

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, October 17, 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 – 17 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:
 - 1) OWNER: Sprouse \$
LEGAL: LS; U1; B4; L10 STREET: 309 Lakeshore
REQUEST: Request front setback change from 50 to 45 ft (to add a covered deck with same roofline & material – metal)
MOTION: SECOND:
COMMENTS:
 - 2) OWNER: Stielow \$
LEGAL: SB; U1; B1; L30 STREET: 182 Crown Ridge
REQUEST: Change 50' setback to 20' due to steep slopes
MOTION: SECOND:
COMMENTS:
 - B. Zoning Permits:
 - 1) OWNER: Sprouse \$
LEGAL: LS; U1; B4; L10 STREET: 309 Lakeshore
REQUEST: Add covered deck with same roofline & material – metal
MOTION: SECOND:
COMMENTS:
 - 2) OWNER: Owensby CONTRACTOR: DR Roofing \$
LEGAL: SB; U2; B7; L6 STREET: 210 Ft Stanton Rd
REQUEST: Re-roof; metal; cocoa brown; crego metal system
MOTION: SECOND:
COMMENTS:
 - 3) 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:

- 4) OWNER: Glenn CONTRACTOR: Rocky Mtn Constr (D. Griffin) \$
 LEGAL: SB; U1; B; L42 STREET: 158 Crown Ridge
 REQUEST: Re-roof (Mueller "U" panel; burnished slate)
 MOTION: SECOND:
 COMMENTS:
- 5) OWNER: Vugrenes CONTRACTOR: DR Roofing \$
 LEGAL: SB; U2; B5; L15 STREET: 113 Pinecone
 REQUEST: Re-roof (30-yr Timberline composition shingle; hickory)
 MOTION: SECOND:
 COMMENTS:
- 6) OWNER: Moutray CONTRACTOR: Van Winkle Roofing
 LEGAL: ALGCC, U4, B2, L23 STREET: 111 Pinehurst
 REQUEST: Re-roof same as existing
 MOTION: SECOND:
 COMMENTS:
- 7) OWNER: McMillian CONTRACTOR: Aspen \$
 LEGAL: SB; U2; B4; L18 STREET: 203 Brentwood
 REQUEST: Re-roof (Owen's Corning Lifetime arch shingle; driftwood)
 MOTION: SECOND:
 COMMENTS:
- 8) OWNER: Turner CONTRACTOR: High Country Landscaping \$
 LEGAL: SB; U2; B4; L14A STREET: 209 Brentwood
 REQUEST: Landscaping
 MOTION: SECOND:
 COMMENTS:
- 9) 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:
- 10) OWNER: Lancaster CONTRACTOR: Aspen \$
 LEGAL: ALGCC; U4; B14; L7 STREET: 111 Greenbrier Ct
 REQUEST: Re-roof (Owen's Corning Oakridge lifetime shingle; driftwood)
 MOTION: SECOND:
 COMMENTS:
- 11) OWNER: Duncan CONTRACTOR: Younger \$
 LEGAL: ALGCC; U6; B15; L46 STREET: 151 Del Monte
 REQUEST: Re-roof (Mueller; 26-gauge metal; ivy green)
 MOTION: SECOND:
 COMMENTS:
- 12) OWNER: Hogue CONTRACTOR: Pine Tree Constr \$
 LEGAL: ALGCC; U7; B15; L54A STREET: 167 Del Monte
 REQUEST: Re-roof (Mueller; 26-gauge metal; burnished slate)
 MOTION: SECOND:
 COMMENTS:

- 13) OWNER: Rea CONTRACTOR: Aspen \$
 LEGAL: ALGCC; U7; B19; L6A STREET: 173 Del Monte
 REQUEST: Re-roof (Owen's Corning Oakridge lifetime shingle; desert tan)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 14) OWNER: Whitaker CONTRACTOR: Arrowhead \$
 LEGAL: LS; UA; B2; L9 STREET: 510 High Mesa
 REQUEST: Repl some roofing (Mueller; charcoal)
 MOTION: SECOND:
 COMMENTS:
- 15) OWNER: Landsford CONTRACTOR: Rocky Mtn Constr (D. Griffin) \$
 LEGAL: LS; U1; B2; L25 STREET: 602 High Mesa
 REQUEST: Remove/replace deck (TimberTeck decking; redwood stained to match; 10 posts)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 16) OWNER: Burttschell CONTRACTOR: Aztec Stucco
 LEGAL: HM; U2; B8; L10 STREET: 1416 High Mesa
 REQUEST: Paving – circular drive in front of house by garage
 COMMENTS: (FU:)
- 17) OWNER: Barron CONTRACTOR: Bass Bros \$
 LEGAL: LS; U1; B2; L22 STREET: 106 Blue Ridge
 REQUEST: Re-roof (Owens Corning; 30 year composite shingles; estate gray)
 MOTION: SECOND:
 COMMENTS:
- 18) OWNER: Sykes CONTRACTOR: CCR, LLC \$
 LEGAL: DPW; T-house 2 STREET: 102 Turnberry
 REQUEST: Re-roof (remove gravel ballast; repl with modified Britman to match existing)
- 19) MOTION: SECOND:
 COMMENTS:
- 20) OWNER: Nolan CONTRACTOR: CCR, LLC \$
 LEGAL: DPW; T-house 3 STREET: 104 Turnberry
 REQUEST: Re-roof (remove gravel ballast; repl with modified Britman to match existing)
 MOTION: SECOND:
 COMMENTS:
- 21) OWNER: Smith CONTRACTOR: CCR, LLC \$
 LEGAL: DPW; T-house 4 STREET: 106 Turnberry
 REQUEST: Re-roof (remove gravel ballast; repl with modified Britman to match existing)
- 22) MOTION: SECOND:
 COMMENTS:
- 23) OWNER: Wilkinson CONTRACTOR: CCR, LLC \$
 LEGAL: DPW; T-house 5 STREET: 108 Turnberry
 REQUEST: Re-roof (remove gravel ballast; repl with modified Britman to match existing)
 COMMENTS:

- 24) OWNER: Lewis CONTRACTOR: Pine Tree Constr \$
 LEGAL: THS 1; Site C STREET: 100 Pine Top
 REQUEST: Re-roof as existing (Owens-Corning 30-yr shingle; teak)
 MOTION: SECOND:
 COMMENTS:
- 25) OWNER: Kothmann CONTRACTOR: Bass Bros \$
 LEGAL: THS 6; Site C STREET: 110 Pine Top
 REQUEST: Re-roof as existing (Owens-Corning 30-yr shingle; teak)
 MOTION: SECOND:
 COMMENTS:
- 26) OWNER: Jost CONTRACTOR: Owner \$
 LEGAL: DPW; U2; L57 STREET: 171 Deer Park Dr
 REQUEST: Landscape – addition of gravel walk along sides of house. Leveling along right side with rock to deck stairs. Possible RR timbers to hold rock at bottom. Will add rock along left side of house during 2014
 COMMENTS: (FU: Abbott)
- 27) OWNER: Burkholder (432-638-8001) CONTRACTOR: Bass Bros \$
 LEGAL: DPW; U2; L77 STREET: 191 Deer Park
 REQUEST: Re-roof (Emergency –60ml rubber roof & metal scuppers; white)
 MOTION: SECOND:
 COMMENTS:
- 28) OWNER: Tussenbrock CONTRACTOR: BAC Enterprises \$
 LEGAL: DPW; U1; L10A STREET: 203 Wolf Run
 REQUEST: Re-roof (flat; black)
 MOTION: SECOND:
 COMMENTS:
- 29) OWNER: Ripley CONTRACTOR: Arrowhead \$
 LEGAL: DPW; U3; TR 29C STREET: 202 Red Hawk
 REQUEST: Re-roof (Mueller 26-gauge metal “U” panel; ivy green)
 MOTION: SECOND:
 COMMENTS:
- 30) OWNER: Liberti CONTRACTOR: Express Stucco
 LEGAL: DPW; B6; L170A STREET: 105 Porcupine
 REQUEST: Stucco exterior (complete change from wood to stucco)
 MOTION: SECOND:
 COMMENTS: (FU: Abbott)
- 31) OWNER: Liberti CONTRACTOR: GDM Contracting (Meyers)
 LEGAL: DPW; B6; L170A STREET: 105 Porcupine
 REQUEST: Remove/repl 4 existing patio doors on south side of house; remove/repl deck boards on back lower deck and paint all to match as existing (white)
 MOTION: SECOND:
 COMMENTS: (FU: Abbott)
- 32) OWNER: Kisler CONTRACTOR: Owner TABLE
 LEGAL: DPV; U4; L19 STREET: 170 Deer Park Valley
 REQUEST: Replace/Repair deck
 MOTION: SECOND:
 COMMENTS: (FU:)

