

# Alto Lakes Special Zoning District

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## MINUTES – 6 June 2013

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 16 May 2013 Regular Meeting:
6. **VARIANCE/PERMIT REQUESTS (Part 1)**
  - A. Variance Hearing:
  - B. Zoning Permits:
    - 1) OWNER: Godwin                      CONTRACTOR: Steve Pedroni                      Permitted 16 May 13  
LEGAL: DPW; U6; L181                      STREET: 230 Deer Park  
REQUEST: Landscaping: replace/add decorative gravel & rock borders to existing landscape; drip  
COMMENTS: (FU: Abbott)
    - 2) OWNER: Hart                      CONTRACTOR: Express Stucco                      Denied as presented  
LEGAL: DPW; U3; L29A                      STREET: 203 Red Hawk Dr  
REQUEST: Construct block/stucco-covered retaining wall; NTE 3 high; landscape to prevent erosion due to drainage.  
MOTION:                      SECOND:  
COMMENTS: Wall as drawn would intrude 22' into 50' front setback. Variance procedures were explained, and contractor will discuss possible alternatives with owner.
    - 3) OWNER: Arnold                      CONTRACTOR: Express Stucco (Armando Gomez)                      Permitted 16 May 13  
LEGAL: DPW; U1; L2B                      STREET: 104 Mink Lane  
REQUEST: Add asphalt to existing drive to create semi-circle for ease of turn-around  
COMMENTS: (FU: Abbott)
    - 4) OWNER: Miller                      CONTRACTOR: Chandler (Adam Rogers)                      Permitted 16 May 13  
LEGAL: ALGCC; U1; B2; L10                      STREET: 105 Mesa Vista Ln  
REQUEST: Re-surface exterior prior to painting; patch & overlay concrete walkway & curb;  
Landscaping  
COMMENTS: (FU: Porter)
    - 5) OWNER: Armstrong                      CONTRACTOR: Sunset Awnings                      Permitted 16 May 13  
LEGAL: DPW; U2; L45                      STREET: 159 Deer Park  
REQUEST: Install retractable awnings behind house  
COMMENTS: (FU: Abbott)
    - 6) OWNER: Armstrong                      CONTRACTOR: Sunset Awnings                      Permitted 16 May 13  
LEGAL: DPW; U2; L45                      STREET: 159 Deer Park  
COMMENTS: (FU: Abbott)
    - 7) OWNER: Parks                      CONTRACTOR: VICI Bldrs, LLC                      (postpone)  
LEGAL: LS; U1; B2; L14                      STREET: 119 Buena Vista Dr  
REQUEST: Waterproof back garage wall; excavate, repair, bury wall  
MOTION:                      SECOND:  
COMMENTS: Porter to contact as no representative came to either 2 or 16 May meetings.

- C. Short-term Rental Permits: One permit granted on behalf of Condotel
  - D. Re-plats:  
Replat of LS, U1, B3, Lots 26 and 27 into 26A. Presented, reviewed, and concerns raised the Club had not yet seen/reviewed regarding if fees were current. Upon Club approval, ALSZD & ACC will sign.
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:  
Many lots appear to have stacks of forest debris remaining after ACC initiative & letters issued. Guidance concerning the removal sought from ACC Chair, who advised contacting Ron Duncan to determine language regarding debris removal in the letter, and to identify particular lots and whether they had received notification letters. If the language in the letters indicates removal is required, AND if the lots were sent a notification letter, THEN a complaint to the ACC may be filed by an ALG&CC owner advising the ACC of the remaining debris.
  - 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](http://www.alszd.org).)
  - B. Public Comments: None
  - C. Commissioner Comments:  
Abbott appoints Porter as acting chair
- b) Informal Discussions:
  - c) Treasurer's Report.
    - 1) Permit Fees:
      - a. Total of permit fees received =
      - b. Additional fees received =
    - 2) Bank account:
    - 3) Invoice Approvals:
  - d) Announcement of Upcoming Meetings:  
Next Regular meeting: 6 June 2013 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM
  - e) 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.*



