

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, May 2, 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 – 2 May 2013

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 22 Apr 2013 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)
 - A. Variance Hearing:
 - 1) OWNER: Jeffreys CONTRACTOR: Moebus Constr
LEGAL: HM; U3; B5; L23 STREET: 105 El Sendero Trail
REQUEST: Variance re rear set-backs
MOTION SECOND:
COMMENTS:
 - B. Zoning Permits:
 - 1) OWNER: Jeffreys CONTRACTOR: Moebus Constr
LEGAL: HM; U3; B5; L23 STREET: 105 El Sendero Trail
REQUEST: New 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
MOTION SECOND:
COMMENTS: Rc'd: app; notarized rep form; plat; NP drawing of work; NEED: Checklist; fee form; VoR (ACC: checklist; fee form; acknowledgement)
 - 2) OWNER: Parks CONTRACTOR: VICI Bldrs, LLC
LEGAL: LS; U1; B2; L14 STREET: 119 Buena Vista Dr
REQUEST: Waterproof back garage wall; excavate, repair, bury wall
MOTION SECOND:
COMMENTS:
 - 3) OWNER: Armstrong CONTRACTOR: Sunset Awnings
LEGAL: DPW; U2; L45 STREET: 159 Deer Park
REQUEST: Install retractable awnings behind house
MOTION SECOND:
COMMENTS:
 - 4) OWNER: Jugenheimer CONTRACTOR: Owner
LEGAL: DPW; U2; L47 STREET: 161 Deer Park
REQUEST: Replace decking w/composite; paint deck handrails
MOTION SECOND:
COMMENTS:

- 5) OWNER: Thomas CONTRACTOR: Elias Rue, Unl
 LEGAL: DPW; U2; 130 STREET: 108 Bobcat
 REQUEST: Remove asphalt & concrete apron. Backfill & compact w/dirt, then replace asphalt
 MOTION: SECOND:
 COMMENTS:
- 6) OWNER: Lovell CONTRACTOR: Owner
 LEGAL: HM; U2; B8; L24 STREET: 181 Mira Monte
 REQUEST: Replace rotten wood on deck w/composite (same color as existing); re-locate steps
 MOTION: SECOND:
 COMMENTS:
- 7) OWNER: Isaacks CONTRACTOR: Arrow Head Roofing (K. Adams)
 LEGAL: SB; U2; B5; L7 STREET: 132 Crown Ridge
 REQUEST: Replace wood shingles w/composite (Tanko; Heritage Premium; laminated)
 MOTION: SECOND:
 COMMENTS:

C. Short-term Rental Permits:

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.)

WEEK 4: 2 May 13 (not to begin sooner than 14 days following publication of first hearing notice —5 Apr):

- 1) Motion to approve ordinance
- 2) Vote on Amendment

B. Public Comments:

C. Commissioner Comments:

9. Informal Discussions: None

10. Treasurer's Report.

1) Permit Fees:

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

2) Bank account: 16

3) Invoice Approvals:

11. Announcement of Upcoming Meetings:

Next Regular meeting: 16 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 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)
- 3) 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: (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: 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)
- 12) 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)
- 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: (FU: Bass)
- 14) 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)
- 1) 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: (FU: Porter)
- 15) 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)
- 2) OWNER: Ramsey CONTRACTOR: Daniel Candelara Permitted 22 Apr 13
 LEGAL: DPW; U2; L59 STREET: 173 Deer Park Dr 0
 REQUEST: Landscaping: create 3 berms w/river rock; deer resistant plants/trees and wood chips; drip irrigation. Re-gravel driveway
 COMMENTS: (FU: Porter)
- 3) 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: (FU: Porter)
- 16) 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)

- 17) 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)
- 18) 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)
- 19) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13
 LEGAL: DPV; U8; L 149 STREET: 113 (111?) Reindeer
 REQUEST: NEW CONSTRUCTION
 COMMENTS: (FU: Porter)
- 20) 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)
- 21) OWNER: Garber CONTRACTOR: Sun Valley Permitted 21 Mar 13
 LEGAL: ALGCC; U2; B6; L37 STREET: 107 Incredible Dr
 REQUEST: NEW CONSTRUCTION
 COMMENTS: (FU: Bass)
- 22) 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)
- 23) 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)
- 24) 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)
- 25) 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)
- 26) 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)

- 4) 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: (FU: Santos)
- 27) 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)
- 28) 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)
- 29) 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)