

Alto Lakes Special Zoning District

MINUTES – 18 July 2013

1. Call to order: 9:00 am
2. Roll call: Abbott and Porter present, Santos travelling
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Abbott moved to approve, Porter seconded
5. Approval of Meeting Minutes for 25 Jun 2013 Regular Meeting: Abbott moved to approve, Porter seconded
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing:

B. Zoning Permits:

- 1) OWNER: Harrell CONTRACTOR: Eagle Creek Constr; Zia \$50.00
LEGAL: ALG&CC; U4, B14, L10A STREET: 101 Greenbrier Ct
REQUEST: Extension to original permit granted 3 May 12: New addition; all stone, roof, decking, finishes to be same as existing. Landscaping by Zia.
MOTION: Abbott SECOND: Porter
COMMENTS: (FU: Abbott)
- 2) OWNER: Apel CONTRACTOR: Scott Pacheco & Son \$50.00
LEGAL: SB; U2, B4, L35 STREET: 104 Crown Ridge
REQUEST: Re-do courtyard due to previous faulty work. Add stacked stone to façade; repaint house
MOTION: Abbott SECOND: Porter
COMMENTS: (FU: Santos)
- 3) OWNER: Acker CONTRACTOR: Arrowhead Roofing \$25.00
LEGAL: SB; U1; B1; L49 STREET: 140 Crown Ridge
REQUEST: Repl wood shingle roofing w/composite 30-yr dimensional
MOTION: Abbott SECOND: Porter
COMMENTS: (FU: Porter)
- 4) OWNER: Spencer CONTRACTOR: \$0
LEGAL: SB; U1; B2; L1 STREET: 272 Lake Shore
REQUEST: Extension to original permit granted 2 Aug 2012: Thin trees to forestry recommendation; gravel; stain deck & house to match existing.
MOTION: Abbott SECOND: Porter
COMMENTS: (FU: Porter)
- 5) OWNER: Little CONTRACTOR: SnowBird Res. Constr \$50.00
LEGAL: LS; U1; B3; L45 STREET: 308 Lake Shore
REQUEST: Add additional 16x24 (uncovered) to existing deck
MOTION: Abbott SECOND: Porter
COMMENTS: Passed pending \$50 fee; Porter to contact. (FU: Porter)
- 6) OWNER: Stokes CONTRACTOR: Aztec Stucco \$50.00
LEGAL: ALGCC; U2; B7; L19 STREET: 117 French
REQUEST: Lighting; Stucco wall; wrought iron fence
MOTION: Abbott SECOND: Porter
COMMENTS: (FU: Abbott)

- 7) OWNER: Pucelik CONTRACTOR: White Mountain Glass No Show
 LEGAL: DPW; U4; L107 STREET: 225 Deer Park Dr
 REQUEST: Repl 4 sections of balusters in back deck railing w/tempered glass panels
 MOTION: SECOND:
 COMMENTS: NO SHOW. Porter to contact ref VoR permit (FU: Abbott)
- 8) OWNER: Eidson CONTRACTOR: Adam Chavez \$25.00
 LEGAL: DPW; U3; L28D STREET: 111 Dove Court
 REQUEST: Lay flagstone in courtyard
 MOTION: Abbott SECOND: Porter
 COMMENTS: (FU: Abbott)
- 9) OWNER: Skanda CONTRACTOR: Alto Mesa Bldrs \$50
 LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
 REQUEST: Replace roof
 MOTION: Abbott SECOND: Porter
 COMMENTS: (FU: Santos)
- 10) OWNER: Burtschell CONTRACTOR: Aztec Stucco \$50
 LEGAL: HM; U2; B8; L10 STREET: 1416 High Mesa
 REQUEST: Repl wood siding with stucco
 MOTION: Abbott SECOND: Porter
 COMMENTS: Pending VoR (FU: Santos)
- 11) OWNER: Lindsey CONTRACTOR: Mike Jenkins \$50
 LEGAL: HM; U1; B5; L2A STREET: 103 Twin Tree
 REQUEST: Demo & rebuild deck
 MOTION: Abbott SECOND: Porter
 COMMENTS: (FU: Santos)
- 12) OWNER: Almeida CONTRACTOR: JT Constr contractors \$50
 LEGAL: DPM; U6; LF STREET: 108 Larkspur
 REQUEST: repair cracks on the home, the sidewalk, the curbs, a door issue, tiles on the patio, patch driveway
 MOTION: Abbott SECOND: Porter
 COMMENTS: (FU: Santos)

