

# Alto Lakes Special Zoning District

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## Minutes – 21 March 2013

1. Call to order: 8:59am
2. Roll call: Bass, Porter, Santos present; Abbott on leave of absence
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Bass moved to approve, Santos seconded
5. Approval of Meeting Minutes for 7 Mar 2013 Regular Meeting: Bass moved to approve, Santos seconded
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing:

B. Zoning Permits:

- |    |           |  |             |                              |          |
|----|-----------|--|-------------|------------------------------|----------|
| 1) | OWNER:    | Shaffer  | CONTRACTOR: | Alto Mesa Builder's Inc      | \$136.40 |
|    | LEGAL:    | ALGCC; U4; L25A  | STREET:     | 154 Crooked Stick Ln         |          |
|    | REQUEST:  | Townhouse: New roof over existing deck; repl existing wood decking w/trex-type product |             |                              |          |
|    | MOTION    | Santos   | SECOND:     | Bass                         |          |
|    | COMMENTS: | Pending VoR & HOA approval (FU: Bass)  |             |                              |          |
| 2) | OWNER:    | Hammons  | CONTRACTOR: | Ray Pave Constr              | \$25.00  |
|    | LEGAL:    | DPW; U1; LTR3C   | STREET:     | 106 Wolf Run Lane            |          |
|    | REQUEST:  | Pave existing gravel/dirt drive  |             |                              |          |
|    | MOTION    | Santos   | SECOND:     | Bass                         |          |
|    | COMMENTS: | (FU: Bass)   |             |                              |          |
| 3) | OWNER:    | Winston  | CONTRACTOR: | Younger                      | \$50.00  |
|    | LEGAL:    | DPW; U1; L37   | STREET:     | 112 Bull Elk Ct              |          |
|    | REQUEST:  | Re-roof wood shake shingles with metal   |             |                              |          |
|    | MOTION    | Bass   | SECOND:     | Santos                       |          |
|    | COMMENTS: | (FU: Bass)   |             |                              |          |
| 4) | OWNER:    | Gaspard  | CONTRACTOR: | Blue Spruce Constr; Tim Hoyt | \$25.00  |
|    | LEGAL:    | LS; U1; B3; L13  | STREET:     | 114 Buena Vista              |          |
|    | REQUEST:  | RR tie wall; repair & add  |             |                              |          |
|    | MOTION    | Santos   | SECOND:     | Bass                         |          |
|    | COMMENTS: | (FU: Porter)   |             |                              |          |
| 5) | OWNER:    | Haynes   | CONTRACTOR: | Moebus Construction          | \$25.00  |
|    | LEGAL:    | LS; U2; B4; L28  | STREET:     | 150 Buena Vista              |          |
|    | REQUEST:  | Repl rotten deck boards; stain entire deck to match existing                           |             |                              |          |
|    | MOTION    | Santos   | SECOND:     | Bass                         |          |
|    | COMMENTS: | (FU: Porter)   |             |                              |          |
| 6) | OWNER:    | Jeffreys   | CONTRACTOR: | Kyle Legasse                 | \$50.00  |
|    | LEGAL:    | HM; U3, B5, L23  | STREET:     | 105 El Sendero Tr            |          |
|    | REQUEST:  | Landscaping  |             |                              |          |
|    | MOTION    | Santos   | SECOND:     | Bass                         |          |
| 7) | OWNER:    | Strange  | CONTRACTOR: | ZiaScapes                    | \$50.00  |
|    | LEGAL:    | DPW; U2; L 43  | STREET:     | 157 Deer Park Dr             |          |
|    | REQUEST:  | Landscaping  |             |                              |          |
|    | MOTION    | Santos   | SECOND:     | Bass                         |          |

