

# 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, November 7, 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 – 7 November 2013

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 17 Oct 2013 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing:

B. Zoning Permits:

- |           |   |             |                          |    |
|-----------|---|-------------|--------------------------|----|
| 1) OWNER: | Moutray   | CONTRACTOR: | Van Winkle Roofing       | \$ |
| LEGAL:    | ALGCC, U4, B2, L23  | STREET:     | 111 Pinehurst            |    |
| REQUEST:  | Re-roof same as existing  |             |                          |    |
| MOTION:   |   | SECOND:     |                          |    |
| COMMENTS: | Abbott to call  |             |                          |    |
|           |   |             |                          |    |
| 2) OWNER: | Backus  | CONTRACTOR: | DR Roofing               | \$ |
| LEGAL:    | ALGCC; U3; B10; L35   | STREET:     | 135 Crown Ridge          |    |
| REQUEST:  | Re-roof (Mueller 26-gauge; cocoa brown)   |             |                          |    |
| MOTION:   |   | SECOND:     |                          |    |
| COMMENTS: | (FU:)   |             |                          |    |
|           |   |             |                          |    |
| 3) OWNER: | Bridgford   | CONTRACTOR: | Younger                  | \$ |
| LEGAL:    | SB; U1; B1; L4  | STREET:     | 143 Crown Ridge          |    |
| REQUEST:  | Re-roof (Timberline laminated asphalt; barkwood)  |             |                          |    |
| MOTION:   |   | SECOND:     |                          |    |
| COMMENTS: | (FU:)   |             |                          |    |
|           |   |             |                          |    |
| 4) OWNER: | Robbins   | CONTRACTOR: | Younger                  | \$ |
| LEGAL:    | SB; U2; B4; L45A  | STREET:     | 102 Pine Cone            |    |
| REQUEST:  | Re-roof (Mueller; U-panel; ivy green)   |             |                          |    |
| MOTION:   |   | SECOND:     |                          |    |
| COMMENTS: | (FU:)   |             |                          |    |
|           |   |             |                          |    |
| 5) OWNER: | Turner  | CONTRACTOR: | High Country Landscaping | \$ |
| LEGAL:    | SB; U2; B4; L14A  | STREET:     | 209 Brentwood            |    |
| REQUEST:  | Landscaping   |             |                          |    |
| MOTION:   |   | SECOND:     |                          |    |
| COMMENTS: | Tabled for a revised plat/drawing as submitted plat indicates driveway and proposed drainage (“dry creek bed”) path would flow onto neighbor’s property.(FU:) |             |                          |    |

- 6) OWNER: Downs CONTRACTOR: Dan-D Construction \$  
LEGAL: ALGSS; U4; B13; L1 STREET: 114 Broadmoor  
REQUEST: Power wash & re-seal deck  
MOTION: SECOND:  
COMMENTS: (FU:)
- 7) OWNER: Wood CONTRACTOR: Prewitt \$  
LEGAL: ALGCC; U4; B13; L5 STREET: 126 Broadmoor  
REQUEST: Repl wood rear deck & stairs with composite; color same as existing  
MOTION: SECOND:  
COMMENTS: (FU:)
- 8) OWNER: Wilson CONTRACTOR: Aspen \$  
LEGAL: ALGC; U4; B14; L8A STREET: 105 Greenbrier  
REQUEST: Re-roof (Mueller 26-gauge; charcoal)  
MOTION: SECOND:  
COMMENTS: (FU:)
- 9) OWNER: Hartman CONTRACTOR: DR Roofing \$  
LEGAL: ALGCC; U4; B14; L2 STREET: 114 Greenbrier  
REQUEST: Re-roof (25-yr composition shingle; hickory color)  
MOTION: SECOND:  
COMMENTS: (FU:)
- 10) OWNER: Cannon CONTRACTOR: Younger \$  
LEGAL: SB; U2; B7; L27 STREET: 103 Tanglewood  
REQUEST: Re-roof (Mueller; 26 gauge U-panel; mansard brown)  
MOTION: SECOND:  
COMMENTS: (FU:)
- 11) OWNER: Shaw CONTRACTOR: Owner \$  
LEGAL: ALGCC; U5; B16; L2 STREET: 162 Midiron  
REQUEST: Repl tile at front entry (same as existing; Saltillo)  
MOTION: SECOND:  
COMMENTS: (FU:)
- 12) OWNER: Kearney CONTRACTOR: William Allred \$  
LEGAL: ALGCC; U5; B16; L9 STREET: 126 Del Monte  
REQUEST: Re-roof metal over existing (Mueller; burnished slate)  
MOTION: SECOND:  
COMMENTS: (FU:)
- 13) OWNER: Melinat CONTRACTOR: L.D. "Slick" Graham Constr \$  
LEGAL: ALGCC; U5; B14; L33 STREET: 120 Torrey Pines  
REQUEST: Re-roof (Mueller; saddle leather brown)  
MOTION: SECOND:  
COMMENTS: (FU:)
- 14) OWNER: Davis CONTRACTOR: Arrowhead Roofing \$  
LEGAL: STREET: 102 St Andrews  
REQUEST: Re-roof same as existing (Tamko composition shingle; rustic hickory)  
MOTION: SECOND:  
COMMENTS: (FU:)