- 33) OWNER: Clark CONTRACTOR: CHR Constr (Sam Woody) \$
 LEGAL: DPW; U2; L67 STREET: 181 Deer Park
 REQUEST: Re-roof (spray foam over existing torch down with elastomeric; beige)
 MOTION: SECOND:
 COMMENTS:
- 34) OWNER: Gwyn CONTRACTOR: Owner
 LEGAL: DPV; U1; L28 STREET: 106 Valley Court
 REQUEST: Fence/courtyard enclosure (redwood planks set to no gap so it's solid wood; 2x4 treated posts; 40' x 50' x 4' tall; posts 7' apart except at 2 gates. Posts set 3' deep. Support runners inside fence.
 MOTION: SECOND:
 COMMENTS: (FU: Abbott)
- 35) OWNER: Apodaca CONTRACTOR: Quinones Construction \$
 LEGAL: ALGCC; U2; B7; L15 STREET: 129 French
 REQUEST: NEW CONSTRUCTION
 MOTION: SECOND:
 COMMENTS: (FU:)
- 36) OWNER: Sherman CONTRACTOR: Cornelius Constr \$
 LEGAL: DPM; U8; L12A STREET: 107 Sunflower
 REQUEST: In-ground water storage units; asphalt drive; add stone to entry pillars - Extension to 6 Dec 12 permit?
 COMMENTS: (FU: Santos)
- 37) OWNER: RMSCO LTD. (O'Gwin) CONTRACTOR: Maldonado \$
 LEGAL: HM; U1; B1; L3 STREET: 104 Eagle Ridge
 REQUEST: Re-roof (30 yr shingles; rustic red); power wash & re-seal deck & outside house walls
 MOTION: SECOND:
 COMMENTS:
- 38) OWNER: Pendergast CONTRACTOR: Cyclone Constr \$25
 LEGAL: HM; U1; B1; L22 STREET: 142 Eagle Ridge
 REQUEST: Re-roof (Fabral metal; gray); re-paint siding same as existing
 MOTION: SECOND:
 COMMENTS:
- 39) OWNER: Walton CONTRACTOR: Bass Bros \$
 LEGAL: ALGCC; U1; B2; L10 STREET: 105 Mesa Vista
 REQUEST: Re-roof (TPO; 60ml; black)
 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.

C. Past Actions:

- 1) Final amendment signatures notarized on 1 August; Abbott to take to Carrizozo
- 2) Forest Health postcards:
 - a. Santos to pick-up postcards from CopyRite
 - 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:

B. Public Comments:

Address homeowner questions regarding Variance procedures.

C. Commissioner Comments:

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: 7 November 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: Burttschell 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: Abbott)
- 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: 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)
- 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 1 Oct: Underway (FU: Abbott)
- 16) 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)
- 17) 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 1 Oct: Not started, but dead trees are being removed. (FU: Abbott)
- 18) OWNER: Bramblett CONTRACTOR: Alto Mesa Bldrs \$57.50
 LEGAL: DPW; U6; L167 STREET: 101 Porcupine Ct
 REQUEST: Add concrete steps, walk & rail along south side
 COMMENTS: (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 1 Oct: 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 1 Oct: Not started. (FU: Abbott)
- 22) OWNER: Skarda CONTRACTOR: Alto Mesa Bldrs Permitted 3 Oct 13
LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
REQUEST: Re-roof; new deck roof over existing open patio; add eyebrow roof at SW corner of house
COMMENTS: (FU: Santos)
- 23) 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 3 Oct - Underway (FU: Santos)
- 24) 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:
- 25) OWNER: Pettis CONTRACTOR: owner Ext expires 21 Dec 13
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 Oct: not started. (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 Oct: Underway. (FU: Santos)
- 27) OWNER: Strickland CONTRACTOR: ZiaScapes Permitted 3 Oct 13
LEGAL: DPM; U8; L1 STREET: 111 Blazing Star
REQUEST: Landscaping – courtyard enclosure (5' high; stucco; >1,200 sq ft)
COMMENTS: (FU: Santos)
- 28) 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)
- 29) OWNER: Fisher CONTRACTOR: Prewitt Constr Permitted 4 Oct 12
LEGAL: DPM; U13; L5A STREET: 108 Paint Brush
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 3 Oct: Underway. Cert of Occ (upon completion). (FU: Santos)