

Alto Lakes Special Zoning District

MINUTES – 5 December 2013

1. Call to order: 9:05am
2. Roll call: Abbott, Santos present; Porter arrived at 9:11
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Santos moved to approve with minor changes (addresses changed on #8 & 9, and date of next meeting changed to 19 Dec); Abbott seconded.
5. Approval of Meeting Minutes for 21 Nov 2013 Regular Meeting: Santos moved to approve; Abbott seconded
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing:

- 1) OWNER: Orban \$300
LEGAL: DPW; U6; L183 STREET: 103 Doe Ct
REQUEST: Allow encroachment of 25' into 30' setback (not into utility easement) due to unique topography of lot to allow proposed 4' high wrought iron front yard ground-level enclosure

MOTION: Santos SECOND: Porter
COMMENTS: Public Hearing opened at 9:30am
Owner/rep presented reasons/arguments; certified letters and proof of publication received. There were no negative comments from neighbors.
Open discussion of proposal held and Call was made for any interested parties to be heard
Public Hearing Closed at 9:41am
Santos moved to allow 25' encroachment into 30' setback due to the unique topography of the lot and distance of the lot from the road in order that owner could construct a ground-level enclosure that will provide additional safety for pedestrian visitors.
Porter seconded, and a voice vote was taken with all Commissioners approving the Variance.

B. Zoning Permits:

- 1) OWNER: Orban CONTRACTOR: Alpine Concrete \$50
LEGAL: DPW; U6; L183 STREET: 103 Doe Ct
REQUEST: 4' high wrought iron front yard ground-level enclosure
MOTION: Porter SECOND: Abbott
COMMENTS: Due to ACC concerns, the Orban enclosure permit application was reopened, and will possibly be revised to be comprised of stucco and wrought iron. Owner to advise. (FU: Abbott)

- 2) OWNER: Dismukes CONTRACTOR: Peralta \$50
LEGAL: SB; U1; B1; L45 STREET: 148 Crown Ridge
REQUEST: Retaining wall replaced with new footings; replace railroad ties with block wall
MOTION: Santos SECOND: Abbott
COMMENTS: (FU: Porter)

- 3) OWNER: Kewley CONTRACTOR: Owner \$25
LEGAL: LS; U1; B3; L14A STREET: 116 Buena Vista
REQUEST: Concrete pad in front of east garage doors; repl railroad tie stairs with concrete steps and metal railing.
MOTION: Porter SECOND: Santos
COMMENTS: Permit granted to Owner as contractor Manny Maheng is unlicensed. Owner advised of potential liabilities. (FU: Porter)

