRE RATED PER UL 2703.
- 1.1.5 NEC 690.35 REFERS SPECIFICALLY TO "UNGROUND" PV POWER SYSTEMS. ALSO DESIGNATED AS "TRANSFORMERLESS" BY INVERTER MANUFACTURERS AND "NON-ISOLATED" BY UNDERWRITERS LABORATORY.
- 1.1.6 INVERTER(S) USED IN UNGROUND SYSTEM SHALL BE LISTED FOR THIS USE [NEC 690.35 (G)].
- 1.1.7 AS SPECIFIED BY THE AHJ, EQUIPMENT USED IN UNGROUND SYSTEMS LABELED ACCORDING TO NEC 690.35 (F).
- 1.1.8 MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC. IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.
- 1.1.9 ALL INVERTERS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, PHOTOVOLTAIC MOUNTING SYSTEMS, AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING [NEC 110.3].
- 1.1.10 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.
- 1.2.1 SCOPE OF WORK:
- 1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ON-SITE REQUIREMENTS TO DESIGN, SPECIFY, AND INSTALL THE EXTERIOR ROOF-MOUNTED PORTION OF THE PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT.
- 1.3.1 WORK INCLUDES:
- 1.3.2 PHOTOVOLTAIC MOUNTING SYSTEMS - BALLASTED MOUNT
- 1.3.3 PV RACKING SYSTEM INSTALLATION - ECOLIBRIUM ECOFOOT 2+
- 1.3.4 PV MODULE AND INVERTER INSTALLATION - Q-CELLS Q-PEAK-G4.1 305 / SOLAR EDGE SE10000A-US (240V)
- 1.3.5 PV EQUIPMENT GROUNDING
- 1.3.6 PV SYSTEM WIRING TO A ROOF-MOUNTED JUNCTION BOX
- 1.3.7 PV LOAD CENTERS (IF INCLUDED)
- 1.3.8 PV METERING/MONITORING (IF INCLUDED)
- 1.3.9 PV DISCONNECTS
- 1.3.10 PV FINAL COMMISSIONING
- 1.3.11 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV
- 1.3.12 SIGNAGE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE

SYSTEM SIZE: STC: 30 x 305 = 9.150kW
PTC: 30 x 279.2 = 8.376kW DC
(30) Q-CELLS Q-PEAK-G4.1 305
(1) SOLAR EDGE SE10000A-US (240V)
BALLASTED MOUNT
ATTACHMENT TYPE: NO
MSP UPGRADE: NO

NEW PV SYSTEM: 9.150 kWp

BLAZER RESIDENCE

3041 MESILLA VERDE TERRACE

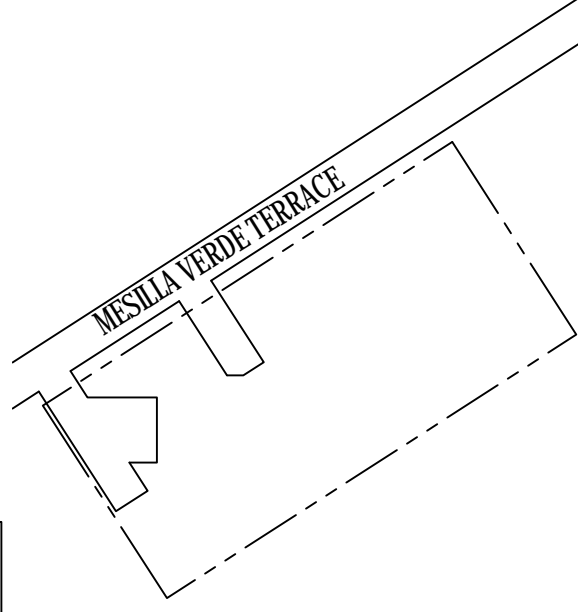
LAS CRUCES, NM 88005

ASSESSOR'S #: R0401278



01 AERIAL PHOTO

NOT TO SCALE



02 PLAT MAP

NOT TO SCALE

SHEET LIST

SHEET NUMBER	SHEET TITLE
CS 100	COVER SHEET
G 101	NOTES
A 201	SITE PLAN
A 202	ELECTRICAL PLAN
A 203	SOLAR ATTACHMENT PLAN
S 501	ASSEMBLY DETAILS
E 601	LINE DIAGRAM
E 602	PLACARDS
R 001	RESOURCE DOCUMENT
R 002	RESOURCE DOCUMENT
R 003	RESOURCE DOCUMENT
R 004	RESOURCE DOCUMENT
R 005	RESOURCE DOCUMENT

PROJECT INFORMATION

OWNER NAME: KEITH BLAZER

PROJECT MANAGER NAME: BRYCE EATON
PHONE: 5754308800

CONTRACTOR NAME: ZUNI ELECTRIC
PHONE: 5754376514

AUTHORITIES HAVING JURISDICTION
BUILDING: CITY OF LAS CRUCES
ZONING: CITY OF LAS CRUCES
UTILITY: EL PASO ELECTRIC

DESIGN SPECIFICATIONS
OCCUPANCY: II
CONSTRUCTION: SINGLE-FAMILY
ZONING: RESIDENTIAL
GROUND SNOW LOAD: 0 PSF
WIND EXPOSURE: C
WIND SPEED: 115 MPH

APPLICABLE CODES & STANDARDS
BUILDING: IBC 2015 IRC 2015
ELECTRICAL: NEC 2014
FIRE: IFC 2015

ZFE

Zuni Electric Inc.

CONTRACTOR

ZUNI ELECTRIC

PHONE: 5754376514

ADDRESS: 1001 ZUNI DR.

ALAMOGORDO, NM 88310

L.C. NO.: 27073

H.C. NO.:

E.L.E. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 9.150 kWp

BLAZER

RESIDENCE

3041 MESILLA VERDE
TERRACE

LAS CRUCES, NM 88005

APN: R0401278

ENGINEER OF RECORD

COVER SHEET

PAPER SIZE: 11" x 17" (ANSI B)

DATE: 4.3.2018

DESIGN BY: O.K.

REVISIONS

CS 100.00

(SHEET 1)



Zuni Electric Inc.

CONTRACTOR

ZUNI ELECTRIC

PHONE: 5754376514

ADDRESS: 1001 ZUNI DR.

ALAMOGORDO, NM 88310

LIC. NO.: 27073

HIC. NO.:

ELE. NO.:

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NEW PV SYSTEM: 9.150 kWp

BLAZER

RESIDENCE

3041 MESILLA VERDE

TERRACE

LAS CRUCES, NM 88005

APN: R0401278

ENGINEER OF RECORD

NOTES

PAPER SIZE: 11" x 17" (ANSI B)

DATE: 4.3.2018

DESIGN BY: O.K.

