

Alto Lakes Special Zoning District

MINUTES – 6 June 2013

1. Call to order: 9:00
2. Roll call: Porter, Bass, Abbott (Santos on vacation)
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Bass moved, Abbott seconded approval
5. Approval of Meeting Minutes for 16 May 2013 Regular Meeting: Bass moved, Abbott seconded approval
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing: None

B. Zoning Permits:

- 1) OWNER: McCarty CONTRACTOR: Arrowhead Roofing \$50.00
LEGAL: AL; U4; B12; L33 STREET: 119 Broadmoor
REQUEST: Replace existing flat roof (remove tar, felt, gravel; build up roof & repl w/new tar, felt, capsheet roof)
MOTION: Bass SECOND: Abbott
COMMENTS: (FU: Bass)
- 2) OWNER: Parks CONTRACTOR: VICI Bldrs, LLC DROPPED
LEGAL: LS; U1; B2; L14 STREET: 119 Buena Vista Dr
REQUEST: Waterproof back garage wall; excavate, repair, bury wall
MOTION: SECOND:
COMMENTS: No show 6 Jun – Dropped as no representative came to either 2, 16 May and 6 June meetings.
- 3) OWNER: PNC Bank/Pippin RE CONTRACTOR: BAC Enterprises \$50.00
LEGAL: LS; U1; B3; L42 STREET: 302 Lake Shore
REQUEST: Reroof this foreclosed house per advice from Bill Cornelius/BAC roofing as clay tiles are cracked/broken/roof is collapsing.
MOTION: Bass SECOND: Abbott
COMMENTS: (FU: Porter)
- 4) OWNER: Miller CONTRACTOR: ZiaScapes \$50.00
LEGAL: ALGCC; U1; B2; L10 STREET: 105 Mesa Vista
REQUEST: Landscaping
MOTION: Bass SECOND: Abbott
COMMENTS: (FU: Porter)
- 5) OWNER: Wood CONTRACTOR: Marlin Alston Constr DENIED
LEGAL: DPM; U5; L1 STREET: 1353 High Mesa
REQUEST: Add storage room above garage; metal roof to match existing (713 sq ft; 24' high at peak)
MOTION: Bass SECOND: NO SECOND; DID NOT PASS
COMMENTS: Professional drawings needed re professional standards contract to represent (FU: Santos)
- 6) OWNER: Grubb CONTRACTOR: ZiaScapes \$50.00
LEGAL: HM; U1; B3; L4A STREET: 1380 High Mesa
REQUEST: Landscaping
MOTION: Bass SECOND: Abbott
COMMENTS:

