

Alto Lakes Special Zoning District

Meeting Notice for Upcoming Regular Meeting

The Alto Lakes Special Zoning District Commission will hold a Regular meeting on Thursday, February 7, 2012 at 9:00am in the Stag Room at the Alto Lakes Golf and Country Club, 1 Mulligan Drive, Alto, NM. Agenda to be posted on www.ALSZD.org no later than twenty-four hours prior to meeting.

AGENDA – 7 February 2013

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 24 Jan 2013 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing:

Open Public Hearing

Discussion

Any interested parties that have not been heard?

Close Public Hearing –

Vote on Variance

- Motion to approve/deny
- Second
- Voice vote from each commissioner

Permit approval if Variance or Conditional Use is approved.

1) OWNER: Derrick CONTRACTOR: Collins
LEGAL: ALGCC; U4; B14; L18 STREET: (Lot on Pinehurst Dr)
REQUEST: Requesting variance to rear setback (which adjoins golf course 20-30 ft in proposed building footprint.)
MOTION: SECOND:
COMMENTS:

B. Zoning Permits:

1) OWNER: Ratliff CONTRACTOR: Ratliff \$
LEGAL: DPV; U8; L 149 STREET: 113 Reindeer
REQUEST: NEW CONSTRUCTION
MOTION: SECOND:
COMMENTS:

2) OWNER: Brininstool CONTRACTOR: ZiaScapes \$
LEGAL: ALGCC; U2, B6, L12 STREET: 120 French Dr
REQUEST: Landscaping – terracing; borders; creek bed; river rock; berm circular drive; drip irrigation; mulch; synthetic turf
MOTION: SECOND:
COMMENTS:

- 3) OWNER: Yule CONTRACTOR: Cyclone Constr \$
 LEGAL: DPM; U2; L2 STREET: 1305 High Mesa
 REQUEST: Add porch railing
 MOTION SECOOND:
 COMMENTS: Permitted 24 Jan 13: Replace 5 windows – low E glass; stucco repair; no color change (FU: Santos)
- 4) OWNER: Stelzer CONTRACTOR: Adam Rogers \$
 LEGAL: AL; U2; B4; L27 STREET: 811 High Mesa
 REQUEST: Replace windows w/new – no change in coverage; Addition of asphalt circle drive in front of house; paint existing stucco (elastomeric); re-stain deck same as existing. Pergola/arbor also requested.
 MOTION: SECOND:
 COMMENTS:

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 by Hastey for the book.

B. Issues/Concerns/Complaints –

C. Past Actions: None

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.

- 2) OWNER: Pioneer Bank CONTRACTOR: Collins / Rogers
 LEGAL: LS; B3; L 7 STREET: Crown Ridge
 LEGAL: LS; B3; L 8 STREET: vacant lot Crown Ridge
 LEGAL: LS; B3; L 9 STREET: Crown Ridge
 REQUEST: Gegenheimer (owner of Crown Ridge, Lot 9) to sell a portion of his vacant lot (Lot 8) to Pioneer Bank (owner of Crown Ridge, Lot 7) in order to incorporate the non-conforming drive that encroaches on Lot 8 into Lot 7.
 MOTION: SECOND:
 COMMENTS: Driveway intrusion onto neighboring property. Had been referred to legal counsel for resolution approx. Jul '11. Follow-up in light of new information regarding replats/ lot subdivision.

3) Discussion of New Mexico Attorney General Letter, January 25, 2013, addressing Open meeting Act (OMA) violation and following issues as it pertains to letter. Per NMOMA Section 10-15-34(B)

B. Public Comments:

C. Commissioner Comments:

- 1) Discuss ALSZD file retention/storage and disposition (see Attachment 2 for NM legal requirements regarding file retention / disposition).

D. Informal Discussions: None

E. Treasurer's Report.

- 1) Permit Fees:
 - a. Total of permit fees received =
 - b. Additional fees received =
- 2) Bank account:
- 3) Invoice Approvals:
 - a. Porter to investigate insurance renewal
 - b. Club invoice received – reflects charges in May & Jun 12 which were paid.