REVISIONS

G 101.00

(SHEET 2)

2.1.1	SITE NOTES:	2.4.9	THE GROUNDING ELECTRODE SYSTEM COMPLIES WITH NEC 690.47 AND NEC 250.50 THROUGH 250.106. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, A GROUNDING ELECTRODE SYSTEM PROVIDED ACCORDING TO NEC 250, NEC 690.47 AND AHJ.	2.7.8	COLOR OR MARKED AS FOLLOWS: DC POSITIVE- RED, OR OTHER COLOR EXCLUDING WHITE, GREY AND GREEN DC NEGATIVE- BLACK, OR OTHER COLOR EXCLUDING WHITE, GREY AND GREEN
2.1.2	A LADDER WILL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.	2.4.10	THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES.		
2.1.3	THE SOLAR PV INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.	2.4.11	PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION NEC 110.26.		
2.1.4	ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURERS' INSTRUCTIONS SUCH THAT THE ROOF COVERING SERVES TO PROTECT THE BUILDING OR STRUCTURE.	2.5.1	INTERCONNECTION NOTES:		
2.1.5	EQUIPMENT LOCATIONS	2.5.2	LOAD-SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH [NEC 690.64 (B)]		
2.1.6	ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.	2.5.3	THE SUM OF THE UTILITY OCPD AND INVERTER CONTINUOUS INPUT MAY NOT EXCEED 120% OF BUSBAR RATING [NEC 705.12(D)(2)(3)].		
2.2.1	ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.	2.5.4	WHEN SUM OF THE PV SOURCES EQUALS >100% OF BUSBAR RATING, PV DEDICATED BACKFED BREAKERS MUST BE LOCATED OPPOSITE END OF THE BUS FROM THE UTILITY SOURCE OCPD [NEC 705.12(D)(2)(3)].		
2.2.2	STRUCTURAL NOTES:	2.5.5	AT MULTIPLE INVERTERS OUTPUT COMBINER PANEL, TOTAL RATING OF ALL OVERCURRENT DEVICES SHALL NOT EXCEED AMPACITY OF BUSBAR. HOWEVER, THE COMBINED OVERCURRENT DEVICE MAY BE EXCLUDED ACCORDING TO NEC 705.12 (D)(2)(3)(C).		
2.2.3	RACKING SYSTEM & PV ARRAY WILL BE INSTALLED ACCORDING TO CODE-COMPLIANT INSTALLATION MANUAL. TOP CLAMPS REQUIRE A DESIGNATED SPACE BETWEEN MODULES, AND RAILS MUST ALSO EXTEND A MINIMUM DISTANCE BEYOND EITHER EDGE OF THE ARRAY/SUBARRAY, ACCORDING TO RAIL MANUFACTURER'S INSTRUCTIONS.	2.5.6	FEEDER TAP INTERCONNECTION (LOAD SIDE) ACCORDING TO NEC 705.12 (D)(2)(1)		
2.2.4	JUNCTION BOX WILL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. IF ROOF-PENETRATING TYPE, IT SHALL BE FLASHED & SEALED PER LOCAL REQUIREMENTS.	2.5.7	SUPPLY SIDE TAP INTERCONNECTION ACCORDING TO NEC 705.12 (A) WITH SERVICE ENTRANCE CONDUCTORS IN ACCORDANCE WITH NEC 230.42		
2.2.5	ROOFTOP PENETRATIONS FOR PV RACEWAY WILL BE COMPLETED AND SEALED W/ APPROVED CHEMICAL SEALANT PER CODE BY A LICENSED CONTRACTOR.	2.5.8	BACKFEEDING BREAKER FOR UTILITY-INTERACTIVE INVERTER OUTPUT IS EXEMPT FROM ADDITIONAL FASTENING [NEC 705.12 (D)(6)].		
2.2.6	ALL PV RELATED ROOF ATTACHMENTS TO BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER.	2.6.1	DISCONNECTION AND OVER-CURRENT PROTECTION NOTES:		
2.3.1	WHEN POSSIBLE, ALL PV RELATED RACKING ATTACHMENTS WILL BE STAGGERED AMONGST THE ROOF FRAMING MEMBERS.	2.6.2	DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING ENERGIZED ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS). DISCONNECTS TO BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH.		
2.3.2	GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVICES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR SUCH USE.	2.6.3	BOTH POSITIVE AND NEGATIVE PV CONDUCTORS ARE UNGROUNDED. THEREFORE BOTH MUST OPEN WHERE A DISCONNECT IS REQUIRED, ACCORDING TO NEC 690.13.		
2.3.3	AS IN CONVENTIONAL PV SYSTEMS, UNGROUNDED PV SYSTEMS REQUIRE AN EQUIPMENT GROUNDING CONDUCTOR. ALL METAL ELECTRICAL EQUIPMENT AND STRUCTURAL COMPONENTS BONDED TO GROUND, IN ACCORDANCE WITH 250.134 OR 250.136(A), ONLY THE DC CONDUCTORS ARE UNGROUNDED.	2.6.4	DC DISCONNECT INTEGRATED INTO ROOFTOP DC COMBINER OR INSTALLED WITHIN 6 FT. ACCORDING TO NEC 690.15 (C).		
2.3.4	PV EQUIPMENT SHALL BE GROUNDED ACCORDING TO NEC 690.43 AND MINIMUM NEC TABLE 250.122.	2.6.5	RAPID SHUTDOWN OF ENERGIZED CONDUCTORS BEYOND 10 FT OF PV ARRAY OR 5 FT INSIDE A BUILDING WITHIN 10 SECONDS. CONTROLLED CONDUCTORS ≤30V AND ≤240VA [NEC 690.12]. LOCATION OF LABEL ACCORDING TO AHJ.		
2.3.5	METAL PARTS OF MODULE FRAMES, MODULE RACKING, AND ENCLOSURE CONSIDERED GROUNDED IN ACCORD WITH 250.134 AND 250.136(A).	2.6.6	ALL OCPD RATINGS AND TYPES SPECIFIED ACCORDING TO NEC 690.8, 690.9, AND 240.		
2.3.6	EACH MODULE WILL BE GROUNDED USING WEBB GROUNDING CLIPS AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ. IF WEBS ARE NOT USED, MODULE GROUNDING LUGS MUST BE INSTALLED AT THE SPECIFIED GROUNDING LUG HOLES PER THE MANUFACTURERS' INSTALLATION REQUIREMENTS.	2.6.7	BOTH POSITIVE AND NEGATIVE PV CONDUCTORS ARE UNGROUNDED, THEREFORE BOTH REQUIRE OVER-CURRENT PROTECTION, ACCORDING TO NEC 240.21. (SEE EXCEPTION IN NEC 690.9)		
2.3.7	THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDING CONDUCTOR TO ANOTHER MODULE.	2.6.8	IF REQUIRED BY AHJ, SYSTEM WILL INCLUDE ARC-FAULT CIRCUIT PROTECTION ACCORDING TO NEC 690.11 AND UL 1699B.		
2.3.8	GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLORED GREEN OR MARKED GREEN IF #4 AWG OR LARGER [NEC 250.119]	2.6.9	WIRING & CONDUIT NOTES:		
2.4.1		2.7.1	ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.		
2.4.2		2.7.2	ALL CONDUCTORS SIZED ACCORDING TO NEC 690.8, NEC 690.7. EXPOSED UNGROUNDED PV SOURCE AND OUTPUT CIRCUITS SHALL USE WIRE LISTED AND IDENTIFIED AS PHOTOVOLTAIC (PV) WIRE [690.35 (D)]. PV MODULES WIRE LEADS SHALL BE LISTED FOR USE WITH UNGROUNDED SYSTEMS, ACCORDING TO NEC 690.35 (D)(3).		
2.4.3		2.7.3	PV WIRE BLACK WIRE MAY BE FIELD-MARKED WHITE [NEC 200.6 (A)(6)]. MODULE WIRING SHALL BE LOCATED AND SECURED UNDER THE ARRAY. ACCORDING TO NEC 200.7, UNGROUNDED SYSTEMS DC CONDUCTORS		
2.4.4		2.7.4			
2.4.5		2.7.5			
2.4.6		2.7.6			
2.4.7		2.7.7			
2.4.8					



Zuni Electric Inc.