- 7) OWNER: Benfatti CONTRACTOR: Owner \$50.00 (ck#1304)
 LEGAL: DPW; U6; L331 STREET: 140 Crooked Stick Ln (Townhome)
 REQUEST: Add 2 privacy screens on upper rear deck; approx. 6' tall & affixed atop existing railing; one approx. 7' long; the other approx. 5' long. APPROVED BY HOA.
 MOTION: SECOND:
 COMMENTS: NO SHOW; NO CHECK???
- 8) OWNER: Keener CONTRACTOR: owner \$50.00
 LEGAL: DPW; U1; L20 STREET: 141 Deer Park
 REQUEST: Landscaping
 MOTION: Bass SECOND: Abbott
 COMMENTS: (FU: Abbott)
- 9) OWNER: Hacker CONTRACTOR: PineTree Construction \$50.00
 LEGAL: DPW; U2; L17B STREET: 104 Quail Run
 REQUEST: Replace cedar shake shingles with asphalt shingles
 MOTION: Bass SECOND: Abbott
 COMMENTS: (FU: Bass)
- 10) OWNER: Hart CONTRACTOR: Express Stucco \$50.00
 LEGAL: DPW; U3; L29A STREET: 203 Red Hawk Dr
 REQUEST: Construct block/stucco-covered retaining wall within setbacks; NTE 3 high; landscape to prevent erosion due to drainage. Re-grade & re-pave drive
 MOTION: Bass SECOND: Abbott
 COMMENTS: (FU: Abbott)
- 11) OWNER: Bramblett CONTRACTOR: Alto Mesa Builders, Inc \$275.00
 LEGAL: DPW; U6; L167 STREET: 101 Porcupine Ct
 REQUEST: Pave existing gravel drives; add parking area on north side & pull-through area; add curb at south side of garage
 MOTION: Bass SECOND: Abbott
 COMMENTS: (FU: Abbott)
- 12) OWNER: White CONTRACTOR: Chandler Construction \$183.60
 LEGAL: DPW; U8; L212 STREET: 102 Lasso Ct
 REQUEST: Room addition (for an office)
 MOTION: Bass SECOND: Abbott
 COMMENTS: (FU: Abbott)
- 13) OWNER: Rettig CONTRACTOR: Peralta \$50.00
 LEGAL: ALGCC; U1; B4; L7 STREET: 110 Mulligan Dr
 REQUEST: Wall repair – same as existing
 MOTION: Bass SECOND: Abbott
 COMMENTS: (FU: Santos)
- 14) OWNER: Aldridge CONTRACTOR: Fanning \$60.00
 LEGAL: DPM; U14; L2 STREET: 147 Water Spirit Trl
 REQUEST: Replace decking w/composite; (repaint home same as existing)
 MOTION: Bass SECOND: Abbott
 COMMENTS: (FU: Santos)

15) OWNER: Aycock CONTRACTOR: Owner \$50.00
LEGAL: HM; U2; L16 STREET: 132 Mira Monte
REQUEST: Power wash front & rear decks & stain same as existing. Demo lower redwood deck in rear; replace w/flagstone (64 sq ft)
MOTION: Bass SECOND: Abbott
COMMENTS: (FU: Santos)

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:

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:

b) Informal Discussions:

c) Treasurer's Report.

1) Permit Fees:

a. Total of permit fees received = \$968.60.

b. Additional fees received = None

2) Bank account: as of 5 June - \$19,868.93

3) Invoice Approvals: None

d) Announcement of Upcoming Meetings:

Next Regular meeting: 20 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.

ATTACHMENT 1

Follow-up Items from Previous Meetings

- 1) OWNER: Isaacks CONTRACTOR: Arrow Head Roofing Permitted 2 May 13
LEGAL: SB; U2; B5; L7 STREET: 132 Crown Ridge
REQUEST: Replace wood shingles w/composite
COMMENTS: As of 15 May: Underway. (FU: Porter)

- 2) 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 15 May: Underway; missing rail supports between uprights. (FU: Porter)

- 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 15 May: Underway; Cert of Occ (upon completion). (FU: Porter)

- 4) 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: As of 15 May: cannot see. (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: As of 1 May: not started. (FU: Porter)

- 6) 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)

- 7) 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 15 May: Not started. (FU: Porter)

- 8) 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 15 May: Not started. (FU: Porter)

- 9) 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 15 May: (FU: Abbott)

- 10) 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 15 May: Underway; cinderblock wall needs finish. (FU: Abbott)

- 11) 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)
- 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 15 May: Underway. (FU: Santos)
- 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: 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)
- 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: Abbott)
- 16) OWNER: Armstrong CONTRACTOR: Sunset Awnings Permitted 16 May 13
 LEGAL: DPW; U2; L45 STREET: 159 Deer Park
 REQUEST: Install retractable awnings behind house; repair/re-stain stucco & re-stain gate
 COMMENTS: (FU: Abbott)
- 17) 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)
- 18) 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)
- 19) 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)

- 20) 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)
- 21) 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)
- 22) 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)
- 23) 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)
- 24) 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)
- 25) 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)
- 26) 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)
- 27) 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)
- 28) 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)
- 29) 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. Permit expiring. (FU: Santos)

- 30) 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)
- 31) 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)
- 32) 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)
- 33) 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)
- 34) 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)
- 35) 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)
- 36) 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)