- 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 15 May: decking appears complete; needs rails & stacked boards being used as a step removed. (FU: Abbott)
- 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 15 May: Underway. (FU: Santos)
- 12) 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)
- 13) OWNER: Keener CONTRACTOR: Ratliff Permitted 7 Jun 12  
 LEGAL: DPW, U1, L20 STREET: 141 Deer Park Dr  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: COMPLETE.
- 14) 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: Abbott)
- 15) OWNER: Jugenheimer CONTRACTOR: Owner Permitted 2 May 13  
 LEGAL: DPW; U2; L47 STREET: 161 Deer Park  
 REQUEST: Replace decking w/composite; paint deck handrails  
 COMMENTS: As of 15 May: Underway. (FU: Abbott)
- 16) OWNER: Jost CONTRACTOR: Owner Permitted 7 Mar 13  
 LEGAL: DPW; U2; L57 STREET: 171 Deer Park Dr  
 REQUEST: Semi-circular drive (pending road permit); deck repair; Courtyard enclosure to be constructed with aluminum rails interspersed with pillars; landscaping. Referred to ACC regarding wine barrel to capture runoff, Landscaping  
 COMMENTS: As of 15 May: Underway. (FU: Abbott)
- 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 1 May: Underway (FU: Abbott)
- 18) 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 15 May: Underway (FU: Abbott)

- 19) 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 15 May: Underway (FU: Abbott)
- 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 15 May: Underway. (FU: Abbott)
- 21) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13  
 LEGAL: DPV; U8; L 149 STREET: 113 Reindeer  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 15 May: Underway. Cert of Occ (upon completion) (FU: Abbott)
- 22) OWNER: Stewart CONTRACTOR: GNC Investments, Inc Permitted 6 Sep 12  
 LEGAL: DPV, U8, L201 STREET: 237 Saddleback  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 15 May: Underway. Cert of Occ (upon completion) (FU: Abbott)
- 23) OWNER: Thomas CONTRACTOR: Elias Rue, Unl Permitted 2 May 13  
 LEGAL: DPW; U2; 130 STREET: 108 Bobcat  
 REQUEST: Remove asphalt & concrete apron. Backfill & compact w/dirt, then replace asphalt  
 COMMENTS: When repair work began, contractor identified underlying problems (possible water leak)  
 that is being addressed. As of 15 May: Underway. (FU: Abbott)
- 24) 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 15 May: Underway. (FU: Santos)
- 25) OWNER: Jeffreys CONTRACTOR: Moebus Constr Permitted 2 May 13  
 LEGAL: HM; U3; B5; L23 STREET: 105 El Sendero Trail  
 REQUEST: Clay 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  
 COMMENTS: As of 15 May: Not started. (FU: Santos)
- 26) 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 15 May: Underway. (FU: Santos)
- 27) 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 15 May: Underway. (FU: Santos)
- 28) OWNER: Lovell CONTRACTOR: Owner Permitted 2 May 13  
 LEGAL: HM; U2; B8; L24 STREET: 181 Mira Monte  
 REQUEST: Replace rotten wood on deck w/composite (same color as existing); re-locate steps  
 COMMENTS: As of 15 May: not started. (FU: Santos)

- 29) 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 15 May: Underway. (FU: Santos)
- 30) 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 15 May: Underway. (FU: Santos)
- 31) OWNER: Fisher CONTRACTOR: Prewitt Constr Permitted 4 Oct 12  
LEGAL: DPM; U13; L5A STREET: 108 Paint Brush  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 15 May: Underway. Cert of Occ (upon completion). (FU: Santos)
- 32) 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 15 May: Not started. (FU: Santos)
- 33) 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.
- 34) OWNER: Garber CONTRACTOR: Sun Valley Permitted 21 Mar 13  
LEGAL: ALGCC; U2; B6; L37 STREET: 107 Incredible Dr  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 15 May: Underway. (FU: Bass)