C. Short-term Rental Permits: Four permits issued (rep = Hummingbird Cabins)

D. Re-plats:

- 1) OWNER: Valek
 LEGAL: LS; U2; B3; L56 & 57 STREET: 334 & 452 Lake Shore Drive
 REQUEST: Lot combo for golf membership
 MOTION: Abbott SECOND: Porter

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:

- 1) Porter still to send letters regarding two outstanding fee submittals (Ramsey & Rossi)
- 2) Porter still to send letter regarding permit expiration (Ordish - 217 Brentwood Dr)
- 3) Porter sent certified letter to owner of 163 Crown Ridge notifying them of complaint against them possible short-term rental property). Letter was refused; Porter to send second certified letter.

C. Past Actions:

- 1) Santos printed final amendment paperwork and gave to Abbot to take to Carrizozo for official posting. Signatures to be notarized on 1 August.
- 2) Abbott yet to draft ByLaw change concerning staggered Commissioner terms
- 3) Chubb ALSZD insurance invoice received (\$1,590), and per previous meeting was paid.
- 4) Porter to email State requesting one-day extension to official budget (due on 31 Jul 13)
- 5) Santos yet to draft postcard to District members concerning Forest Health. Investigate mail-out costs vs our printing/mailing
- 6) Abbott yet to review 119 Deer Park – work ongoing without a permit
- 7) Porter yet to review 134 Pinehurst – scaffolding onsite
- 8) Porter determined 141 Crown Ridge had done a simple stucco patch
- 9) 229 Lake Shore – big stack of downed trees/stacked wood – Porter yet to contact ACC re wording in letter, and to determine if this property was sent a “forest health” letter by the ACC

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

B. Public Comments:

C. Commissioner Comments:

b) Informal Discussions:

c) Treasurer’s Report.

- 1) Permit Fees:
 - a. Total of permit fees received = \$400.00
 - b. Additional fees received = None
- 2) Bank account: as of 17 Jul \$19,596.05
- 3) Invoice Approvals: None

d) Announcement of Upcoming Meetings:

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

e) Adjournment: Abbott moved to adjourn at 11:30am

/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: Quesada CONTRACTOR: Arrowhead permitted 25 Jun 13
LEGAL: SB; U3; B10; L6A & B STREET: 166 & 168 Brentwood Dr
REQUEST: Repl shingles w/metal roofing; repl flat roof
COMMENTS: (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 15 May: Underway - Porter to send letter re permit extension. Cert of Occ (upon completion). (FU: Porter)
- 3) 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)
- 4) OWNER: Pickering CONTRACTOR: J&J Custom Homes permitted 25 Jun 13
LEGAL: SB; U1; B1; L50 STREET: 138 Crown Ridge
REQUEST: Repl wood shake roof w/metal; remove/repl broken concrete drive; remove retaining wall & repl w/engineered wall and guard rail to meet code
COMMENTS: (FU: Porter)
- 5) 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)
- 6) OWNER: Pioneer Bank/Geigenheimer REPRESENTATIVE: Collins permitted 25 Jun 13
LEGAL: LS; U1; B3; L7 & 8 STREET: 196 Crown Ridge Dr
REQUEST: address retaining walls & drainage structures
COMMENTS: (DRN Eqp't Svc – Nosker to do the work) Temporary construction easement granted for up to 180 days. Village to inspect restructure, with final inspection by both County and Village. Final inspection certificate to be submitted to ALSZD. (FU: Porter)
- 7) 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)
- 8) OWNER: PNC Bank/Pippin RE CONTRACTOR: BAC Enterprises Permitted 6 Jun 13
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.
COMMENTS: Emergency permit issued to begin repairs. (FU: Porter)