F. Announcement of Upcoming Meetings:

Next Regular meeting: 21 February 2013 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM

G. 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 22 Jan: Underway. (FU: Porter)
- 2) OWNER: Walker CONTRACTOR: Moebus Permitted 1 Nov 12
LEGAL: LS; B3; L12 STREET: 206 Crown Ridge
REQUEST: Waterproof existing front courtyard to prevent leakage to space below. Tile portion of the flooring using rock & artificial grass; add metal roof over existing back deck
COMMENTS: As of 19 Dec: Not started. (FU: Porter)
- 3) OWNER: Hall CONTRACTOR: Right Angle (J, Needham) Permitted 1 Nov 12
LEGAL: SB; U2; B4; L20 STREET: 165 Brentwood Dr
REQUEST: Demo/replace ext deck (750 sq ft) & stairs with no change in footprint or look. (Paint/stain home same as existing)
COMMENTS: As of 19 Dec: Underway. (FU: Porter)
- 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
COMMENTS: As of 19 Dec: Underway. Cert of Occ (upon completion). (FU: Porter)
- 5) OWNER: Hawkins CONTRACTOR: Bass Brothers Permitted 24 Jan 13
LEGAL: LS; U2; B4; L21 STREET: 337 Lake Shore Dr
REQUEST: Remove & replace asphalt shingles
COMMENTS: (FU: Santos)
- 6) 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 22 Jan: Almost complete; rear roofing to be finalized (FU: Santos)
- 7) 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 22 Jan: Underway. (FU: Porter)
- 8) 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 22 Jan: Underway. (FU: Santos)
- 9) OWNER: McConnell CONTRACTOR: Tower Construction Permitted 15 Mar 12
LEGAL: AL; U7, B17, L37 STREET: 166 Del Monte Dr
REQUEST: Storage Addition within Carport; underneath house
COMMENTS: As of 22 Jan: Not started. (FU: Santos)

- 10) 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 22 Jan: Underway. (FU: Santos)
- 11) OWNER: Brininstool CONTRACTOR: Cowen Permitted 20 Dec 12
 LEGAL: ALGCC; U2, B6, L12 STREET: 120 French Dr
 REQUEST: Additions: Dining Room, Laundry Room, Expand Kitchen, Concrete Porch, Covered Bar-B-Que, Deck, Master Bath, Guest Bath, & 2nd Level Guest Suite
 COMMENTS: (FU: Porter)
- 12) OWNER: Keener CONTRACTOR: Ratliff Permitted 7 Jun 12
 LEGAL: DPW, U1, L20 STREET: 141 Deer Park Dr
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 22 Jan: Underway. Cert of Occ (upon completion). (FU: Porter)
- 13) OWNER: Kelley CONTRACTOR: Owner Permitted 20 Dec 12
 LEGAL: DPW; U2; B; L56 STREET: 172 Deer Park Dr
 REQUEST: NEW CONSTRUCTION; fence
 COMMENTS: (FU: Porter)
- 14) OWNER: Winston CONTRACTOR: Chandler Builders Permitted 4 Oct 12
 LEGAL: DPW; U1, L137 STREET: 112 Bull Elk Ct
 REQUEST: Re-build deck; add cover. All new finishes (deck, rails)
 COMMENTS: (FU: Porter)
- 15) 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 22 Jan: Underway. (FU: Santos)
- 16) OWNER: Bramblett CONTRACTOR: Alto Mesa Builders, Inc. Permitted 19 Apr 12
 LEGAL: DPW; U6, L167 STREET: 101 Porcupine Ct
 REQUEST: NEW CONSTRUCTION
 COMMENTS: COMPLETE; extra roofing materials to be removed. OBTAIN Cert of Occ
- 17) OWNER: Buechter CONTRACTOR: Alto Mesa Builders **EXT EXPIRED**
 LEGAL: DPV; U9 L240 STREET: 210 Saddleback Rd.
 REQUEST: Add 41x 6' covered walkway at west side of house
 COMMENTS: As of 13 Nov: Underway (cover complete; needs walkway). (FU: Porter)
- 18) OWNER: Stewart CONTRACTOR: GNC Investments, Inc Permitted 6 Sep 12
 LEGAL: DPV, U8, L201 STREET: 237 Saddleback
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 22 Jan: Underway. Cert of Occ (upon completion). (FU: Porter)
- 19) 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: As of 22 Jan: Complete? Lumber remains on the ground. (FU: Porter)

- 20) OWNER: Yule CONTRACTOR: Cyclone Constr Permitted 24 Jan 13
 LEGAL: DPM; U2; L2 STREET: 1305 High Mesa
 REQUEST: Replace 5 windows – low E glass; stucco repair; no color change
 COMMENTS: (FU: Santos)
- 21) 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 22 Jan: Underway. (FU: Santos)
- 22) OWNER: Fisher CONTRACTOR: Prewitt Constr Permitted 4 Oct 12
 LEGAL: DPM; U13; L5A STREET: 108 Paint Brush
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 22 Jan: Underway. Cert of Occ (upon completion). (FU: Santos)
- 23) 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: As of 22 Jan: Underway. (FU: Santos)
- 24) 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 22 Jan: Underway (FU: Santos)