

Alto Lakes Special Zoning District

MINUTES – 22 April 2013

1. Call to order: 8:58 am
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 4 Apr 2013 Regular Meeting: Bass moved to approve, Santos seconded
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing: None

B. Zoning Permits:

- 1) OWNER: Sanford CONTRACTOR: Phillip Fanning \$50.00
LEGAL: LS; B3; L53A STREET: 226 Lake Shore
REQUEST: New deck below existing deck; pave (asphalt?) gravel drive
MOTION Santos SECOND: Bass
COMMENTS:
- 2) OWNER: Strange CONTRACTOR: Sam Woody \$25.00
LEGAL: DPW; U2; L43 STREET: 157 Deer Park Dr
REQUEST: Demo/rebuild deck w/10-x16 expansion; move stairs to lower deck. Treated frame with redwood finish
MOTION Bass SECOND: Santos
COMMENTS:
- 3) OWNER: Ramsey CONTRACTOR: Daniel Candelara \$25.00
LEGAL: DPW; U2; L59 STREET: 173 Deer Park Dr PENDING
REQUEST: Landscaping: create 3 berms w/river rock; deer resistant plants/trees and wood chips; drip irrigation. Re-gravel driveway
MOTION Bass SECOND: Santos
COMMENTS:
- 4) OWNER: Morris CONTRACTOR: Shield Construction, Inc \$25.00
LEGAL: DPW; U3; L98 STREET: 216 Deer Park Dr
REQUEST: Re-roof – repl metal with metal; paint – both same as existing
MOTION SECOND:
COMMENTS: Pending VoR?
- 5) OWNER: Walker CONTRACTOR: Moebus N/A
LEGAL: DPW; U3; LT19B STREET: 104 Red Hawk
REQUEST: re-stucco (new color); re-stain (new color)
MOTION SECOND:
COMMENTS: Determined this is paint/color related only. No Zoning permit required.
- 6) OWNER: Rangel CONTRACTOR: Younger \$50.00
LEGAL: DPM, U12, L7 STREET: 129 Water Spirit Trail
REQUEST: Re-Roof (remove/replace white 90# torchdown with like material on flat roof w/parapet)
MOTION SECOND:
COMMENTS: Pending VoR permit

7) OWNER: Cromeens CONTRACTOR: Peralta N/A
LEGAL: DPM; U8; L6 STREET: 109 Blazing Star Trail
REQUEST: Re-stucco – same as existing
MOTION SECOND:
COMMENTS: Determined this is paint/color related only. No Zoning permit required.

C. Short-term Rental Permits:

Santos moved, Bass seconded approval of one ST permit to Condotel (Riker Davis)

D. Re-plats:

Simple combination of lots: SB; U2; B3; Lots 14 & 15 combined into 14A.

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:

Porter and Bass expressed concerns (per 4 Apr meeting) about the #12 fairway rework as it impacts both drainage on lots 23-29 and trespasses across lots 29-33. It was ascertained there is a Zoning responsibility to notify the Club and the homeowners of these perceived issues. Santos suggested sending the Club a letter thanking them for the information presented on 4 April, with a summary of our understanding of what was said (based on the 4 April Minutes), and asking about the current status of the Fairway re-build/progression, and reiterating the Zoning concerns.

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

1) 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.)

B. Public Comments:

C. Commissioner Comments:

1) Quarterly financial report to the state is due in April – Porter is working on this
2) Chubb Insurance renewal: No additional communication from Chubb

9. Informal Discussions: None

10. Treasurer's Report.

1) Permit Fees:

a. Total of permit fees received = \$175, with \$25 pending from Ramsey
b. Additional fees received = \$50 from Bass; \$50 from Brown

2) Bank account: as of 19 Apr 13: \$18,640.92

3) Invoice Approvals:

11. Announcement of Upcoming Meetings:

Next Regular meeting: 2 May 2013 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM

12. Adjournment: 11:20am

/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.