- 8) OWNER: Sherman CONTRACTOR: Cornelius N/C  
 LEGAL: DPM; U8, L2A STREET: 109 Sunflower  
 REQUEST: Change paint & roof  
 MOTION SECOND:  
 COMMENTS: Paint/color change only – ACC responsibility
- 9) OWNER: Crawford CONTRACTOR: ZiaScapes \$65.00  
 LEGAL: DPV; U5, B1, L30 STREET: 126 Antler  
 REQUEST: Landscaping  
 MOTION Santos SECOND: Bass
- 10) OWNER: Garber CONTRACTOR: Sun Valley \$407.50  
 LEGAL: ALGCC; U2; B6; L37 STREET: 107 Incredible Dr Pending payment  
 REQUEST: NEW CONSTRUCTION  
 MOTION Santos SECOND: Bass  
 COMMENTS: Tabled on 7 Mar pending drainage/TOPO, which was received
- 11) OWNER: Bishop CONTRACTOR: self TABLED  
 LEGAL: AL, U1; B4; L25 STREET: 903 High Mesa  
 REQUEST: Landscaping (repair, replace)  
 MOTION SECOND:  
 COMMENTS: No show – moved to 4 Apr meeting; Porter to contact

C. Short-term Rental Permits: None

D. Re-plats: None

7. OLD BUSINESS (Part 2)

A. Sample Book Of Documentation: (On-Going)

Following Ordinance re-write, documentation to be compiled to facilitate paperwork completion by Owners/Contractors. In the meantime, any particularly exemplary paperwork will be identified and extracted for the book.

B. Issues/Concerns/Complaints –

C. Past Actions: None

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

Review of Section 29 rewrite concerning Special Use permit and replat procedures (Compiled changes as well as Table of Amendments to be posted on the ALSZD website: [www.alszd.org](http://www.alszd.org).)

- 1) Table of Amendments finalized.
- 2) Santos moved to adopt new Ordinance as written & amended ("I move to adopt Ordinance 2013-01 amending the ALSZD Comprehensive Zoning and Land Use Ordinance subject to review and minor changes in language by counsel.") Bass seconded
- 3) Vote: Bass, Porter Santos – all voted yes
- 4) Santos moved to order publication of notice of Public Hearing on 18 Apr for 2 consecutive weeks (27 Mar and 3 Apr 2013), and to have copies of the ordinance available to the public via posting to the Zoning website ([www.ALSZD.org](http://www.ALSZD.org)) and also on the ALSZD bulletin board at the Club. ("I move to



f. Insurance renewal: not yet due

11. Announcement of Upcoming Meetings:

Next Regular meeting: 4 April 2013 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM

12. Adjournment: Santos moved, Bass seconded adjournment at 11:44am

/S/ Marti Santos

Secretary

*The agenda for the meeting can be revised and published up to twenty-four hours prior to the meeting and will be posted on the public bulletin board at ALG&CC, Alto, NM. At any time during the Open Meeting the Commission may close the meeting to the public to discuss matters not subject to the New Mexico Open Meetings Act. The Commission may revise the order of Agenda items considered at this Open Meeting.*



