

Alto Lakes Special Zoning District

Meeting Notice for Upcoming Regular Meeting

The Alto Lakes Special Zoning District Commission will hold a Regular meeting on Monday, April 22, 2013 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 – 22 April 2013

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

A. Variance Hearing:

B. Zoning Permits:

- | | | | | |
|-----------|---------------------------------------------------------------------------------------------------------------------------|-------------|--------------------------|----|
| 1) OWNER: | Sanford | CONTRACTOR: | Phillip Fanning | \$ |
| LEGAL: | LS; B3; L53A | STREET: | 226 Lake Shore | |
| REQUEST: | New deck below existing deck; pave (asphalt?) gravel drive | | | |
| MOTION | | SECOND: | | |
| COMMENTS: | | | | |
| | | | | |
| 2) OWNER: | Strange | CONTRACTOR: | Sam Woody | \$ |
| 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 | | | |
| MOTION | | SECOND: | | |
| COMMENTS: | | | | |
| | | | | |
| 3) OWNER: | Ramsey | CONTRACTOR: | Daniel Candelara | \$ |
| 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 | | | |
| MOTION | | SECOND: | | |
| COMMENTS: | | | | |
| | | | | |
| 4) OWNER: | Morris | CONTRACTOR: | Shield Construction, Inc | \$ |
| LEGAL: | DPW; U3; L98 | STREET: | 216 Deer Park Dr | |
| REQUEST: | Re-roof; paint/re-stucco – both same as existing | | | |
| MOTION | | SECOND: | | |
| COMMENTS: | | | | |
| | | | | |
| 5) OWNER: | Walker | CONTRACTOR: | Moebus | \$ |
| LEGAL: | DPW; U3; LT19B | STREET: | 104 Red Hawk | |
| REQUEST: | re-stucco (new color); re-stain (new color) | | | |
| MOTION | | SECOND: | | |
| COMMENTS: | | | | |

- 6) OWNER: Rangel CONTRACTOR: Younger \$
 LEGAL: DPM, U12, L7 STREET: 129 Water Spirit Trail
 REQUEST: Re-Roof (remove/replace white 90# torchdown with like material on flat roof w/parapet)
 MOTION SECOND:
 COMMENTS:
- 7) OWNER: Cromeens CONTRACTOR: Peralta \$
 LEGAL: DPM; U8; L6 STREET: 109 Blazing Star Trail
 REQUEST: Re-stucco – same as existing
 MOTION SECOND:
 COMMENTS:
- 8) OWNER: Bishop CONTRACTOR: self
 LEGAL: AL, U1; B4; L25 STREET: 903 High Mesa
 REQUEST: Landscaping (repair, replace)
 MOTION SECOND:
 COMMENTS: No show – TABLED to 22 Apr meeting; Porter to contact

C. Short-term Rental Permits:
 1 - Condotel

D. Re-plats:

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:

- 1) Quarterly financial report to the state is due 15 April – Porter is working on this
- 2) Chubb Insurance renewal: Porter provided updated info to Chubb

9. Informal Discussions: None

10. Treasurer's Report.

1) Permit Fees:

- a. Total of permit fees received =
- b. Additional fees received =

- 2) Bank account:
- 3) Invoice Approvals:

11. Announcement of Upcoming Meetings:

Next Regular meeting: 2 May 2013 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM

12. 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 3 Apr: Underway; missing rail supports between uprights. (FU: Porter)
- 2) OWNER: Clopton CONTRACTOR: Bass Brothers Permitted 4 Apr 13
LEGAL: SB; U2; B5; L14 STREET: 115 Pine Cone Lane
REQUEST: Repl wood shake w/asphalt shingles with gutters
COMMENTS: Bass recused himself for this permit request. (FU: Bass)
- 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 3 Apr: Staked and clearing started. Cert of Occ (upon completion). (FU: Porter)
- 4) OWNER: Kahn CONTRACTOR: Ray Montes, Pers Touch Constr Permitted 21 Feb 13
LEGAL: LS; U1; B3, L26A STREET: 283 Lake Shore
REQUEST: refresh and additional gravel parking area; riprap to support parking area on step slope
COMMENTS: As of 5 Mar: Underway (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: (FU: Santos)
- 6) 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 3 Apr: Not started. (FU: Porter)
- 7) 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 3 Apr: Not started. (FU: Porter)
- 8) 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 3 Apr: Almost complete (FU: Santos)
- 9) 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 3 Apr: Underway; cinderblock wall needs finish. (FU: Porter)
- 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 3 Apr: Underway; decking appears complete; needs rails. (FU: Santos)

- 11) OWNER: McConnell CONTRACTOR: Tower Construction Permitted 15 Mar 12
 LEGAL: AL; U7, B17, L37 STREET: 166 Del Monte Dr **EXPIRED**
 REQUEST: Storage Addition within Carport; underneath house
 COMMENTS: As of 5 Mar: Not started. (FU: Santos)
- 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 3 Apr: Underway. (FU: Santos)
- 13) OWNER: Brininstool CONTRACTOR: Cowen Permitted 7 Feb 13
 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
 COMMENTS: As of 3 Apr: Construction competed; landscaping underway. (FU: Porter)
- 14) OWNER: Shafer CONTRACTOR: Alto Mesa Builder’s Inc Permitted 21 Mar 13
 LEGAL: ALGCC; U4; L25A STREET: 154 Crooked Stick Ln
 REQUEST: Townhouse: repl existing wood decking w/trex-type product; new roof over existing deck
 DISAPPROVED by HOA
 COMMENTS: (FU: Bass)
- 15) 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: (FU: Bass)
- 16) OWNER: Keener CONTRACTOR: Ratliff Permitted 7 Jun 12
 LEGAL: DPW, U1, L20 STREET: 141 Deer Park Dr
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 3 Apr: Almost complete. Cert of Occ (upon completion). (FU: Porter)
- 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 3 Apr: Underway (FU: Porter)
- 18) 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 3 Apr: Underway. (FU: Santos)
- 19) 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: (FU: Porter)

- 20) 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 5 Feb: Underway. Block & lumber on ground. (FU: Porter)
- 21) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13
 LEGAL: DPV; U8; L 149 STREET: 113 (111?) Reindeer
 REQUEST: NEW CONSTRUCTION
 COMMENTS: (FU: Porter)
- 22) OWNER: Stewart CONTRACTOR: GNC Investments, Inc Permitted 6 Sep 12
 LEGAL: DPV, U8, L201 STREET: 237 Saddleback
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 5 Feb: Underway. Cert of Occ (upon completion). (FU: Porter)
- 23) OWNER: Garber CONTRACTOR: Sun Valley Permitted 21 Mar 13
 LEGAL: ALGCC; U2; B6; L37 STREET: 107 Incredible Dr
 REQUEST: NEW CONSTRUCTION
 COMMENTS: (FU: Bass)
- 24) OWNER: Yule CONTRACTOR: Cyclone Constr Permitted 24 Jan 13
 LEGAL: DPM; U2; L2 STREET: 1305 High Mesa
 REQUEST: Add 5' x 26' rear redwood deck w/fortress metal rails (to be adjacent and separate from existing)
 COMMENTS: As of 3 Apr: Underway. (FU: Santos)
- 25) 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: (FU: Santos)
- 26) 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 3 Apr: Underway. (FU: Santos)
- 27) OWNER: Fisher CONTRACTOR: Prewitt Constr Permitted 4 Oct 12
 LEGAL: DPM; U13; L5A STREET: 108 Paint Brush
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 3 Apr: Underway. Cert of Occ (upon completion). (FU: Santos)
- 28) 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 3 Apr: Underway.. (FU: Santos)
- 29) 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: (FU: Santos)

- 30) 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 3 Apr: Underway (FU: Santos)
- 31) 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: (FU: Santos)