

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, September 19, 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 – 19 September 2013

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 15 Aug 2013 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)
 - A. Variance Hearing:
 - 1) OWNER: Collins
LEGAL: ALGCC; U2; B6; L13 STREET: 118 French
REQUEST: VARIANCE to expand deck 2' wider on NE side an on the front of house (NW side)
COMMENTS:
 - B. Zoning Permits:
 - 1) OWNER: Collins CONTRACTOR: Reliable Bldrs \$
LEGAL: ALGCC; U2; B6; L13 STREET: 118 French
REQUEST: Expand deck 2' wider on NE side an on the front of house (NW side)
MOTION: SECOND:
COMMENTS: (FU:)
 - 2) OWNER: Bishop CONTRACTOR: MP Chavez Enterprises, Inc \$
LEGAL: ALGCC; U6; B15; L63&64 STREET: 338 Ft Stanton
REQUEST: Extend driveway (base course) from Lot 63 across Lot 64
MOTION: SECOND:
COMMENTS:
 - 3) OWNER: Burnett CONTRACTOR: Bass Bros \$
LEGAL: ALGCC; U5; B16; L4 STREET: 108 Del Monte
REQUEST: Re-roof as existing (Mueller 26-gauge; R-panel; ivy green)
MOTION: SECOND:
COMMENTS:
 - 4) OWNER: Ford CONTRACTOR: Pine Tree \$
LEGAL: DPW; U2; L150 STREET: 189 Del Monte Dr
REQUEST: Re-roof (Timberline life-time asphalt shingle; barkwood)
MOTION: SECOND:
COMMENTS:
 - 5) OWNER: Boston CONTRACTOR: High Country \$
LEGAL: ALGCC; U5; B15; L40 STREET: 139 Del Monte
REQUEST: Landscaping
MOTION: SECOND:
COMMENTS:

- 6) OWNER: Gore CONTRACTOR: Younger \$
LEGAL: ALGCC; U2; B9; L4 STREET: 142 Midiron Dr
REQUEST: Re-roof (remove metal; install Mueller 26-gauge R-panel; burnished slate)
MOTION: SECOND:
COMMENTS:
- 7) OWNER: Shaw CONTRACTOR: Amerus Roofing \$
LEGAL: ALGCC; U5; B16; L2 STREET: 162 Midiron Dr
REQUEST: ISO Board insulation with 60ml TPO (white) membrane
MOTION: SECOND:
COMMENTS:
- 8) OWNER: Metschan CONTRACTOR: Aspen \$
LEGAL: SB; U3; B8; L14 STREET: 134 Sunset
REQUEST: Re-roof as existing; Decks sanded/stained as existing
MOTION: SECOND:
COMMENTS:
- 9) OWNER: Englund CONTRACTOR: Arrowhead Roofing \$
LEGAL: SB; U2; B4; L27 STREET: 111 Woodbriar Ct
REQUEST: Re-roof
MOTION: SECOND:
COMMENTS:
- 10) OWNER: Brown CONTRACTOR: GKS Commercial \$
LEGAL: SB; U2; B3; L12A STREET: 210 Brentwood
REQUEST: Re-roof as existing (50-yr impact resistant shakewood)
MOTION: SECOND:
COMMENTS:
- 11) OWNER: Patton CONTRACTOR: Younger \$
LEGAL: ALGCC; U4; B13; L22 STREET: 113 Pinehurst
REQUEST: Re-roof (remove metal boot & dispose; install Gerard 26-gauge stone coated steel
(charcoal grey)
MOTION: SECOND:
COMMENTS:
- 12) OWNER: McKenzie CONTRACTOR: Bass Bros \$
LEGAL: ALGCC; U4; B12; L60 STREET: 151 Broadmoor
REQUEST: re-roof (Mueller 26-gauge R-panel; burnished slate); new deck roof (21.5 x 13)
MOTION: SECOND:
COMMENTS:
- 13) OWNER: Schmitz CONTRACTOR: Adam Chavez \$
LEGAL: SB; U1; B1; L53 STREET: 131 Pine Cone Ln
REQUEST: Landscape – rip rap for erosion control
MOTION: SECOND:
COMMENTS: Work has started. Abbot & Porter to follow-up. (FU:)
- 14) OWNER: Sykes CONTRACTOR: Aspen \$
LEGAL: SB; U1; B1; L21 STREET: 179 Crown Ridge
REQUEST: Re-roof (Mueller 26-gauge R-panel; forest green)
MOTION: SECOND:
COMMENTS:

- 15) OWNER: Lawless CONTRACTOR: Younger \$
 LEGAL: LS; U1; B3; L10 STREET: 202 Crown Ridge
 REQUEST: Re-roof (remove metal boot & dispose; install Mueller 26-gauge R-panel; cocoa brown)
 MOTION: SECOND:
 COMMENTS:
- 16) OWNER: Kusenberger CONTRACTOR: Owner \$
 LEGAL: ALGCC; U3; B10; L10A STREET: 402 High Mesa
 REQUEST: Landscape
 MOTION: SECOND:
 COMMENTS:
- 17) OWNER: Way CONTRACTOR: Younger \$
 LEGAL: ALGCC; U3; B10; L3 STREET: 416 High Mesa
 REQUEST: Re-roof (remove wood shingles; install Mueller 26-gauge R-panel (chestnut brown))
 MOTION: SECOND:
 COMMENTS:
- 18) OWNER: Esstman CONTRACTOR: David Griffin \$
 LEGAL: ALGCC; U1; B4; L35 STREET: 701 High Mesa
 REQUEST: Re-roof as existing (Tanko 30-yr dimensional)
 MOTION: SECOND:
 COMMENTS:
- 19) OWNER: West CONTRACTOR: ZiaScapes \$
 LEGAL: HM; U1; B4; L38 STREET: 1389 High Mesa
 REQUEST: Landscaping
 MOTION: SECOND:
 COMMENTS:
- 20) OWNER: Priest CONTRACTOR: Owner \$
 LEGAL: HM; U2; B8; L9 STREET: 1414 High Mesa
 REQUEST: Re-seal flat roof (emergency)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 21) OWNER: Burttschell CONTRACTOR: Aztec Stucco \$
 LEGAL: HM; U2; B8; L10 STREET: 1416 High Mesa
 REQUEST: Dog run (20 x 13); landscape (rock yard); re-stucco same as existing
 MOTION: SECOND:
 COMMENTS:
- 22) OWNER: Boren CONTRACTOR: Bass Bros \$
 LEGAL: ALGCC; U1; B3; L4 STREET: 108 White Court
 REQUEST: Re-roof
 MOTION: SECOND:
 COMMENTS: (FU:)
- 23) OWNER: Lawson CONTRACTOR: Pine Tree \$
 LEGAL: ALGCC; U1; B3; L15A STREET: 120 White Court
 REQUEST: Re-roof as existing
 MOTION: SECOND:
 COMMENTS:

- 24) OWNER: Morris CONTRACTOR: PineTree \$
LEGAL: LS; U1; B5; L13 STREET: 109 Blue Ridge
REQUEST: Re-roof (remove existing; install Owen Corning 30-yr shingle; Brown Wood)
MOTION: SECOND:
COMMENTS:
- 25) OWNER: May-Valek CONTRACTOR: Owner \$
LEGAL: LS; U2; B3; L57 STREET: 334 Lake Shore
REQUEST: Re-roof w/30-yr composition or Mueller R-panel to match existing (burnished slate color);
patch & re-seal asphalt drive
MOTION: SECOND:
COMMENTS:
- 26) OWNER: Griffin CONTRACTOR: Younger \$
LEGAL: LS; U2; B3; L58A STREET: 336 Lake Shore
REQUEST: Re-roof (remove metal; install Mueller 26-gauge R-panel; ivy green)
MOTION: SECOND:
COMMENTS:
- 27) OWNER: Beale CONTRACTOR: Younger \$
LEGAL: ALGCC; U2; B6; L9 STREET: 106 Coggins
REQUEST: Re-roof? - originally came in 1 Aug for brother (108 Turnberry) - no packet rc'd from
Ingrid
MOTION: SECOND:
COMMENTS:
- 28) OWNER: Maroney CONTRACTOR: Arrowhead \$
LEGAL: AV T-house; Site C STREET: 102 Pinetop
REQUEST: Re-roof as existing (Owen Corning; true definition; teak)
MOTION: SECOND:
COMMENTS:
- 29) OWNER: White CONTRACTOR: Bass Bros \$
LEGAL: THS; Site A THS 9 STREET: 109 Augusta Ct
REQUEST: Re-roof (5 rib panel; 29-gauge; cocoa brown)
MOTION: SECOND:
COMMENTS:
- 30) OWNER: Foster-Ramsey CONTRACTOR: ZiaScapes \$
LEGAL: DPW; U2; L59 STREET: 173 Deer Park
REQUEST: Landscape
MOTION: SECOND:
COMMENTS:
- 31) OWNER: Vanчек CONTRACTOR: Mike Lynch \$
LEGAL: DPM; U8; L1 STREET: 111 Blazing Star Trl
REQUEST: Add dog run
MOTION: SECOND:
COMMENTS: (FU:)
- 32) OWNER: Potts CONTRACTOR: CCR \$
LEGAL: DPM; U13; L2 STREET: 102 Paintbrush
REQUEST: Re-roof (Mueller U-Panel; burnished slate)
MOTION: SECOND:
COMMENTS:

33) OWNER: Bradley CONTRACTOR: Owner \$
LEGAL: HM; U1; B3; L21 STREET: 125 Mira Monte
REQUEST: Closet addition (6' x 3'7") on east end under roof
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:

- 1) Abbott to send letters regarding two outstanding fee submittals (Ramsey & Rossi)
- 2) Abbott to send letter regarding permit expiration (Ordish - 217 Brentwood Dr)
- 3) As first and second were returned as refused, Porter to send third certified letter to owner of 163 Crown Ridge notifying them of complaint against them concerning possible short-term rental property and forthcoming legal actions.
- 4) Abbott to research/report re COMPLAINT presented re a lot in DISREPAIR (shingles off back porch & in yard; dead branches, that is an EYESORE (drive covered in tree debris & weeds; deer carcass w/animals dragging off bones; skunks); with possible FIRE HAZARD concerns (Waist high weeds; dead branches on trees)
- 5) COMPLAINT presented re short-term rental. "Appears renter sub-let over holiday weekends (four or five young males were hitting golf balls off of number 15 green toward the bunker on the right side of the fairway. Called pro shop and they sent someone down to run them off. This past labor-day weekend, there was noise, yelling, pickups with loud fog horns going off almost every night until 2:00-3:00am."

C. Past Actions:

- 1) Final amendment signatures notarized on 1 August; Abbott to take to Carrizozo
- 2) Forest Health postcards:
 - a. Porter moved, Abbott seconded that Santos have 2,500 Forest Health postcards printed. (CopyRite quote is \$160 to print 2,500 cards; CopyRite labeling charge = \$875 (PLUS postage charges).
 - b. Porter to investigate bulk mail of postcards. (projected postage = \$.32/card x 1,400 cards = \$448)
 - c. Abbott to receive mailing labels from the Club

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) OWNER: Raney TABLED
LEGAL: ALGCC; U1; B3; L7 STREET: 1386 High Mesa
REQUEST: VARIANCE DISCUSSION to reduce setback to bring current deck into compliance – and then demo & re-build deck with a cover (Fabrail 29-gauge metal roof on house & proposed deck; hunter green) Porter & Abbot to contact owner with additional questions.

- 2) OWNER: Porter
LEGAL: STREET: 125 Crown Ridge
REQUEST: VARIANCE DISCUSSION to reduce 30 foot rear setback by 10 feet in order to build deck ten feet into the setback (deck proposed to be 10 x 10; uncovered; redwood; 1 foot high)
- 3) Discussion on Ruidoso News article (http://www.ruidosonews.com/ruidoso-breaking_news/ci_24063466/many-factors-go-determining-bill) concerning nightly rentals deemed “commercial property” in nature.

B. Public Comments:

C. Commissioner Comments:

- 1) Due to State changing Agenda posting date to be 72 hours prior to Public Meetings, ALSZD must to change the due date for permit applications to 3:00pm the THURSDAY prior to the next Thursday’s meeting. Effective date will be 3 Oct (with application due date on 26 September). To assist home-owners by maintaining consistency with the ACC and ALSZD, the ACC is also changing their due date to the Thursday before the following Thursday’s meeting.
- 2) Santos out of town until the Monday prior to the 3 October – EXPEDITE GETTING AGENDA INFO TO HER.
- 3) Pheremone packets to ALGCC Board of Directors.