CONTRACTOR

ZUNI ELECTRIC

PHONE: 5754376514

ADDRESS: 1001 ZUNIDR.
ALAMOGORDO, NM 88310

LIC. NO.: 27073

HIC. NO.:

ELE. NO.:

UNAUTHORIZED USE OF THIS
DRAWING SET WITHOUT WRITTEN
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VIOLATION OF U.S. COPYRIGHT LAWS
AND WILL BE SUBJECT TO CIVIL
DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 9.150 kWp

BLAZER

RESIDENCE

3041 MESILLA VERDE
TERRACE

LAS CRUCES, NM 88005
APN: R0401278

ENGINEER OF RECORD

SITE PLAN

PAPER SIZE: 11" x 17" (ANSI B)

DATE: 4.3.2018

DESIGN BY: O.K.

REVISIONS

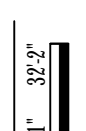
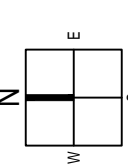
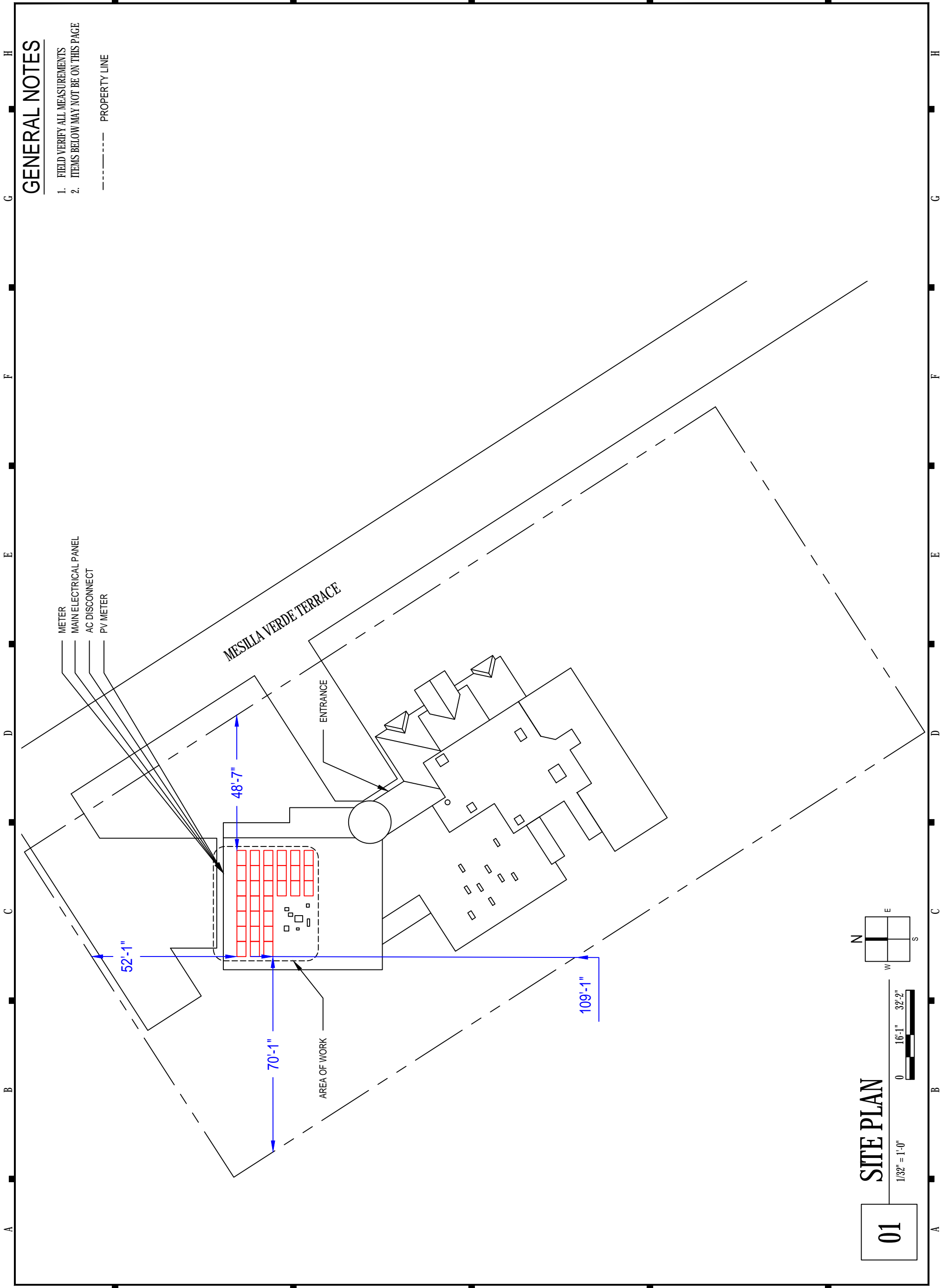
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(SHEET 3)

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

----- PROPERTY LINE



SITE PLAN

1/32" = 1'-0"

01



Zuni Electric Inc.

CONTRACTOR

ZUNI ELECTRIC

PHONE: 5754376514

ADDRESS: 1001 ZUNIDR.

ALAMOGORDO, NM 88310

LIC. NO.: 27073

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NEW PV SYSTEM: 9.150 kWp

BLAZER

RESIDENCE

3041 MESILLA VERDE

TERRACE

LAS CRUCES, NM 88005

APN: R0401278

ENGINEER OF RECORD

ELECTRICAL PLAN

PAPER SIZE: 11" x 17" (ANSI B)

DATE: 4.3.2018

DESIGN BY: O.K.

