

# 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, October 3, 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 – 3 October 2013

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 19 Sep 2013 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing:

B. Zoning Permits:

- |           |   |             |                            |      |
|-----------|---|-------------|----------------------------|------|
| 1) OWNER: | Sprouse   |             |                            | \$   |
| LEGAL:    | LS; U1; B4; L10   | STREET:     | 309 Lakeshore              |      |
| REQUEST:  | Add covered deck with same roofline & material – metal  |             |                            |      |
| COMMENTS: | (FU: Porter)  |             |                            |      |
| 2) OWNER: | Washburn  | CONTRACTOR: | Pinetree                   | \$   |
| LEGAL:    | LS; U1; B4; L11   | STREET:     | 311 Lake Shore             |      |
| REQUEST:  | re-roof w/metal   |             |                            |      |
| MOTION:   |   | SECOND:     |                            |      |
| COMMENTS: |   |             |                            |      |
| 3) OWNER: | Reecer  | CONTRACTOR: | Younger                    | \$   |
| LEGAL:    | ALGCC; U1; B1; L14                                      | STREET:     | 352 Lake Shore             |      |
| REQUEST:  | Re-roof (Timberline laminated asphalt; shakewood)       |             |                            |      |
| MOTION:   |   | SECOND:     |                            |      |
| COMMENTS: |   |             |                            |      |
| 4) 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: | (FU: )  |             |                            |      |
| 5) OWNER: | Humes   | CONTRACTOR: | Timms-Maldonado Drywall    | \$25 |
| LEGAL:    | ALGCC; U5; B15; L20                                     | STREET:     | 186 Midiron Dr             |      |
| REQUEST:  | Re-roof (emergency; presented on 19 Sep)                |             |                            |      |
| MOTION:   |   | SECOND:     |                            |      |
| COMMENTS: |   |             |                            |      |

- 6) OWNER: Multiple CONTRACTOR: Smith-Arrowhead \$  
LEGAL: AV Townhouse STREET: 131, 133, 135, 137, 139  
REQUEST: Re-roof  
MOTION: SECOND:  
COMMENTS:
- 7) OWNER: Multiple CONTRACTOR: Smith-Arrowhead \$  
LEGAL: AV Townhouse STREET: 141, 143, 145, 147, 149  
REQUEST: Re-roof  
MOTION: SECOND:  
COMMENTS:
- 8) OWNER: Boston CONTRACTOR: CCR \$  
LEGAL: ALGCC; U5; B15; L40 STREET: 139 Del Monte Dr  
REQUEST: Re-roof (20-yr comp shingle replaced by DAF 30 yr comp shingle; rustic cedar) –  
MOTION: SECOND:  
COMMENTS:
- 9) OWNER: Smith CONTRACTOR: Moebus \$  
LEGAL: ALGCC; U3; B10; L32 STREET: 129 Crown Ridge  
REQUEST: Add sitting/workout room to mstr b/r; enlarge master closet. Roof to tie into existing roof.  
Remove lattice underpinning around deck & repl w/stucco to match existing exterior. Re-  
roof  
MOTION: SECOND:  
COMMENTS: (FU:)
- 10) OWNER: Turberville CONTRACTOR: Younger \$  
LEGAL: SB; U1; B1; L38 STREET: 166 Crown Ridge  
REQUEST: Re-roof (Mueller 26 gauge R-panel, mansard brown)  
MOTION: SECOND:  
COMMENTS: (
- 11) OWNER: RMSCO LTD. CONTRACTOR: Arrowhead \$  
LEGAL: LS; U1; B3; L7A STREET: 196 Crown Ridge  
REQUEST: Re-Roof  
MOTION: SECOND:  
COMMENTS:
- 12) 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: Owner of record different from owner on paperwork
- 13) OWNER: Wall CONTRACTOR: Younger Construction \$  
LEGAL: SB;U3;B10;L4 STREET: 180 Brentwood  
REQUEST: Re-Roof  
MOTION: SECOND:  
COMMENTS:
- 14) OWNER: Patten CONTRACTOR: Younger \$  
LEGAL: ALGCC; U4; B12; L28 STREET: 109 Broadmoor  
REQUEST: Re-roof (Mueller 26 gauge R-panel over composition shingles; burnished slate)  
MOTION: SECOND:  
COMMENTS:

- 15) OWNER: Wood CONTRACTOR: Younger \$  
 LEGAL: ALGCC; U4; B13; L5 STREET: 126 Broadmoor  
 REQUEST: Re-roof (Mueller 26-gauge metal R-pane; saddle leather brown)  
 MOTION: SECOND:  
 COMMENTS:
- 16) OWNER: Harvey CONTRACTOR: Owner (VOR = Pinetree) \$  
 LEGAL: ALGCC; U14; B14; L21 STREET: 150 Broadmoor  
 REQUEST: Re-roof (Mueller 26-gauge metal R-panel; forest green)  
 MOTION: SECOND:  
 COMMENTS:
- 17) 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:
- 18) OWNER: Moutray CONTRACTOR: Van Winkle Roofing \$  
 LEGAL: ALGCC, U4, B2, L23 STREET: 111 Pinehurst  
 REQUEST: Re-roof same as existing  
 MOTION: SECOND:  
 COMMENTS:
- 19) OWNER: Caldarella CONTRACTOR: Younger \$  
 LEGAL: SB; U2; B4; L30 STREET: 105 Woodbrier  
 REQUEST: Re-roof (Timberline laminated asphalt; shakewood)  
 MOTION: SECOND:  
 COMMENTS:
- 20) OWNER: Olive CONTRACTOR: Younger \$25  
 LEGAL: ALGCC; U4; B12; L25 STREET: 103 Grapevine  
 REQUEST: Re-roof (Mueller 26-gauge metal R-pane; mansard brown)  
 MOTION: SECOND:  
 COMMENTS:
- 21) OWNER: Clark CONTRACTOR: Younger \$  
 LEGAL: ALGCC; U3; B10; L18 STREET: 310 High Mesa  
 REQUEST: Re-roof (30-yr dimensional shingle; Tamko; thunderstorm gray)  
 MOTION: SECOND:  
 COMMENTS:
- 22) OWNER: Requenez CONTRACTOR: Younger Construction \$  
 LEGAL: ALG&CC; U3; B12; L7 STREET: 319 High Mesa Drive  
 REQUEST: Re-Roof  
 MOTION: SECOND:  
 COMMENTS:
- 23) OWNER: Kusenberger CONTRACTOR: Owner \$  
 LEGAL: ALGCC; U3; B10; L10A STREET: 402 High Mesa  
 REQUEST: Landscape  
 MOTION: SECOND:  
 COMMENTS:

- 24) OWNER: Moreno CONTRACTOR: Arrowhead \$  
 LEGAL: ALGCC; U1; B2; L3 STREET: 904 High Mesa  
 REQUEST: Re-roof (30-yr dimensional shingle; Tamko; cedar blend)  
 MOTION: SECOND:  
 COMMENTS:
- 25) OWNER: Featherstone CONTRACTOR: A New Millenium Roofing \$  
 LEGAL: ALGCC; U2; B6; L18 STREET: 108 French Dr  
 REQUEST: Re-roof  
 MOTION: SECOND:  
 COMMENTS:
- 26) OWNER: Wilkinson CONTRACTOR: OWNER (Recom Construction) \$  
 LEGAL: ALGCC; U2; B6; L9 STREET: 106 Coggins  
 REQUEST: Re-Stucco - packet rc'd from Ingrid on 19 Sep  
 MOTION: SECOND:  
 COMMENTS:
- 27) OWNER: Harz CONTRACTOR: Pine Tree \$  
 LEGAL: THS 7; Site C STREET: 103 PineTop  
 REQUEST: Re-roof  
 MOTION: SECOND:  
 COMMENTS: (
- 28) OWNER: McCauland CONTRACTOR: ZiaScapes \$  
 LEGAL: DPW; U1; L12 STREET: 133 Deer Park Drive  
 REQUEST: Landscaping  
 MOTION: SECOND:  
 COMMENTS:
- 29) OWNER: McPeters CONTRACTOR: \$  
 LEGAL: DPW; U4; L111 STREET: 233 Deer Park  
 REQUEST: Re-seal driveway same as existing  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 30) OWNER: Vanчек CONTRACTOR: Mike Lynch \$  
 LEGAL: DPW; U4; L109 STREET: 229 Deer Park  
 REQUEST: Level two pedestals on either side of front of drive  
 MOTION: SECOND:  
 COMMENTS: (FU:) Abbott to contact
- 31) OWNER: Orban CONTRACTOR: OWNER \$  
 LEGAL: DPW; U6; L183 STREET: 103 Doe Ct  
 REQUEST: Paint exterior stucco  
 MOTION: SECOND:  
 COMMENTS:
- 32) OWNER: Ballard CONTRACTOR: Younger Construction \$  
 LEGAL: DPW; U3; L19E STREET: 110 Red Hawk Lane  
 REQUEST: Re-Roof  
 MOTION: SECOND:  
 COMMENTS:

- 33) OWNER: Bramblett CONTRACTOR: Alto Mesa Bldrs \$  
LEGAL: DPW; U6; L167 STREET: 101 Porcupine Ct  
REQUEST: Add concrete steps, walk & rail along south side  
MOTION: SECOND:  
COMMENTS: (FU:)
- 34) OWNER: Liberti CONTRACTOR: Express Stucco \$  
LEGAL: DPW; U ; B6; L170A STREET: 105 Porcupine  
REQUEST: Re-stucco exterior  
MOTION: SECOND:  
COMMENTS: (FU:)
- 35) OWNER: Tobey CONTRACTOR: Arrowhead Roofing \$  
LEGAL: HM; U3; B12; L33 STREET: 102 Stable Rd  
REQUEST: Re-roof (Tamko; 30 yr; rustic cedar)  
MOTION: SECOND:  
COMMENTS:
- 36) OWNER: Kisler CONTRACTOR: Owner \$  
LEGAL: DPV; U4; L19 STREET: 170 Deer Park Valley  
REQUEST: Replace/Repair deck  
MOTION: SECOND:  
COMMENTS: (FU:)
- 37) OWNER: Gwyn CONTRACTOR: \$  
LEGAL: DPV; U1; L28 STREET: 106 Valley Court  
REQUEST:  
MOTION: SECOND:  
COMMENTS: (FU:)
- 38) OWNER: Hood CONTRACTOR: Aspen \$  
LEGAL: ALGCC U2; B6; L32 STREET: 104 Bent Tree  
REQUEST: re-roof (Corning; Oakridge lifetime shingle in driftwood brown); Stain deck & handrails  
same as existing.  
MOTION: SECOND:  
COMMENTS:
- 39) OWNER: Richardson CONTRACTOR: Aspen Contracting \$  
LEGAL: ALG&CC; U1; B4; L15 STREET: 128 Mulligan  
REQUEST: Re-Roof  
MOTION: SECOND:  
COMMENTS:
- 40) OWNER: Skarda CONTRACTOR: Alto Mesa Bldrs (Buechter) \$  
LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan  
REQUEST: Re-roof; new deck roof over existing open patio; add eyebrow at SW corner of house  
MOTION: SECOND:  
COMMENTS: (FU:)
- 41) OWNER: Strickland CONTRACTOR: ZiaScapes \$  
LEGAL: DPM; U8; L1 STREET: 111 Blazing Star  
REQUEST: Landscaping  
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) 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.
- 2) COMPLAINT presented; Abbott to research regarding 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)

C. Past Actions:

- 1) Final amendment signatures notarized on 1 August; Abbott to take to Carrizozo
- 2) Forest Health postcards:
  - a. Santos commissioned printing of 2,500 Forest Health postcards by CopyRite; due 26 Sep.
  - b. Abbott to request mailing labels from Club
  - c. Porter to purchase postcard stamps

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) OWNER: Raney  
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)

B. Public Comments:

C. Commissioner Comments:

- 1) Abbott/Porter to present offer of ALSZD purchase of Pheromone packets to ALGCC Board of Directors at 21 Sep Board meeting

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: 17 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 seventy-two 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: Wood CONTRACTOR: Marlin Alston Constr Permitted 25 Jun 13  
 LEGAL: DPM; U5; L1 STREET: 1353 High Mesa  
 REQUEST: Storage room above garage; metal roof to match existing (713 sq ft; 24' high at peak)  
 COMMENTS: As of 16 Sep: Underway (FU: Santos)
- 11) 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)
- 12) 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)
- 13) 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)
- 14) 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)
- 15) OWNER: Collins CONTRACTOR: Reliable Bldrs permitted 19 Sep 13  
 LEGAL: ALGCC; U2; B6; L13 STREET: 118 French  
 REQUEST: Demo/repl deck along side; increase deck 2' on front of house  
 COMMENTS: (FU: Abbott)
- 16) 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 18 Sep: Underway (FU: Abbott)
- 17) 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)
- 18) 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)
- 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: As of 15 May: Underway. (FU: Abbott)

- 20) 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)
- 21) 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)
- 22) 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)
- 23) 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)
- 24) 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)
- 25) 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 17 Sep: Not started. (FU: Santos)
- 26) 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 17 Sep: Underway. (FU: Santos)
- 27) 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: As of 17 Sep: Not started. (FU: Santos)
- 28) 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: COMPLETE? Abbott to review
- 29) 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 17 Sep: not started. (FU: Santos)

- 30) 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 17 Sep: Underway. (FU: Santos)
- 31) OWNER: Bryant                      CONTRACTOR: Chandler Builders                      Permitted 15 Aug 13  
LEGAL: DPM; U11; L16                      STREET: 119 Blazing Star Trail  
REQUEST: Deck addition (composite; redwood rails; 500') to match existing  
COMMENTS: (FU: Santos)
- 32) OWNER: Fisher                      CONTRACTOR: Prewitt Constr                      Permitted 4 Oct 12  
LEGAL: DPM; U13; L5A                      STREET: 108 Paint Brush  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 17 Sep: Underway. Cert of Occ (upon completion). (FU: Santos)