- 10) OWNER: Brininstool CONTRACTOR: Cowen Permitted 20 Dec 12  
 LEGAL: ALGCC; U2, B6, L12 STREET: 120 French Dr  
 REQUEST: Additions: Dining Room, Laundry Room, Expand Kitchen, Concrete Porch, Covered Bar-B-Que, Deck, Master Bath, Guest Bath, & 2nd Level Guest Suite. Landscaping – terracing; borders; creek bed; river rock; berm circular drive; drip irrigation; mulch; synthetic turf – permitted 7 Feb 13  
 COMMENTS: As of 20 Feb: Almost complete. (FU: Porter)
- 11) OWNER: Keener CONTRACTOR: Ratliff Permitted 7 Jun 12  
 LEGAL: DPW, U1, L20 STREET: 141 Deer Park Dr  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 5 Mar: Almost complete. Cert of Occ (upon completion). (FU: Porter)
- 12) OWNER: Kelley CONTRACTOR: Owner Permitted 20 Dec 12  
 LEGAL: DPW; U2; B; L56 STREET: 172 Deer Park Dr  
 REQUEST: NEW CONSTRUCTION; fence  
 COMMENTS: As of 5 Mar: Underway (FU: Porter)
- 13) OWNER: Wright CONTRACTOR: Owner (A.D. Powers) Permitted 1 Nov 12  
 LEGAL: HM; U3; B12; L19 STREET: 166 Stable Road  
 REQUEST: Build shaft and install a 5x6 elevator on south side of home between main & second floors. Add 8 x 16 deck to main floor, and 8 x 8 deck to lower level of east side of home.  
 COMMENTS: As of 20 Feb: Underway. (FU: Santos)
- 14) OWNER: Anderson CONTRACTOR: Myers Permitted 21 Feb 13  
 LEGAL: DPW; U6; L168A STREET: 103 Porcupine  
 REQUEST: Landscaping Amendment for utility enclosure/wall w/stucco/rock veneer to match house (to screen electric, water, gas, meters, etc.)  
 COMMENTS: (FU: Porter)
- 15) OWNER: Schultz CONTRACTOR: Ratliff Permitted 18 Oct 12  
 LEGAL: DPV; U8; L229A STREET: 174 Antler  
 REQUEST: Install Girard roof over rear courtyard; install stamped concrete floor in existing rear courtyard  
 COMMENTS: As of 5 Feb: Underway. Block & lumber on ground. (FU: Porter)
- 16) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13  
 LEGAL: DPV; U8; L 149 STREET: 113 (111?) Reindeer  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: (FU: Porter)
- 17) OWNER: Stewart CONTRACTOR: GNC Investments, Inc Permitted 6 Sep 12  
 LEGAL: DPV, U8, L201 STREET: 237 Saddleback  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 5 Feb: Underway. Cert of Occ (upon completion). (FU: Porter)
- 18) OWNER: Yule CONTRACTOR: Cyclone Constr Permitted 24 Jan 13  
 LEGAL: DPM; U2; L2 STREET: 1305 High Mesa  
 REQUEST: Replace 5 windows – low E glass; stucco repair; no color change; add 5' x 26' rear redwood deck w/fortress metal rails (to be adjacent and separate from existing); add 5' privacy wall on front patio w/stucco to match existing home exterior  
 COMMENTS: As of 5 Mar: Underway. (FU: Santos)

- 19) OWNER: Pope CONTRACTOR: Tim Gibson Permitted 21 Feb 13  
 LEGAL: DPM; U4, L3 STREET: 1316 High Mesa Rd  
 REQUEST: Asphalt paving over existing drive  
 COMMENTS: As of 5 Mar: Underway. (FU: Santos)
- 20) OWNER: Sherman CONTRACTOR: Cornelius Constr Permitted 6 Dec 12  
 LEGAL: DPM; U8; L12A STREET: 107 Sunflower  
 REQUEST: Addition & new roof structure over existing house  
 COMMENTS: As of 20 Mar: Underway. (FU: Santos)
- 21) OWNER: Fisher CONTRACTOR: Prewitt Constr Permitted 4 Oct 12  
 LEGAL: DPM; U13; L5A STREET: 108 Paint Brush  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 20 Mar: Underway. Cert of Occ (upon completion). (FU: Santos)
- 22) OWNER: Starnes/Lindsey CONTRACTOR: SB Ent. (P. Fanning) Permitted 1 Nov 12  
 LEGAL: DPM; U12; L8 STREET: 125 Water Spirit Trail  
 REQUEST: Convert existing b/r to media room; add 19 x 24 sq ft addition to increase size; replace b/r & ba. Roof & stucco colors to match existing. Expand deck; move deck stairs and replace landing. Deck restrain to match existing. Revise landscaping to go around addition.  
 COMMENTS: As of 20 Mar: Underway.. (FU: Santos)
- 23) OWNER: Pettis CONTRACTOR: Permitted 21 June 12  
 LEGAL: HM; U1, B3, L20 STREET: 127 Mira Monte  
 REQUEST: Addition of attached storage; repair/replace rotten soffits, kitchen window  
 COMMENTS: As of 20 Mar: Underway (FU: Santos)