- 4) OWNER: Beaty CONTRACTOR: DR Roofing \$25
 LEGAL: SB; U2; B6; L7 STREET: 155 Buena Vista
 REQUEST: Re-roof (Mueller 26-gauge; cocoa brown); composite to metal
 MOTION: Santos SECOND: Porter
 COMMENTS: Pending VoR
- 5) OWNER: Welch CONTRACTOR: Express Stucco TABLE
 LEGAL: SB; U3; B8; L7A STREET: 201 Lake Shore
 REQUEST: Add garage with living area (apartment) above (PLANS AT MEETING)
 MOTION: SECOND:
 COMMENTS: Tabled pending plat and additional plans. (FU:)
- 6) OWNER: Beatty CONTRACTOR: Kirk Stephens (unlicensed) TABLE
 LEGAL: HM; U2; B8; L11 STREET: 1418 High Mesa
 REQUEST: Landscape (dry creek bed w/rock; drip system; drought tolerant deer resistant plants)
 MOTION: SECOND:
 COMMENTS: Tabled pending license.
- 7) OWNER: Jost CONTRACTOR: Owner TABLE
 LEGAL: DPW; U2; L57 STREET: 171 Deer Park Dr
 REQUEST: Landscape – addition of gravel walk along sides of house. Level with rock to deck stairs
 along right side (and along the left at a future date). RR timbers to hold rock at bottom.
 MOTION: SECOND:
 COMMENTS: Tabled pending drainage plan to ensure water doesn't flow onto neighbor's property. (FU:
 Abbott)
- 8) OWNER: Simpson CONTRACTOR: Rockefeller's Construction (Don Gunn) \$0
 LEGAL: DPW; U2; L32B STREET: 204 Quail Run Ln
 REQUEST: Demo single garage on north side due to fire
 MOTION: Porter SECOND: Santos
 COMMENTS: Damage is inside the single garage. Demo is to be completed by 6 Feb 14. New
 construction of single garage forthcoming. (FU: Abbott)
- 9) OWNER: Hawthorne CONTRACTOR: Eagle Creek Construction \$25
 LEGAL: ALGCC; U1; B4; L6 STREET: 108 Mulligan
 REQUEST: Re-stucco; re-roof; powerwash & re-stain wood posts & corbels – all work same as
 existing
 MOTION: Santos 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:
- B. Public Comments: None
- C. Commissioner Comments:
- 1) Due to annual Club closure during January (1-21 Jan 2014), the ALSZD and ACC will meet ONLY on 16 JANUARY. The DEADLINE for submission of permit applications for the 16 January 2014 meeting will be 3:00pm on 9 January 2014.
 - 2) Due to the large number of outstanding payments and mandated Village of Ruidoso permits, ALSZD will not issue permits to owners/contractors with outstanding documentation (either payments or Village of Ruidoso permits).
 - 3) A contractor questioned unlicensed contractors doing work on behalf of a licensed company.
 - 4) Pending VoR permits: The Village would like a list of all permits approving "pending receipt of the VoR" as it appears some work is being done without Village oversight.
 - 5) Porter spoke with ALSZD lawyer regarding penalty actions.
- b) Informal Discussions: None
- c) Treasurer's Report.
- 1) Permit Fees:
 - a. Total of permit fees received: \$475.00
 - b. Additional fees received: None
 - 2) Bank account: as of
 - 3) Invoice Approvals: Postage for postcard stamps amounted to \$594
- d) Announcement of Upcoming Meetings:
Next Regular meeting: 19 December 2013 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Due to Club closure, there will be only one January meeting: 16 Jan '14. Deadline for submission of permit applications is 3:00pm 9 Jan 2014.
- e) Adjournment: Santos moved, Abbott seconded adjournment at 12:35pm

/S/ Marti Santos
Secretary

The agenda for the meeting can be revised and published up to seventy-two 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: 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 Dec: decking complete; needs rails & a real step. (FU: Abbott)
- 2) OWNER: Bishop CONTRACTOR: Owner Permitted 17 Oct 13
LEGAL: ALGCC; U6; B15; L63 STREET: 338 Ft Stanton
REQUEST: Landscape to lay base course across lot
COMMENTS: COMPLETE
- 3) OWNER: Bishop CONTRACTOR: Owner Permitted 17 Oct 13
LEGAL: ALGCC; U6; B15; L64 STREET: 338 Ft Stanton
REQUEST: Revocable emergency access
COMMENTS: COMPLETE
- 4) 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 19 Nov: Underway – Cert of Occ (upon completion). (FU: Abbott)
- 5) OWNER: Maxwell CONTRACTOR: Philip Fanning Permitted 5 Sep 13
LEGAL: ALGCC; U3; B10; L23 STREET: 101 Crown Ridge
REQUEST: Expand redwood deck; Re-roof metal (mocha tan)
COMMENTS: (FU: Porter)
- 6) OWNER: Apel CONTRACTOR: Scott Pacheco & Son Permitted 18 Jul 13
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
COMMENTS: As of 5 Dec: Underway (FU: Porter)
- 7) OWNER: Pickering CONTRACTOR: J&J Custom Homes Permitted 25 Jun 13
LEGAL: SB; U1; B1; L50 STREET: 138 Crown Ridge
REQUEST: Remove/repl broken concrete drive; remove retaining wall & repl w/engineered wall and guard rail to meet code
COMMENTS: COMPLETE
- 8) 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 Sep: COMPLETE?; missing rail supports between uprights. (FU: Porter)
- 9) OWNER: Wood CONTRACTOR: Prewitt Permitted 7 Nov 13
LEGAL: ALGCC; U4; B13; L5 STREET: 126 Broadmoor
REQUEST: Repl wood rear deck & stairs with composite; color same as existing
COMMENTS: As of 5 Dec: Not started. (FU: Porter)
- 10) OWNER: Allen CONTRACTOR: Pine Tree Permitted 21 Nov 13
LEGAL: ALGCC; U5; B14; L22 STREET: 152 Broadmoor
REQUEST: Re-roof and extend over existing deck; repair/repl decking & siding
COMMENTS: As of 5 Dec: Not started. (FU: Porter)