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: 3 October 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.

- 10) OWNER: Burtschell CONTRACTOR: Aztec Stucco Permitted 19 Jul & Aug 13
 LEGAL: HM; U2; B8; L10 STREET: 1416 High Mesa
 REQUEST: Repl wood siding with stucco (permitted 18 Jul); Add 30x12 concrete patio to repl old decking & connect front and back decks; roof with flat, pitched "shack" roof
 COMMENTS: As of 3 Sep: Underway (FU: Santos)
- 11) OWNER: Little CONTRACTOR: SnowBird Res. Constr Permitted 18 Jul 13
 LEGAL: LS; U1; B3; L45 STREET: 308 Lake Shore
 REQUEST: Add additional 16x24 (uncovered) to existing deck
 COMMENTS: (FU: Porter)
- 12) 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 3 Sep: drive is still gravel. (FU: Porter)
- 13) 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)
- 14) 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 Sep: Underway (FU: Abbott)
- 15) OWNER: Ramsey CONTRACTOR: Daniel Candalaria 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 31 Aug: Not started. (FU: Abbott)
- 16) OWNER: Hart CONTRACTOR: Express Stucco Permitted 6 Jun 13
 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
 COMMENTS: As of 3 Sep: Not started. (FU: Abbott)
- 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: As of 15 May: Underway. (FU: Abbott)
- 18) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13
 LEGAL: DPV; U8; L 149 STREET: 113 Reindeer
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 3 Sep: Underway. Cert of Occ (upon completion) (FU: Abbott)
- 19) OWNER: White CONTRACTOR: Chandler Construction Permitted 6 Jun 13
 LEGAL: DPV; U8; L212 STREET: 102 Lasso Ct
 REQUEST: Room addition (for an office)
 COMMENTS: As of 3 Sep: Not started. (FU: Abbott)

- 20) 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 3 Sep: Underway. (FU: Abbott)
- 21) OWNER: Garber CONTRACTOR: Sun Valley Permitted 21 Mar 13
 LEGAL: ALGCC; U2; B6; L37 STREET: 107 Incredible Dr
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 3 Sep: Underway. (FU: Santos)
- 22) OWNER: Eidson CONTRACTOR: Adam Chavez Permitted 18 Jul 13
 LEGAL: DPW; U3; L28D STREET: 111 Dove Court
 REQUEST: Lay flagstone in courtyard
 COMMENTS: (FU: Abbott)
- 23) OWNER: Almeida CONTRACTOR: JT Constr contractors Permitted 18 Jul 13
 LEGAL: DPM; U6; LF STREET: 108 Larkspur
 REQUEST: repair cracks on the home, the sidewalk, the curbs, a door issue, tiles on the patio, patch driveway
 COMMENTS: As of 3 Sep: Not started. (FU: Santos)
- 24) OWNER: Lindsey CONTRACTOR: Mike Jenkins Permitted 18 Jul 13
 LEGAL: HM; U1; B5; L2A STREET: 103 Twin Tree
 REQUEST: Demo & rebuild deck
 COMMENTS: As of 3 Sep: Underway. (FU: Santos)
- 25) OWNER: Papen CONTRACTOR: D.P.D. Construction Permitted 15 Aug 13
 LEGAL: HM; U1; L20 STREET: 138 Eagle Ridge
 REQUEST: Replace windows & doors with better insulating properties
 COMMENTS: As of 3 Sep: Underway. (FU: Santos)
- 26) OWNER: Schnier CONTRACTOR: Owner Permitted 5 Sep 13
 LEGAL: HM; U2; B10; L5 STREET: 158 Eagle Ridge
 REQUEST: Courtyard wall (>4' tall; cedar)/fence and property side & rear setbacks. Composition to be white and black plastic.
 COMMENTS: (FU: Santos)
- 27) 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 3 Sep: not started. (FU: Porter)
- 28) OWNER: Pettis CONTRACTOR: owner Ext expires 21 Dec 14
 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 Sep: not started. (FU: Santos)
- 29) 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 Sep: Underway. (FU: Santos)

30) OWNER: Fisher CONTRACTOR: Prewitt Constr Permitted 4 Oct 12
LEGAL: DPM; U13; L5A STREET: 108 Paint Brush
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 3 Sep: Underway. Cert of Occ (upon completion). (FU: Santos)