ATTACHMENT 1

Follow-up Items from Previous Meetings

- 1) OWNER: Jungers CONTRACTOR: Express Stucco Permitted 18 Oct 12
LEGAL: SB; U1; B1; L40 STREET: 162 Crown Ridge
REQUEST: Replace existing tie wall with CMU wall
COMMENTS: As of 3 Apr: Underway; missing rail supports between uprights. (FU: Porter)
- 2) OWNER: Clopton CONTRACTOR: Bass Brothers Permitted 4 Apr 13
LEGAL: SB; U2; B5; L14 STREET: 115 Pine Cone Lane
REQUEST: Repl wood shake w/asphalt shingles with gutters
COMMENTS: COMPLETE
- 3) OWNER Ordish / James CONTRACTOR JDP Contractors Permitted 21 Jun/16 Aug 12
LEGAL SB; U2, B4, L10 STREET 217 Brentwood Dr.
REQUEST NEW CONSTRUCTION (Access from Pine Cone)
COMMENTS: As of 3 Apr: Staked and clearing started. Cert of Occ (upon completion). (FU: Porter)
- 4) OWNER: Kahn CONTRACTOR: Ray Montes, Pers Touch Constr Permitted 21 Feb 13
LEGAL: LS; U1; B3, L26A STREET: 283 Lake Shore
REQUEST: refresh and additional gravel parking area; riprap to support parking area on step slope
COMMENTS: As of 5 Mar: Underway (FU: Porter)
- 5) OWNER: Brunson (GL Leasing) CONTRACTOR: RC Constr; (Thompson) Permitted 4 Apr 13
LEGAL: HM; U4; L15 STREET: 107 Alto Mesa
REQUEST: Repl cedar shake w/metal shingles; repl windows in west end wall; enlarge front porch/deck to 8x14; construct new stairs/handrail
COMMENTS: (FU: Santos)
- 6) OWNER: Gaspard CONTRACTOR: Blue Spruce Constr Permitted 21 Mar 13
LEGAL: LS; U1; B3; L13 STREET: 114 Buena Vista
REQUEST: RR tie wall; repair & add
COMMENTS: As of 3 Apr: Not started. (FU: Porter)
- 7) OWNER: Haynes CONTRACTOR: Moebus Construction Permitted 21 Mar 13
LEGAL: LS; U2; B4; L28 STREET: 150 Buena Vista
REQUEST: Repl rotten deck boards; stain entire deck to match existing
COMMENTS: As of 3 Apr: Not started. (FU: Porter)
- 8) OWNER: Harrell CONTRACTOR: Eagle Creek Constr Permitted 3 May 12
LEGAL: ALG&CC; U4, B14, L10A STREET: 101 Greenbrier Ct
REQUEST: New addition; all stone, roof, decking, finishes to be same as existing.
COMMENTS: As of 3 Apr: Almost complete (FU: Santos)
- 9) OWNER: Neal CONTRACTOR: Dancing Bear Permitted 18 Oct 12
LEGAL: ALGCC, U4, B12, L29 STREET: 101 Grapevine Ct
REQUEST: Carport attached to existing deck (color & roofing to match existing)
COMMENTS: As of 3 Apr: Underway; cinderblock wall needs finish. (FU: Porter)
- 10) OWNER: Damron CONTRACTOR: Owner Permitted 6 Dec 12
LEGAL: ALG&CC; U4; B12; L45 STREET: 230 Fort Stanton Road
REQUEST: Downsize and rebuild deck; redwood; treated lumber; footing
COMMENTS: As of 3 Apr: Underway; decking appears complete; needs rails. (FU: Santos)