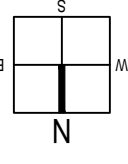
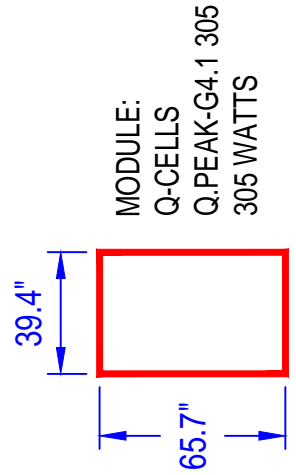
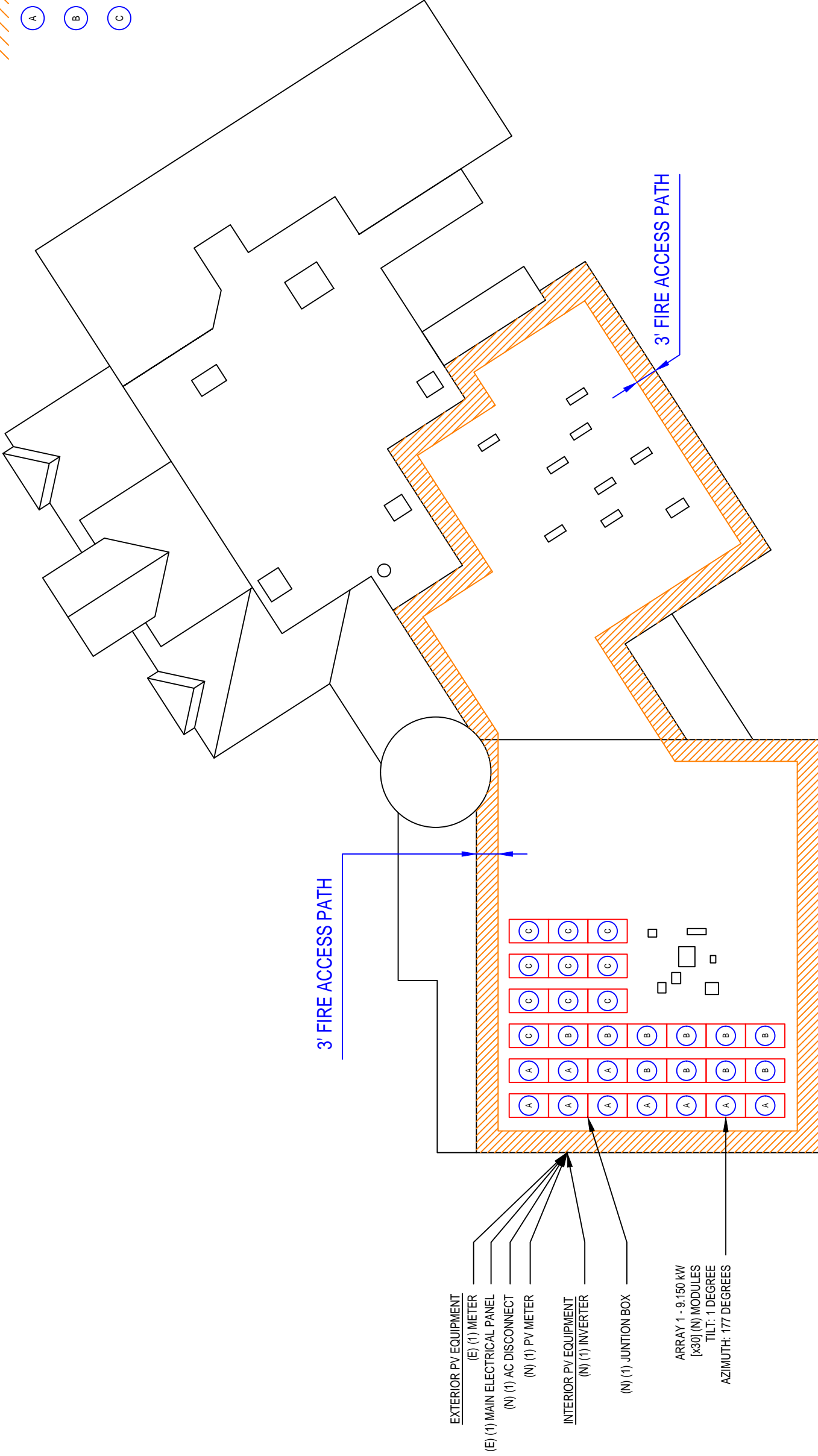
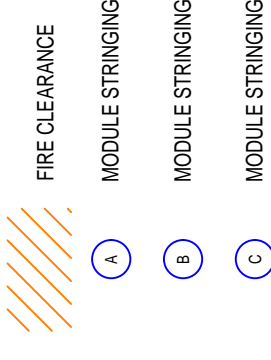
REVISIONS

A 202.00

(SHEET 4)

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
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ELECTRICAL PLAN

1/16" = 1'



01

A B C D E F G H

1 2 3 4 5 6

CONTRACTOR

ZUNI ELECTRIC

PHONE: 5754376514
 ADDRESS: 1001 ZUNI DR.
 ALAMOGORDO, NM 88310

LIC. NO.: 27073
 HIC. NO.:
 ELE. NO.:

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 AND WILL BE SUBJECT TO CIVIL
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NEW PV SYSTEM: 9.150 kWp

**BLAZER
 RESIDENCE**
 3041 MESILLA VERDE
 TERRACE
 LAS CRUCES, NM 88005
 APN: R0401278

ENGINEER OF RECORD

**SOLAR ATTACHMENT
 PLAN**

PAPER SIZE: 11" x 17" (ANSI B)

DATE: 4.3.2018

DESIGN BY: O.K.

REVISIONS

A 203.00
 (SHEET 5)

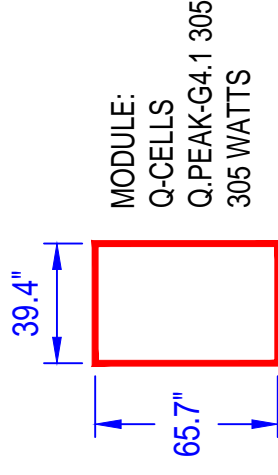
GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

--- ROOF TRUSSES

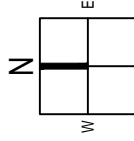
FLAT-ROOF SOLAR MODULES ATTACHED
 TO ROOF SURFACE (SEE SHEET S-501 FOR
 MOUNTING DETAILS)

ROOF MATERIAL IS ROLLED ASPHALT



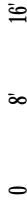
MODULE:
 Q-CELLS
 Q.PEAK-G4.1 305
 305 WATTS

38'-1"