- 9) 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)
- 10) 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)
- 11) 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)
- 12) 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)
- 13) OWNER: McCarty CONTRACTOR: Arrowhead Roofing Permitted 6 Jun 13
 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)
 COMMENTS: (FU: Porter)
- 14) 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)
- 15) 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)
- 16) 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)
- 17) OWNER: Benfatti CONTRACTOR: Owner Permitted 6 Jun 13
 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.
 COMMENTS: (FU: Abbott)

- 18) 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: Abbott)
- 19) 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)
- 20) OWNER: Hacker CONTRACTOR: PineTree Construction Permitted 6 Jun 13
 LEGAL: DPW; U2; L17B STREET: 104 Quail Run
 REQUEST: Replace cedar shake shingles with asphalt shingles
 COMMENTS: (FU: Abbott)
- 21) OWNER: Hart CONTRACTOR: Express Stucco Permitted 6 Jun 13
 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
 COMMENTS: Denied as first presented - request re-worked. (Wall as drawn would have intruded 22' into 50' front setback. (FU: Abbott)
- 22) 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)
- 23) 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)
- 24) 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)
- 25) 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)
- 26) 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)
- 27) 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. Porter to send letter re pending \$25 fee (FU: Abbott)

- 28) 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)
- 29) 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)
- 30) OWNER: Bramblett CONTRACTOR: Alto Mesa Builders, Inc Permitted 6 Jun 13
 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
 COMMENTS: (FU: Abbott)
- 31) 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. Porter & Abbott to review apparent beyond scope utility
 enclosure wall. (FU: Abbott)
- 32) 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)
- 33) 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)
- 34) OWNER: White CONTRACTOR: Chandler Construction Permitted 6 Jun 13
 LEGAL: DPV; U8; L212 STREET: 102 Lasso Ct
 REQUEST: Room addition (for an office)
 COMMENTS: (FU: Abbott)
- 35) 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)
- 36) 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)
- 37) OWNER: Tunnell CONTRACTOR: Younger permitted 25 Jun 13
 LEGAL: HM; U1; L8 STREET: 114 Eagle Ridge
 REQUEST: ReRoof: remove 1 layer composition & inst 1 layer laminated timberline
 COMMENTS: (FU: Santos)

- 38) 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 expired. Porter to send letter. (FU: Porter)
- 39) 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)
- 40) OWNER: Aycock CONTRACTOR: Owner Permitted 6 Jun 13
 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)
 COMMENTS: (FU: Santos)
- 41) 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)
- 42) OWNER: Wood CONTRACTOR: Marlin Alston Constr permitted 25 Jun 13
 LEGAL: DPM; U5; L1 STREET: 1353 High Mesa
 REQUEST: Storage room above garage; metal roof to match existing (713 sq ft; 24' high at peak)
 COMMENTS: (FU: Santos)
- 43) 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)
- 44) 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: Santos)
- 45) 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 24 Jun: Underway. (FU: Santos)
- 46) OWNER: Fisher CONTRACTOR: Prewitt Constr Permitted 4 Oct 12
 LEGAL: DPM; U13; L5A STREET: 108 Paint Brush
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 24 Jun: Underway. Cert of Occ (upon completion). (FU: Santos)
- 47) 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 24 Jun: Underway. (FU: Santos)

48) OWNER: Aldridge CONTRACTOR: Fanning Permitted 6 Jun 13
LEGAL: DPM; U14; L2 STREET: 147 Water Spirit Trl
REQUEST: Replace decking w/composite; (repaint home same as existing)
COMMENTS: As of 24 Jun: Underway. (FU: Santos)