- 10) OWNER: McConnell CONTRACTOR: Charles Shook Constr \$25
LEGAL: ALGCC; U7; B17; L37 STREET: 166 Del Monte
REQUEST: Replace decking w/composite; replace wood railings with black metal rails; any needed new/bare wood (floor joists, et) will be painted or stained to match existing house color.
COMMENTS: (FU: Porter)
- 11) OWNER: Harrell CONTRACTOR: Eagle Creek Constr/Zia extension exp 3 Nov 13
LEGAL: ALG&CC; U4, B14, L10A STREET: 101 Greenbrier Ct
REQUEST: Extension to original permit granted 3 May 12 (expires 3 Nov 13): New addition; all stone, roof, decking, finishes to be same as existing. Landscaping by Zia.
COMMENTS: COMPLETE
- 12) 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: As of 5 Dec: Underway (FU: Santos)
- 13) OWNER: Pool CONTRACTOR: Owner Permitted 21 Nov 13
LEGAL: HM; U1; B4; L37 STREET: 1391 High Mesa pending \$25 payment
REQUEST: Repair existing fence – no change.
COMMENTS: COMPLETE – no permit obtained, no payment. Abbott to contact (FU: Abbott)
- 14) OWNER: Jenkins CONTRACTOR: Jack Johnson permitted 21 Nov 13
LEGAL: SB; U1; B1; L75, 76 STREET: 267 Lake Shore
REQUEST: Remove/replace existing concrete block retaining wall with engineered poured concrete wall and stucco/paint to match house.
COMMENTS: As of 5 Dec: Not started. (FU: Porter)
- 15) OWNER: Sprouse CONTRACTOR: Cyclone Bldrs Permitted 17 Oct 13
LEGAL: LS; U1; B4; L10 STREET: 309 Lake Shore
REQUEST: Add covered deck with same roofline & material – metal
COMMENTS: As of 19 Nov: Not started. (FU: Porter)
- 16) OWNER: Sanford CONTRACTOR: Phillip Fanning Permitted 22 Apr 13
LEGAL: LS; B3; L53A STREET: 326 Lake Shore
REQUEST: New deck below existing deck; asphalt gravel drive
COMMENTS: As of 5 Dec: drive is still gravel. (FU: Porter)
- 17) OWNER: Stokes CONTRACTOR: Aztec Stucco Permitted 18 Jul 13
LEGAL: ALGCC; U2; B7; L19 STREET: 117 French ???
REQUEST: Lighting; Stucco wall; wrought iron fence
COMMENTS: As of 3 Sep: Not started. (FU: Abbott)
- 18) OWNER: Apodaca CONTRACTOR: Quinones Construction Permitted 17 Oct 13
LEGAL: ALGCC; U2; B7; L15 STREET: 129 French
REQUEST: NEW CONSTRUCTION – built per plans, however moving so house falls inside the 15' side set-backs. Cert of Occ upon completion
COMMENTS: As of 3 Dec: Underway. (FU: Abbott)
- 19) OWNER: DeGroat CONTRACTOR: GDM Contracting Permitted 7 Nov 13
LEGAL: DPW; U2; TR43A STREET: 103 Wild Turkey
REQUEST: Remove/replace pad in front of garage door
COMMENTS: As of 5 Dec: Not started. (FU: Abbott)