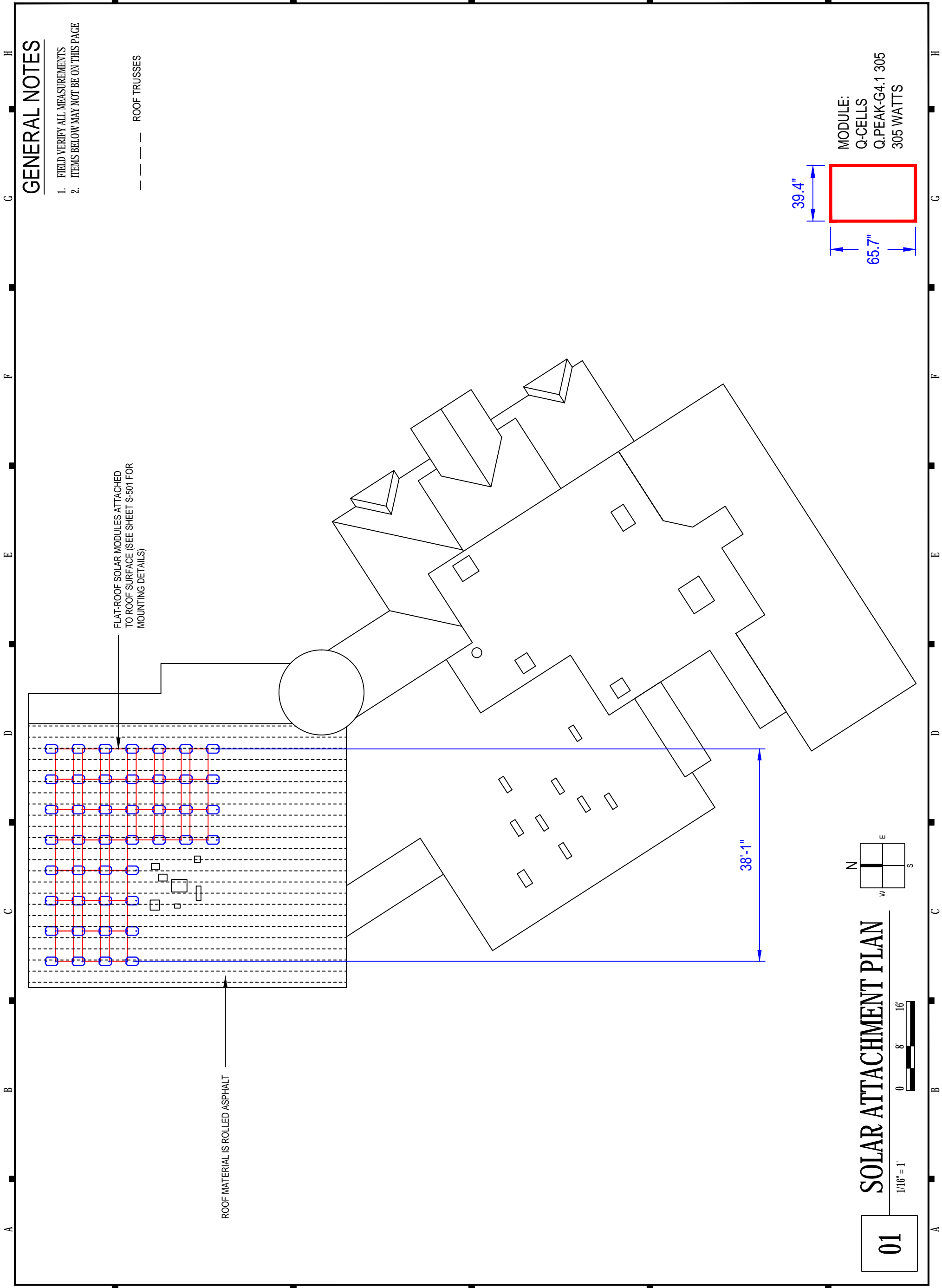


SOLAR ATTACHMENT PLAN

1/16" = 1'



01





Zuni Electric Inc.

CONTRACTOR

ZUNI ELECTRIC

PHONE: 5754376514

ADDRESS: 1001 ZUNI DR.
ALAMOGORDO, NM 88310

LIC. NO.: 27073

HIC. NO.:

ELE. NO.:

UNAUTHORIZED USE OF THIS
DRAWING SET WITHOUT WRITTEN
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DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 9.150 kWp

BLAZER

RESIDENCE

3041 MESILLA VERDE
TERRACE
LAS CRUCES, NM 88005
APN: R0401278

ENGINEER OF RECORD

ASSEMBLY DETAILS

PAPER SIZE: 11" x 17" (ANSI B)

DATE: 4.3.2018

DESIGN BY: O.K.

REVISIONS

S 501.00

(SHEET 6)

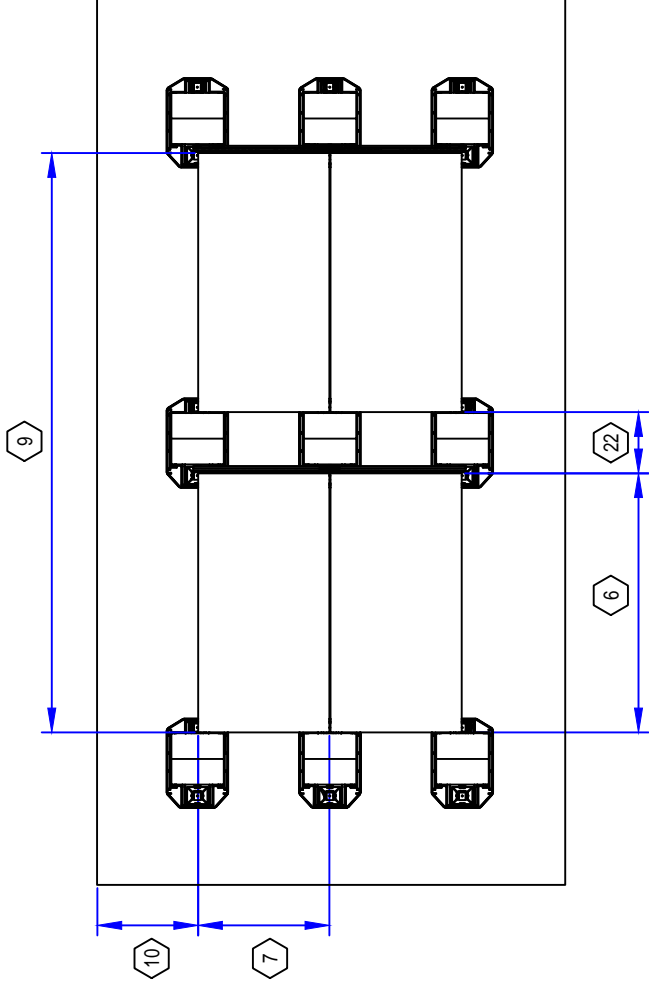
SHEET KEYNOTES

1. ROOF MATERIAL: ROLLED ASPHALT
2. ROOF STRUCTURE: TRUSS
3. ATTACHMENT TYPE: BALLASTED
4. MODULE MANUFACTURER: Q-CELLS
5. MODULE MODEL: Q.PEAK-G4.1 305
6. MODULE LENGTH: 65.7"
7. MODULE WIDTH: 39.4"
8. MODULE WEIGHT: 41.45 LBS.
9. SEE SHEET A-203 FOR DIMENSION(S)
10. MIN. FIRE OFFSET: 3' FROM RIDGE/RAKE, 18" FROM HIP/SVALLEYS
11. RAFTER SPACING: 24 IN. O.C.
12. RAFTER SIZE: 2X4 NOMINAL
13. TOTAL AREA: 539.29 SQ. FT.
14. TOTAL WEIGHT: 1285.5 LBS.
15. WEIGHT PER ATTACHMENT: 29.22 LBS
16. DISTRIBUTED LOAD: 2.38 PSF.
17. STANDOFF STAGGERING: NO
18. RAIL MANUFACTURER (OR EQUIV.): ECOLIBRIUM
19. RAIL MODEL: ECOFOOT 2+
20. RAIL WEIGHT: 4 LBS.
21. MAX. TRUSS SPAN: 25 FT.
22. MODULE INTER-ROW SPACING: 18.9"
23. TOTAL # OF ECOFOOT 2+ BASE: 44

RACKING DETAIL (TOP)

SCALE: NOT TO SCALE

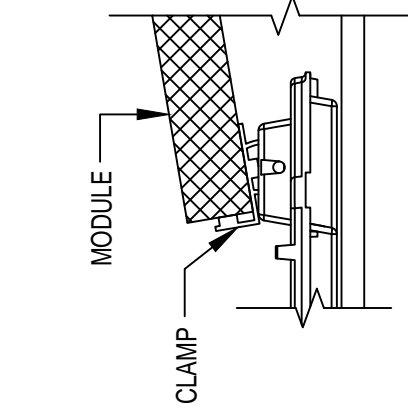
D3	S-501
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DETAIL (TRANSVERSE)

