

# Alto Lakes Special Zoning District

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## Meeting Notice for Upcoming Regular Meeting

The Alto Lakes Special Zoning District Commission will hold a Regular meeting on Thursday, June 6, 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](http://www.ALSZD.org) no later than twenty-four hours prior to meeting.

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### AGENDA – 6 June 2013

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 16 May 2013 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)
  - A. Variance Hearing:

B. Zoning Permits:

- |           |  |             |                      |    |
|-----------|--|-------------|----------------------|----|
| 1) OWNER: | McCarty  | CONTRACTOR: | Arrowhead Roofing    | \$ |
| 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)   |             |                      |    |
| MOTION:   |  | SECOND:     |                      |    |
| COMMENTS: |  |             |                      |    |
| 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: | Porter to contact as no representative at either 2 or 16 May meetings.   |             |                      |    |
| 3) OWNER: | PNC Bank/Pippin RE   | CONTRACTOR: | BAC Enterprises      | \$ |
| 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. On 20 May Santos advised POC to proceed to make house safe, but to obtain a permit at 6 June meeting. |             |                      |    |
| MOTION:   |  | SECOND:     |                      |    |
| COMMENTS: | Emergency permit issued to begin repairs.  |             |                      |    |
| 4) OWNER: | Miller   | CONTRACTOR: | ZiaScapes            | \$ |
| LEGAL:    | ALGCC; U1; B2; L10   | STREET:     | 105 Mesa Vista       |    |
| REQUEST:  | Landscaping  |             |                      |    |
| MOTION:   |  | SECOND:     |                      |    |
| COMMENTS: |  |             |                      |    |
| 5) OWNER: | Wood   | CONTRACTOR: | Marlin Alston Constr | \$ |
| LEGAL:    | DPM; U5; L1  | STREET:     | 1353 High Mesa       |    |
| REQUEST:  | Add storage room above garage; metal roof to match existing (713 sq ft; 24' high at peak)  |             |                      |    |
| MOTION:   |  | SECOND:     |                      |    |
| COMMENTS: |  |             |                      |    |

- 6) OWNER: Grubb CONTRACTOR: ZiaScapes \$  
 LEGAL: HM; U1; B3; L4A STREET: 1380 High Mesa  
 REQUEST: Landscaping  
 MOTION: SECOND:  
 COMMENTS:
- 7) OWNER: Benfatti CONTRACTOR: Owner \$  
 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.  
 MOTION: SECOND:  
 COMMENTS:
- 8) OWNER: Keener CONTRACTOR: ? \$  
 LEGAL: DPW; STREET: 141 Deer Park  
 REQUEST: Landscaping  
 MOTION: SECOND:  
 COMMENTS:
- 9) OWNER: Hacker CONTRACTOR: PineTree Construction \$  
 LEGAL: DPW; U2; L17B STREET: 104 Quail Run  
 REQUEST: Replace cedar shake shingles with asphalt shingles  
 MOTION: SECOND:  
 COMMENTS:
- 10) OWNER: Hart CONTRACTOR: Express Stucco  
 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  
 MOTION: SECOND:  
 COMMENTS: Denied as first presented - request re-worked. (Wall as drawn would have intruded 22' into 50' front setback.)
- 11) OWNER: Bramblett CONTRACTOR: Alto Mesa Builders, Inc \$  
 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  
 MOTION: SECOND:  
 COMMENTS:
- 12) OWNER: White CONTRACTOR: Chandler Construction \$  
 LEGAL: DPV; U8; L212 STREET: 102 Lasso Ct  
 REQUEST: Room addition (for an office)  
 MOTION: SECOND:  
 COMMENTS:
- 13) OWNER: Rettig CONTRACTOR: Peralta \$  
 LEGAL: ALGCC; U1; B4; L7 STREET: 110 Mulligan Dr  
 REQUEST: Wall repair – same as existing  
 MOTION: SECOND:  
 COMMENTS:
- 14) OWNER: Aldridge CONTRACTOR: Fanning \$  
 LEGAL: DPM; U14; L2 STREET: 147 Water Spirit Trl  
 REQUEST: Replace decking w/composite; (repaint home same as existing)  
 MOTION: SECOND:  
 COMMENTS:

15) OWNER: Aycock CONTRACTOR: Owner \$  
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)  
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](http://www.alszd.org).)
- B. Public Comments:
- C. Commissioner Comments:
- 1) Abbott appoints Porter as acting chair
  - 2) Consider staggered terms – ByLaw change?
  - 3) ALSZD insurance – quote has been bound, and invoice will be sent
- b) Informal Discussions:
- c) Treasurer's Report.
- 1) Permit Fees:
    - a. Total of permit fees received =
    - b. Additional fees received =
  - 2) Bank account:
  - 3) Invoice Approvals:
- d) Announcement of Upcoming Meetings:  
Next Regular meeting: 20 June 2013 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM
- e) 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: 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)
- 2) 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)
- 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 15 May: Underway. Cert of Occ (upon completion). (FU: Porter)
- 4) 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)
- 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: As of 1 May: not started. (FU: Porter)
- 6) 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)
- 7) 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)
- 8) 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)
- 9) 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 15 May: permit expired; scope expanded (FU: Abbott)

- 10) 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)
- 11) 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)
- 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 15 May: Underway. (FU: Santos)
- 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: As of 1 May: Not started. (FU: Bass)
- 14) 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)
- 15) 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)
- 16) 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)
- 17) 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 1 Jun: Underway. (FU: Abbott)
- 18) 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)
- 19) 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)

- 20) 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 (FU: Abbott)
- 21) 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)
- 22) 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)
- 23) 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. (FU: Abbott)
- 24) OWNER: Ratliff                      CONTRACTOR: Ratliff                      Permitted 7 Feb 13  
LEGAL: DPW; U8; L 149                      STREET: 113 Reindeer  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 15 May: Underway. Cert of Occ (upon completion) (FU: Abbott)
- 25) 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)
- 26) 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)
- 27) 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)
- 28) OWNER: Jeffreys                      CONTRACTOR: Moebus Constr                      Permitted 2 May 13  
LEGAL: HM; U3; B5; L23                      STREET: 105 El Sendero Trail  
REQUEST: Clay 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  
COMMENTS: As of 15 May: Not started. (FU: Santos)
- 29) 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. (FU: Santos)

- 30) 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)
- 31) 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)
- 32) 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 1 Jun: Underway. (FU: Santos)
- 33) 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: Bass)
- 34) 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 1Jun: Underway. (FU: Santos)
- 35) OWNER: Fisher CONTRACTOR: Prewitt Constr Permitted 4 Oct 12  
 LEGAL: DPM; U13; L5A STREET: 108 Paint Brush  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 1 Jun: Underway. Cert of Occ (upon completion). (FU: Santos)
- 36) 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 1 Jun: Underway. (FU: Santos)