

Alto Lakes Special Zoning District

MINUTES – 2 May 2013

1. Call to order: 9:00am
2. Roll call: Bass, Abbott, Santos present; Porter absent
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Bass moved to approve, Abbott seconded
5. Approval of Meeting Minutes for 22 Apr 2013 Regular Meeting: Bass moved to approve, Abbott seconded
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing:

Public Hearing opened, Jeffreys presented the argument for granting the Variance. Inquiry was made of the audience to insure all interested partys had been heard, and the Public Hearing was closed. Voice Vote of all Commissioners present was unanimous.

- 1) OWNER: Jeffreys CONTRACTOR: Moebus Constr
LEGAL: HM; U3; B5; L23 STREET: 105 El Sendero Trail
REQUEST: Variance re rear set-backs
MOTION Bass SECOND: Abbott
COMMENTS: Variance to reduce rear setback by 3 feet brings non-conforming deck into compliance, and allows homeowner to enjoy his property with a covered deck.

B. Zoning Permits:

- 1) OWNER: Jeffreys CONTRACTOR: Moebus Constr Pending \$150 & VoR
LEGAL: HM; U3; B5; L23 STREET: 105 El Sendero Trail
REQUEST: New tile deck cover over existing 12 x 20 deck; repl 3 existing cedar posts w/longer cedar posts to support cover. Stain all wood to match existing deck
MOTION Bass (with caveat, below) SECOND: Abbott (with caveat, below)
COMMENTS: Bass (speaking as a "Subject Matter Expert") brought up concerns regarding the proposed construction of the deck cover support system (the span to cover the existing deck and the number of posts and roofing material / proposed procedures as presented). Without a Village of Ruidoso permit, the Commission would not approve this construction. Mr Jeffreys elected to proceed. As there is no encroachment, the Commission voted approval – but not without the receipt of a Village Permit and the construction oversight of the Village. \$150 fee to be paid when permit is issued.
- 2) OWNER: Parks CONTRACTOR: VICI Bldrs, LLC postponed to 16 May
LEGAL: LS; U1; B2; L14 STREET: 119 Buena Vista Dr
REQUEST: Waterproof back garage wall; excavate, repair, bury wall
MOTION: SECOND:
COMMENTS:
- 3) OWNER: Armstrong CONTRACTOR: Sunset Awnings postponed to 16 May
LEGAL: DPW; U2; L45 STREET: 159 Deer Park
REQUEST: Install retractable awnings behind house
MOTION: SECOND:
COMMENTS:
- 4) OWNER: Jugenheimer CONTRACTOR: Owner \$25.00
LEGAL: DPW; U2; L47 STREET: 161 Deer Park
REQUEST: Replace decking w/composite; paint deck handrails
MOTION: Bass SECOND: Abbott
COMMENTS:

- 5) OWNER: Thomas CONTRACTOR: Elias Rue, Unl 25.00
 LEGAL: DPW; U2; 130 STREET: 108 Bobcat
 REQUEST: Remove asphalt & concrete apron. Backfill & compact w/dirt, then replace asphalt
 MOTION: Bass SECOND: Abbott
 COMMENTS: ACC had previously issued permit; paperwork is in order. Since repair work had begun, contractor had identified some underlying problems (possible water leak) that is being addressed.
- 6) OWNER: Lovell CONTRACTOR: Owner \$50.00
 LEGAL: HM; U2; B8; L24 STREET: 181 Mira Monte
 REQUEST: Replace rotten wood on deck w/composite (same color as existing); re-locate steps
 MOTION: Bass SECOND: Abbott
 COMMENTS:
- 7) OWNER: Isaacks CONTRACTOR: Arrow Head Roofing (K. Adams) \$25.00
 LEGAL: SB; U2; B5; L7 STREET: 132 Crown Ridge
 REQUEST: Replace wood shingles w/composite (Tanko; Heritage Premium; laminated)
 MOTION: Bass SECOND: Abbott
 COMMENTS:

C. Short-term Rental Permits: None

D. Re-plats: One simple replat presented, reviewed, approved, and signed

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:

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.)

2 May 13 (not to begin sooner than 14 days following publication of first hearing notice —5 Apr):

- a) Public Hearing opened regarding Ordinance Amendment concerning Replat wording.
- b) Discussion regarding continuing to amend Ordinance or to leave as written
- c) Any interested party were asked if they wanted to be heard ("Is there any interested party who has not had an opportunity to be heard?")
- d) Public Hearing was closed.
- e) Bass moved to approve ordinance ("I move to adopt Ordinance 2013-01 amending the Comprehensive Zoning and Land Use Ordinance of the Alto Lakes Special Zoning District with an effective date of 30 May. Further, that notice of adoption shall be published in the Ruidoso News for two consecutive weeks (8 and 15 May), and the effective date (30 May 2013) shall be 15 days following the last date of publication (15 May 2013). Following signing by the Commissioners, the Ordinance and Affidavit of Publication from the Ruidoso News shall be filed with the Lincoln County Clerk.