SCALE: NOT TO SCALE

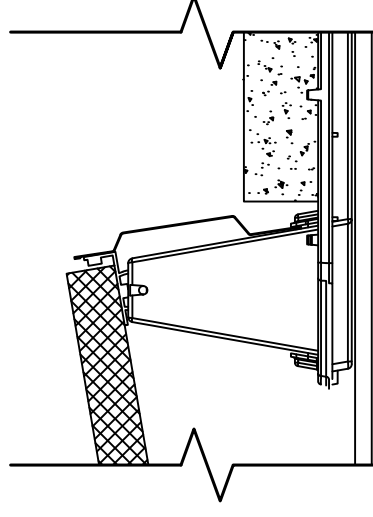
D4	S-501
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DETAIL (TRANSVERSE)

SCALE: NOT TO SCALE

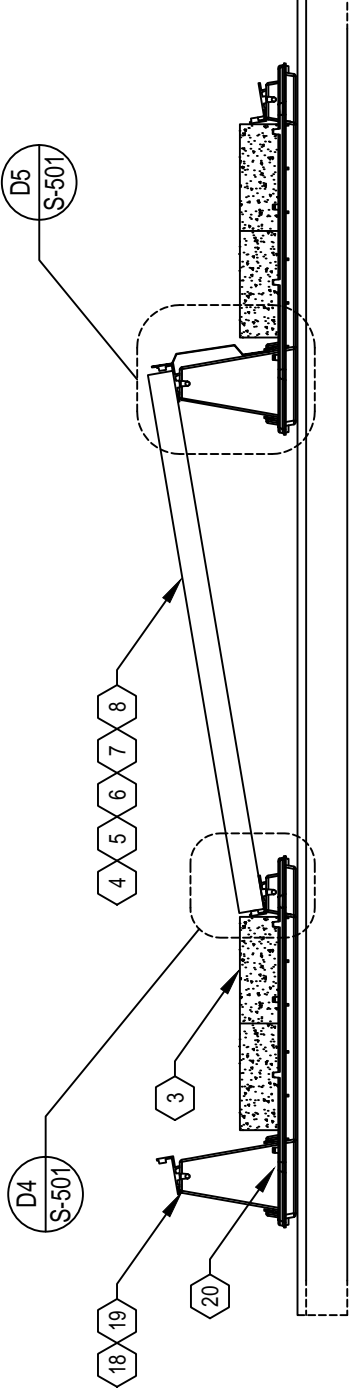
D5	S-501
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RACKING DETAIL (TRANSVERSE)

SCALE: NOT TO SCALE

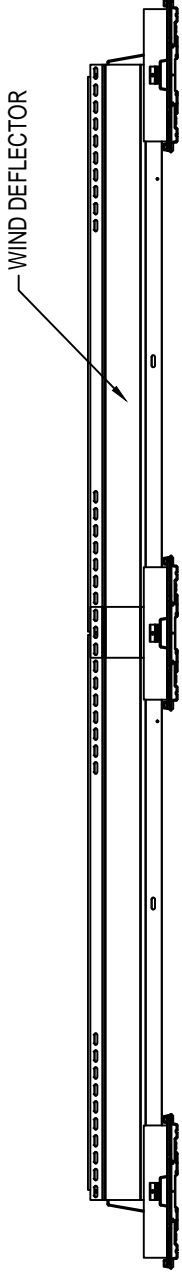
D1	S-501
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RACKING DETAIL (LONGITUDINAL)

SCALE: NOT TO SCALE

D2	S-501
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Conduit Conductor Schedule (ALL CONDUCTORS MUST BE COPPER)				
TAG	DESCRIPTION	WIRE GAUGE	# OF CONDUCTORS/COLOR	CONDUIT TYPE CONDUIT SIZE
1	PV WIRE	12 AWG	2(V+,V-)	FREE AIR
1	BARE COPPER GROUND (EGC/GEC)	6 AWG	1 BARE	FREE AIR
2	THWN-2	10 AWG	2(1L1,1L2) B/R	PVC-40 3/4IN.
2	THWN-2-GROUND	6 AWG	1(GRN)	PVC-40 3/4IN.
3	THWN-2	6 AWG	3(1L1,1L2,1N) B/R/W	PVC-40 3/4IN.
3	THWN-2-GROUND	6 AWG	1(GRN)	PVC-40 3/4IN.
4	THWN-2	6 AWG	3(1L1,1L2,1N) B/R/W	PVC-40 3/4IN.
4	THWN-2-GROUND	6 AWG	1(GRN)	PVC-40 3/4IN.
5	THWN-2	6 AWG	3(1L1,1L2,1N) B/R/W	PVC-40 3/4IN.
5	THWN-2-GROUND	6 AWG	1(GRN)	PVC-40 3/4IN.

MAX SYSTEM AMPS: (NUMBER OF MODULES * MODULE STC)/240 * 125% = 47.66A
 MAX BACKFEED CAPACITY: (MAIN BUSS RATING * 120%) - MAIN BREAKER RATING = 80A
 SYSTEM OCPD: 60A



CONTRACTOR
 ZUNI ELECTRIC
 PHONE: 5754376514
 ADDRESS: 1001 ZUNI DR.
 ALAMOGORDO, NM 88310

LIC. NO.: 27073
 HIC. NO.:
 ELE. NO.:
 UNAUTHORIZED USE OF THIS
 DRAWING SET WITHOUT WRITTEN
 PERMISSION FROM CONTRACTOR IS IN
 VIOLATION OF U.S. COPYRIGHT LAWS
 AND WILL BE SUBJECT TO CIVIL
 DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 9.150 kWp