- 11) OWNER: McConnell CONTRACTOR: Tower Construction Permitted 15 Mar 12
 LEGAL: AL; U7, B17, L37 STREET: 166 Del Monte Dr
 REQUEST: Storage Addition within Carport; underneath house
 COMMENTS: As of 20 Apr: Not started. Remove from follow-up as permit has expired
- 12) OWNER: Hicks CONTRACTOR: Owner Permitted 6 Dec 12
 LEGAL: ALGCC; U5; B14; L25 STREET: 221 Midiron Dr
 REQUEST: Construct exterior deck directly underneath existing entry-level deck - for access to crawl space/heating, and plumbing. (no excavation); redwood; stain to match existing deck & stairs.
 COMMENTS: As of 3 Apr: Underway. (FU: Santos)
- 13) OWNER: Brininstool CONTRACTOR: Cowen Permitted 7 Feb 13
 LEGAL: ALGCC; U2, B6, L12 STREET: 120 French Dr
 REQUEST: Landscaping – terracing; borders; creek bed; river rock; berm circular drive; drip irrigation; mulch; synthetic turf
 COMMENTS: COMPLETE
- 14) OWNER: Shafer CONTRACTOR: Alto Mesa Builder’s Inc Permitted 21 Mar 13
 LEGAL: ALGCC; U4; L25A STREET: 154 Crooked Stick Ln
 REQUEST: Townhouse: repl existing wood decking w/trex-type product; new roof over existing deck
 DISAPPROVED by HOA
 COMMENTS: (FU: Bass)
- 15) OWNER: Winston CONTRACTOR: Younger Permitted 21 Mar 13
 LEGAL: DPW; U1; L37 STREET: 112 Bull Elk Ct
 REQUEST: Re-roof wood shake shingles with metal
 COMMENTS: (FU: Bass)
- 16) OWNER: Keener CONTRACTOR: Ratliff Permitted 7 Jun 12
 LEGAL: DPW, U1, L20 STREET: 141 Deer Park Dr
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 3 Apr: Almost complete. Cert of Occ (upon completion). (FU: Porter)
- 17) OWNER: Kelley CONTRACTOR: Owner Permitted 20 Dec 12
 LEGAL: DPW; U2; B; L56 STREET: 172 Deer Park Dr
 REQUEST: NEW CONSTRUCTION; fence; courtyard relocated to side of house due to topography
 COMMENTS: As of 3 Apr: Underway (FU: Porter)
- 18) 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 3 Apr: Underway. (FU: Santos)
- 19) 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)

- 20) 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)
- 21) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13
 LEGAL: DPV; U8; L 149 STREET: 113 (111?) Reindeer
 REQUEST: NEW CONSTRUCTION
 COMMENTS: (FU: Porter)
- 22) 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)
- 23) OWNER: Garber CONTRACTOR: Sun Valley Permitted 21 Mar 13
 LEGAL: ALGCC; U2; B6; L37 STREET: 107 Incredible Dr PENDING PAYMENT
 REQUEST: NEW CONSTRUCTION
 COMMENTS: (FU: Bass)
- 24) OWNER: Yule CONTRACTOR: Cyclone Constr Permitted 24 Jan 13
 LEGAL: DPM; U2; L2 STREET: 1305 High Mesa
 REQUEST: Add 5' x 26' rear redwood deck w/fortress metal rails (to be adjacent and separate from existing)
 COMMENTS: As of 3 Apr: Underway. (FU: Santos)
- 25) OWNER: Pope CONTRACTOR: Ruidoso Mtn Bldr (Lowrance) Permitted 4 Apr 13
 LEGAL: DPM; U4; L3 STREET: 1316 High Mesa
 REQUEST: Cover existing slab/roof; add 160' uncovered deck; extend fenced yard to the corner for dogs (use existing fencing on new yard)
 COMMENTS: (FU: Santos)
- 26) 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 3 Apr: Underway. (FU: Santos)
- 27) OWNER: Fisher CONTRACTOR: Prewitt Constr Permitted 4 Oct 12
 LEGAL: DPM; U13; L5A STREET: 108 Paint Brush
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 3 Apr: Underway. Cert of Occ (upon completion). (FU: Santos)
- 28) 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 3 Apr: Underway.. (FU: Santos)
- 29) OWNER: Rossi CONTRACTOR: EFC General (Dwayne) Permitted 4 Apr 13
 LEGAL: DPM; U11; L27 STREET: 141 Water Spirit Tr PENDING \$50
 REQUEST: Asphalt over existing gravel base
 COMMENTS: (FU: Santos)