- f) Motion to approve made by Bass, seconded by Abbott, voice vote from each commissioner present, Bass, Porter, Santos, was unanimous.
- g) Santos to send adoption notice of the Ordinance Amendment to Ruidoso News to be published 2 consecutive weeks (8 and 15 May), with Ordinance to become effective on 30 May 13 (15 days following 2nd publication of notice of adoption)

B. Public Comments: None

C. Commissioner Comments:

- 1) Renewal invoice received from Chubb Insurance for \$1,590 with effective dates of June 13 thru June 14. Bass moved to pay, Abbott seconded. Porter to pay invoice.
- 2) Santos to be out of town for sure BOTH MEETINGS IN JUNE.
- 3) Due to change in Open Meetings Act requiring the posting of Agendas 72 hours prior to regularly scheduled meetings, ALSZD will need to change the deadline for permit applications to WEDNESDAY ONE WEEK PRIOR to the Regularly Scheduled meeting. Abbott to notify the ACC (Steve Cassida) to determine if the ACC will also change its deadline. In addition, the new language indicates supporting documentation should be included. ALSZD will begin posting permit applications to their website.
- 4) Abbott to review construction at 119 Deer Park
- 5) Abbott to review scaffolding at 134 Pinehurst
- 6) Abbott to review flagstone still stacked in front of 101 Porcupine
- 7) Quarterly financial report (for April) submitted to the state

h) Informal Discussions: None

i) Treasurer's Report.

- 1) Permit Fees:
 - a. Total of permit fees received = \$425.00
 - b. Additional fees received = None
- 2) Bank account:
- 3) Invoice Approvals:

j) Announcement of Upcoming Meetings:

Next Regular meeting: 16 May 2013 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM

k) Adjournment:

/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 1 May: Underway; missing rail supports between uprights. (FU: Porter)
- 2) 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 1 May: Underway –needs permit extension. Cert of Occ (upon completion). (FU: Porter)
- 3) OWNER: Sanford CONTRACTOR: Phillip Fanning Permitted 22 Apr 13
LEGAL: LS; B3; L53A STREET: 226 Lake Shore
REQUEST: New deck below existing deck; asphalt gravel drive
COMMENTS: (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: COMPLETE
- 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: As of 1 May: not started. (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 1 May: 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 1 May: Almost complete; permit due to expire; (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 1 May: 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 1 May: Underway; decking appears complete; needs rails & remove stacked boards being used as a step. (FU: Santos)
- 11) 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 1 May: Underway. (FU: Santos)
- 12) 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: COMPLETE
- 13) 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: As of 1 May: Not started. (FU: Bass)
- 14) OWNER: Keener CONTRACTOR: Ratliff Permitted 7 Jun 12
 LEGAL: DPW, U1, L20 STREET: 141 Deer Park Dr
 REQUEST: NEW CONSTRUCTION
 COMMENTS: COMPLETE. Cert of Occ (upon completion)
- 15) OWNER: Strange CONTRACTOR: Sam Woody Permitted 22 Apr 13
 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
 COMMENTS: As of 1 May: Not started. (FU: Porter)
- 16) 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 1 May: Underway (FU: Porter)
- 17) OWNER: Ramsey CONTRACTOR: Daniel Candelara Permitted 22 Apr 13
 LEGAL: DPW; U2; L59 STREET: 173 Deer Park Dr
 REQUEST: Landscaping: create 3 berms w/river rock; deer resistant plants/trees and wood chips; drip irrigation. Re-gravel driveway
 COMMENTS: As of 1 May: Underway (FU: Porter)
- 18) OWNER: Morris CONTRACTOR: Shield Construction, Inc Permitted 22 Apr 13
 LEGAL: DPW; U3; L98 STREET: 216 Deer Park Dr
 REQUEST: Re-roof – repl metal with metal; paint – both same as existing
 COMMENTS: As of 1 May: Underway (FU: Porter)

- 19) 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 1 May: Underway. (FU: Santos)
- 20) 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: As of 1 May: (FU: Abbott)
- 21) 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: COMPLETE
- 22) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13
LEGAL: DPV; U8; L 149 STREET: 113 (111?) Reindeer
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 1 May: Underway. (FU: Porter)
- 23) OWNER: Stewart CONTRACTOR: GNC Investments, Inc Permitted 6 Sep 12
LEGAL: DPV, U8, L201 STREET: 237 Saddleback
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 1 May: Underway. Cert of Occ (upon completion). (FU: Porter)
- 24) OWNER: Garber CONTRACTOR: Sun Valley Permitted 21 Mar 13
LEGAL: ALGCC; U2; B6; L37 STREET: 107 Incredible Dr
REQUEST: NEW CONSTRUCTION
COMMENTS: (FU: Bass)
- 25) 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: COMPLETE
- 26) 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: As of 1 May: Underway. (FU: Santos)
- 27) 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 1 May: Underway. (FU: Santos)
- 28) OWNER: Fisher CONTRACTOR: Prewitt Constr Permitted 4 Oct 12
LEGAL: DPM; U13; L5A STREET: 108 Paint Brush
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 1 May: Underway. Cert of Occ (upon completion). (FU: Santos)

- 29) 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: COMPLETE
- 30) OWNER: Rangel CONTRACTOR: Younger Permitted 22 Apr 13
LEGAL: DPM, U12, L7 STREET: 129 Water Spirit Trail
REQUEST: Re-Roof (replace white 90# torchdown with like material on flat roof w/parapet)
COMMENTS: As of 1 May: Underway. (FU: Santos)
- 31) OWNER: Rossi CONTRACTOR: EFC General (Dwayne) Permitted 4 Apr 13
LEGAL: DPM; U11; L27 STREET: 141 Water Spirit Tr
REQUEST: Asphalt over existing gravel base
COMMENTS: COMPLETE
- 32) 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 1 May: Underway. (FU: Santos)
- 33) OWNER: Brown CONTRACTOR: Coyote Ridge Log Homes LLC Permitted 4 Apr 13
LEGAL: HM; U1; B2; L14 STREET: 128 Mira Monte Rd
REQUEST: Extend front porch over existing planter; extend roofline to cover porch; rock in planter
COMMENTS: As of 1 May: Underway. (FU: Santos)