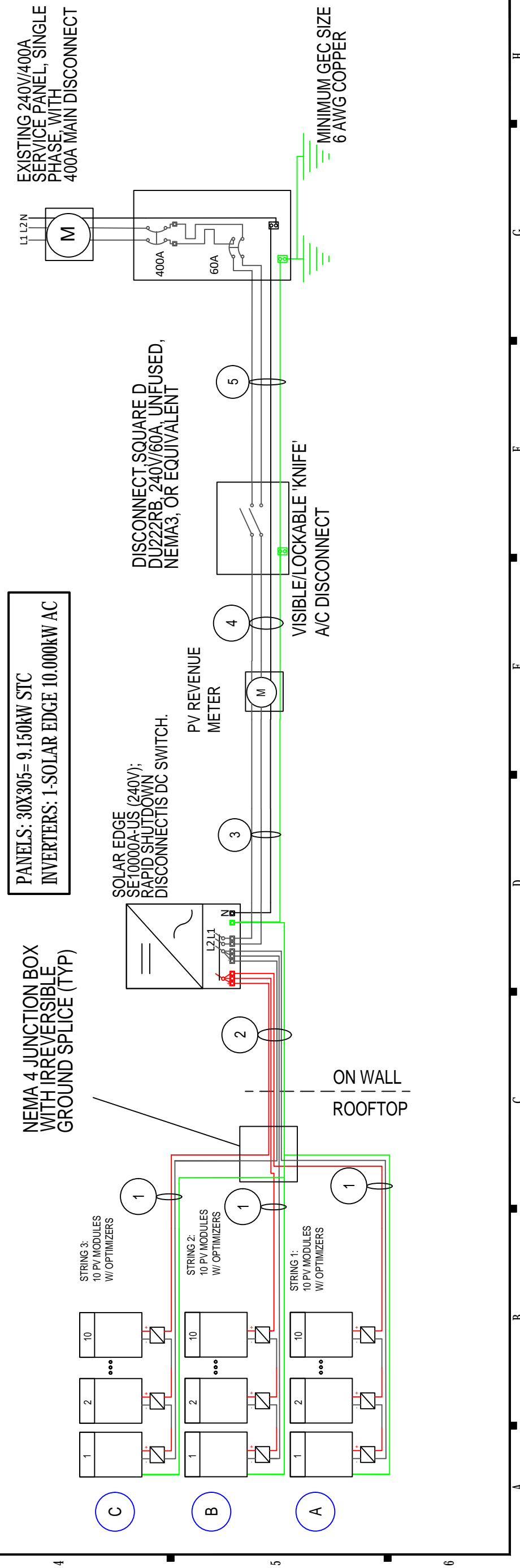
**BLAZER
 RESIDENCE**
 3041 MESILLA VERDE
 TERRACE
 LAS CRUCES, NM 88005
 APN: R0401278

ENGINEER OF RECORD

LINE DIAGRAM

PAPER SIZE: 11" x 17" (ANSI B)
 DATE: 4.3.2018
 DESIGN BY: O.K.
 REVISIONS

E 601.00
 (SHEET 7)



PANELS: 30X305= 9.150kW STC
 INVERTERS: 1-SOLAR EDGE 10.000kW AC

SOLAR EDGE SE10000A-US (240V); RAPID SHUTDOWN DISCONNECTS DC SWITCH.

DISCONNECT SQUARE D DU222RB, 240V/60A, UNFUSED, NEMA3, OR EQUIVALENT

VISIBLE/LOCKABLE 'KNIFE' A/C DISCONNECT

ON WALL ROOFTOP

POINT OF INTERCONNECTION, LOAD SIDE 705.12(D)(2)(3)(B),

EXISTING 240V/400A SERVICE PANEL, SINGLE PHASE, WITH 400A MAIN DISCONNECT

MINIMUM GEC SIZE 6 AWG COPPER

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR
 OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:
 Case # _____
 Fee \$ _____

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

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

ZUNI ELECTRIC INC 575-437-6514
 Name of Applicant/Owner Applicant's Telephone Number
PO Box 1909 Alamogordo NM 88311-1909
 Applicant's/Owner's Mailing Address City State Zip Code

Zuni@zunielectric.com
 Applicant's/Owner's E-mail Address

ZUNI ELECTRIC, 1001 ZUNI DRIVE, ALAMOGORDO, NM 88310
 Contractor's Name & Address (if none, indicate Self)

575-437-6514 85-0344871 27073/EE98
 Contractor's Telephone Number Contractor's Tax ID Number Contractor's License Number

Address of Proposed Work: 3041 MESILLA VERDE TERRACE (KEITA BLAZER)

Description of Proposed Work: INSTALL SOLAR (PHOTO-VOLTAIC) SYSTEM, ROOF-MOUNT

\$ 31,110.00 Allen Bell, Admin Asst April 10, 2018
 Estimated Cost Signature of Applicant Date

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: _____

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

- This Application will include the following, if checked:
1. _____ Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was legally subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 2. _____ Site Plan with dimensions and details.
 3. _____ Proof of legal access to the property.
 4. _____ Drainage plan.
 5. _____ Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 6. _____ Proof of sewer service or a copy of septic tank permit; proof of water service (well permit or statement from the Public Utility providing water services).
 7. _____ Other information as necessary or required by the City Code or Community Development:

PZHAC NEW BUSINESS

APRIL 16, 2018

PZHAC DECISIONS

BUILDING PERMITS

PZHAC ACTION FORM
BUILDING PERMIT REQUEST CASE 060709
WORK SESSION ITEM
[PZHAC REVIEW – 4/16/2018]
STAFF ANALYSIS

(Decision to be based on information presented during the Work Session)

Item:

Case 060709 - 2650 Calle del Oeste, submitted by Henry Gil; a request for a building permit to install fascia boards on part of a porch and to allow the porch to be enclosed to block winds from the west; and to repair and repaint the trim and stucco on the dwelling at this address. Zoned: Historical Residential (HR). **(Discussed during Work Session)**

Staff Analysis:

The proposed work was discussed in the PZHAC Work Session held prior to this meeting. (Please refer to the information provided in the write-up for this item in the Work Session.)

If it is determined that the construction and/or style of the enclosure and other work as proposed is architecturally appropriate or acceptable for the zoning of the area as proposed, or if an alternate solution is arrived at, then the request can proceed on the assumption that all requirements of the Code will be satisfied. The PZHAC should continue on to approve the request based on the Findings of Fact stated below.

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

Estimated Cost: @ \$200.00

Consistency with the Code:

The PZHAC will need to determine that the proposed enclosure and other work, when finished, will be consistent with the following sections of the Code:

18.06.110 Review of applications within Historical and General Commercial zones – Considerations.

- A. All applications for work in the Historical zones and Commercial zone (not subject to administrative approval) shall be reviewed by the planning, zoning and historical appropriateness commission. The commission shall determine whether the request involved will be appropriate for the purposes of this title. If the request shall be determined to be inappropriate, the board shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the historical district generally, such application may be approved without substantial detriment to the public welfare and without substantial derogation of the intent and purposes of this title.
- B. In reviewing an application, the planning, zoning and historical appropriateness commission shall consider in addition to this chapter:
1. The historical and literary value and significance of the site, building, or structure;
 2. The general design, arrangement, texture, material and color of the features, sign or billboard involved;
 3. The relation of such factors to similar factors or sites, buildings and structures in the immediate surroundings;
 4. The appropriateness of the size and shape of the building or structure in relation to:
 - a. The land area upon which the building or structure is situated;
 - b. The landscaping and planting features proposed by the applicant; and
 - c. The neighboring sites, buildings or structures within the historical district.
 5. The commission shall also consider the applicable zoning and other laws of the town.

- C. In recommending approval of an application the commission may impose conditions which shall be binding upon the property. Prior to approving an application subject to conditions, the commission may notify the applicant of its proposed action to solicit his opinion. The concurring vote of three members of the board shall be necessary to make a determination in favor of the applicant on any application. [Ord. 2009-05 § 2]

Chapter 18.35 HR – Historical Residential Zone

In the HR zone, there is no size limit on either the primary or secondary dwelling as long as each dwelling unit has over 4000 square feet of property is determined to be architecturally compatible and historically appropriate for the area, and meets building code requirements.

The PZHAC will also need to determine that the request, as submitted, is consistent with the all other sections of the **Building and Zoning Codes** that may be applied to this project.