- 20) OWNER: Bramblett CONTRACTOR: Alto Mesa Bldrs Permitted 3 Oct 13
LEGAL: DPW; U6; L167 STREET: 101 Porcupine Ct
REQUEST: Add concrete steps, walk & rail along south side
COMMENTS: As of 3 Dec: Underway. (FU: Abbott)
- 21) 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: COMPLETE
- 22) OWNER: Liberti CONTRACTOR: GDM Contracting Permitted 17 Oct 13
LEGAL: DPW; B6; L170A STREET: 105 Porcupine
REQUEST: Remove/repl 4 existing patio doors (6 x 9) on south side of house; remove/repl deck
boards on 10' high back lower deck and paint all three decks to match as existing (white).
New rail cap and new pickets to be added as necessary and painted to match. Re-paint
front doors to match trim. Repair siding (approx. 10 sq feet) prior to stucco work being
done (by Express Stucco). Stucco exterior (complete change from wood to stucco) -
COMMENTS: As of 3 Dec: Underway (FU: Abbott)
- 23) OWNER: Kisler CONTRACTOR: Owner Permitted 7 Nov 13
LEGAL: DPV; U4; L19 STREET: 170 Deer Park Valley
REQUEST: Replace/Repair deck
COMMENTS: As of 3 Dec: 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 3 Dec: Underway. Cert of Occ (upon completion) (FU: Abbott)
- 25) OWNER: Gwyn CONTRACTOR: Owner Permitted 17 Oct 13
LEGAL: DPV; U1; L28 STREET: 106 Valley Court
REQUEST: Fence/courtyard enclosure (redwood planks set to no gap so it's solid wood; 2x4 treated
posts; NTE 40' x 50' x 4' tall; to be painted as house. Posts 7' apart except at 2 gates, and
set 3' deep. Support runners inside fence. 50% of courtyard interior shall be non-
growing.
COMMENTS: As of 3 Dec: Underway (FU: Abbott)
- 26) OWNER: Skarda CONTRACTOR: Alto Mesa Bldrs Permitted 3 Oct 13
LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
REQUEST: Re-roof; new deck roof over existing open patio; add eyebrow roof at SW corner of house
COMMENTS: As of 3 Dec: Underway. (FU: Santos)
- 27) OWNER: Pettis CONTRACTOR: owner Ext expires 21 Dec 13
LEGAL: HM; U1; B3; L20 STREET: 127 Mira Monte
REQUEST: Permit Extension to add attached storage; repair/replace rotten soffits, kitchen window
COMMENTS: As of 3 Dec: Underway (FU: Santos)
- 28) OWNER: Holmes CONTRACTOR: Prewitt Constr permitted 21 Nov 13
LEGAL: DPM; U15; L6 STREET: 117 Flute Player
REQUEST: Encl 13x14 deck under existing roof; add golf cart garage door in existing garage; add new
driveway to golf cart door; repl rear deck wood w/trex; repair wall color to match existing
duty rose color
COMMENTS: As of 3 Dec: Not started. (FU: Santos)

- 29) OWNER: Sherman CONTRACTOR: Cornelius Permitted 6 Dec 12; 17 Oct 13
LEGAL: DPM; U8; L12A STREET: 107 Sunflower
REQUEST: Addition & new roof structure over existing house (permitted 6 Dec 12); In-ground water storage units; asphalt the drive; add 2 stone entry pillars (Permitted 17 Oct 13)
COMMENTS: As of 3 Dec: Underway. (FU: Santos)
- 30) OWNER: Strickland CONTRACTOR: ZiaScapes Permitted 3 Oct 13
LEGAL: DPM; U8; L1 STREET: 111 Blazing Star
REQUEST: Landscaping – courtyard enclosure (5' high; stucco; >1,200 sq ft)
COMMENTS: As of 3 Dec: Underway. (FU: Santos)
- 31) OWNER: Bryant CONTRACTOR: Chandler Builders Permitted 15 Aug 13
LEGAL: DPM; U11; L16 STREET: 119 Blazing Star Trail
REQUEST: Deck addition (composite; redwood rails; 500') to match existing
COMMENTS: As of 3 Dec: Not started. (FU: Santos)
- 32) OWNER: Fisher CONTRACTOR: Prewitt Constr Ext expires 4 Apr 14
LEGAL: DPM; U13; L5A STREET: 108 Paint Brush
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 3 Dec: Underway (permitted 4 Oct 12) Cert of Occ (upon completion). (FU: Santos)