Findings of Fact:

- The PZHAC has jurisdiction to review and recommend approval of this request to the BOT.
- The proposed work consists of enclosing an existing carport and doing minor repairs to an existing dwelling on the property.
- The PZHAC has determined that the proposed addition meets all applicable Code requirements.

PZHAC OPTIONS:

1. Recommend approval of the building permit to the BOT.
2. Recommend approval of the building permit to the BOT with conditions.
3. Reject the building permit.

PZHAC ACTION:

TOWN OF MESILLA
 PERMISSION TO CONDUCT WORK
 OR
 OBTAIN A COMMERCIAL/RESIDENTIAL BUILDING PERMIT

OFFICIAL USE ONLY:

Case # 060709

Fee \$ 0.00

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

CASE NO. 060709 ZONE: HR CODE: ACH APPLICATION DATE: 4/5/18

Name of Applicant/Owner: Henry Gil Applicant's Telephone Number: 575-642-9548

Applicant's/Owner's Mailing Address: P.O. Box 1134 Mesilla N.M. City State Zip Code: 88046

Applicant's/Owner's E-mail Address: Henrygil1959@hotmail.com

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

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

Address of Proposed Work: 2650 Calle del Oeste

Description of Proposed Work: INSTALL 4 4x8 Plywoods west side of porch to block winds not complete at porch / PAINT trim of house + porch same color - brown / INSTALL RAILS ON PORCH TRIM PAINT BROWN / FIN COAT

Estimated Cost: \$200.00 Signature of Applicant: Henry O. Gil Date: 4/5/18

Handwritten note: + porch by front facade

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

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

FOR OFFICIAL USE ONLY

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

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

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

CONDITIONS: PZHAC REVIEW & BOT APPROVAL REQUIRED
CID PERMIT MAY BE REQUIRED.
ZL

PERMISSION ISSUED/DENIED BY: _____ ISSUE DATE: _____

- This Application will include the following, if checked:
- Plot plan with legal description to show existing structures, adjoining streets, driveway(s), improvements & setbacks. Verification shall show that the lot was **legally** subdivided through the Town of Mesilla or that the lot has been in existence prior to February 1972.
 - Site Plan with dimensions and details.
 - Proof of legal access to the property.
 - Drainage plan.
 - Architectural style and color scheme – diagrams or elevations (Historical and commercial zones only).
 - 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).
 - Other information as necessary or required by the City Code or Community Development:

PZHAC NEW BUSINESS

APRIL 16, 2018

PZHAC DECISIONS

BUSINESS REGISTRATIONS

PZHAC ACTION FORM
BUSINESS REGISTRATION REQUEST
PERMIT 0734
[PZHAC REVIEW – 4/16/2018]

STAFF ANALYSIS

Item:

Permit 0734 – 2309 Calle de San Albino, Unit B, submitted by Isabelle Bencomo; a request for a business license to allow the applicant to operate a retail shop (“The Messy Arrow”) at this address. Zoned: Historical Commercial (HC)

Description of Business:

The purpose of the application is to allow the applicant to open a small retail store at this location. This store will replace a small retail operation that had been at this location. The proposed business will be similar to the previous businesses that have been at this location, and will be one of several commercial operations in this suite of buildings. This is a use that is allowed in the Historic Commercial district, and will not result in any changes to the appearance of the property or any of the other surrounding uses in the area.

Consistency with the Code:

The request is for a small retail store in the Historic Commercial district, and is consistent with all applicable sections of the MTC. Additionally, the structure was originally designed and built for use as a commercial facility, and the occupied portion of the structure has been used for small retail shops for a number of years.

The requested license will not result in any changes to the external physical elements or style of the structure. There will be some cosmetic changes to the interior of the structure. There are two parking spaces adjacent to the proposed use on the property.

Findings:

- The PZHAC has jurisdiction to review and approve this request.
- The proposed business will not result in any changes to the commercial character of the structure.
- This is a use that is allowed by the MTC in this zoning district.
- The proposed use will not create any negative impacts to the area.

PZHAC OPTIONS:

- Approve the application.
- Approve the application with conditions.
- Reject the application.

PZHAC ACTION:

STRUCTURE FROM CALLE DE SANTIAGO



Doña Ana County, NM

General Reference Maps

2014 Aerial

Addresses

County Address Points

Select Search Type:

Account Numbe

Enter Value:

Maps

Legend

Map Themes

Parcels

UDC Zoning

Roads and Transportation

NM House Districts

NM Senate Districts

County Commission Districts

City Council Districts

Median Household Income

General Land Ownership

Account Number: [R0400318](#)

Parcel Number: 4006137236430

Owner: TAFOYA LARRY R & VIOLA P

Mail Address: PO BOX 1315

Subdivision:

Property Address: 2309 CALLE DE
GUADALUPE #UNIT A-B

Acres: 0.2



Town of Mesilla
Business Registration Application

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



OFFICIAL USE ONLY:

Business License #: 0734

PLEASE TYPE OR PRINT

Business Registration Application is: New Renewal

Name of Business The Messy Arrow

Name of Applicant Isabelle Bencomo

MAILING Address 2020 Garrison Rd.

City Las Cruces

State NM

Zip 88001

PHYSICAL Address of Business 2309 Calle De San Albino Unit B, Mesilla, NM 88046

Business Phone (951) 750-3921

Alternate Phone (575) 999-1461

E-mail Address isabelle1711@ymail.com

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

Property Owner Name Viola Tafoya

Property Owner Address 1827 Snow Rd.

City Mesilla

State NM

Zip 88046

Property Owner Phone (575) 639-4083

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

Square Footage of Business 800 sqft.

Number of Employees 0

Number of Parking Spaces 8

Zoning Code

Business Applicant Is:

Sole Proprietorship

Partnership

Corporation

Current NM CRS Tax ID 03400444000

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

Convenience Store - Will include snacks such as chips & candy, drinks such as water, energy drinks, soda, coffee, etc. We will also carry items such as medicines, phone chargers & other convenien items. We would like to carry cigarettes as well.

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

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

PLEASE FILL OUT OTHER SIDE

Emergency Contact Information

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

Contact 1	Robert Buoncomo	Phone Number	(951)750-3921
Address: 2020 Garrison Rd. Las Cruces, NM 88001			
Contact 2	Viola Tafoya	Phone Number	(575)639-4083
Address: 1827 Snow Rd. Mesilla, NM 88046			
Contact 3	Larry Tafoya	Phone Number	(575)639-3397
Address: 1827 Snow Rd. Mesilla, NM 88046			

Do you have an alarm system? Yes No

If yes, what kind? What company responds?

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

Signature of Applicant [Signature] Date 2/7/2018
Signature of Building Owner [Signature] Date 3/5/2018

OFFICE USE ONLY

Receipt Number	<input type="text"/>	Date of Payment	<input type="text"/>	<input type="checkbox"/> Utility service verified with utility department
Case Number	0734	PZHAC Approval Date	<input type="text"/>	
Sign Permit Case #	N/A	BOT Approval Date	N/A	
Zone	MC	Renewal Date	3/15/19	
				<input type="checkbox"/> Submit by E-mail

Fire Department Inspection Verification

Fire Department Signature _____

Inspection Date _____ Approved Yes No

CRS Verification of Location Code