- 15) OWNER: Pool CONTRACTOR: Owner \$  
 LEGAL: HM; U1; B4; L37 STREET: 1391 High Mesa  
 REQUEST: Repl & enlarge existing wood picket courtyard encl w/custom wrought iron. Max height is 60" above ground level. Panels to be installed on 3" x 3" square tube with top finial; 4' gate along side.  
 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: Tabled for a revised plat/drawing indicating location of asphalt as plat shows only a straight-in access to garage. Two existing culverts exist (satisfying request for LC road permit to traverse bar ditch). (FU: )
- 17) OWNER: Beatty CONTRACTOR: Kirk Stephens \$  
 LEGAL: HM; U2; B8; L11 STREET: 1418 High Mesa  
 REQUEST: Landscape (dry creek bed w/rock; drip system; drought tolerant deer resistant plants)  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 18) OWNER: Welch CONTRACTOR: Express Stucco \$  
 LEGAL: SB; U3; B8; L7A STREET: 203 Lake Shore  
 REQUEST: Add garage with living area (apartment) above (PLANS AT MEETING)  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 19) OWNER: Daniel CONTRACTOR: DR Roofing \$  
 LEGAL: AV Site A; I10 STREET: 107 Augusta Ct  
 REQUEST: Re-roof (Mueller 26-gauge; cocoa brown)  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 20) OWNER: Cormack CONTRACTOR: DR Roofing \$  
 LEGAL: AV Site A; THS 18 STREET: 112 Augusta Ct  
 REQUEST: Re-roof (Mueller 26-gauge; cocoa brown)  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 21) OWNER: Winkel CONTRACTOR: DR Roofing \$  
 LEGAL: AV Site A; THS 16 STREET: 116 Augusta Ct  
 REQUEST: Re-roof (Mueller 26-gauge; cocoa brown)  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 22) OWNER: Philips (Alto A-1 Partnershp) CONTRACTOR: DR Roofing (R. Archer) \$  
 LEGAL: AV TnHs; Site A; L1 STREET: 125 Augusta Ct  
 REQUEST: Re-roof as existing (Mueller 26 gauge U-panel; 30-yr; cocoa brown)  
 MOTION: SECOND:  
 COMMENTS: (FU:)

- 23) OWNER: Bennett CONTRACTOR: Younger \$  
 LEGAL: DPW; U1; L22 STREET: 143 Deer Park  
 REQUEST: Re-roof (Mueller; 26-gauge; R-panel; rustic red)  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 24) OWNER: Strange CONTRACTOR: Younger \$  
 LEGAL: DPW; U2; L43 STREET: 157 Deer Park  
 REQUEST: Re-roof (26-gauge Gerard; Barclay shake)  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 25) OWNER: Calderon CONTRACTOR: Arrowhead (Kenneth McAdams) \$  
 LEGAL: DPW; U2; L46 STREET: 160 Deer Park  
 REQUEST: Re-roof (Mueller, R-panel, ivy green)  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 26) OWNER: Jost CONTRACTOR: Owner \$  
 LEGAL: DPW; U2; L57 STREET: 171 Deer Park Dr  
 REQUEST: Landscape – addition of gravel walk along sides of house. Level with rock to deck stairs  
 along right side (and along the left at a future date). RR timbers to hold rock at bottom.  
 COMMENTS: (FU: Abbott) Tabled pending drainage plan to ensure water doesn't flow onto neighbor's  
 property.
- 27) OWNER: DeGroat CONTRACTOR: GDM Contracting \$  
 LEGAL: DPW; U2; TR43A STREET: 103 Wild Turkey  
 REQUEST: Remove/replace pad in front of garage door  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 28) OWNER: Clayton CONTRACTOR: Cornelius Constr \$  
 LEGAL: DPW; Unit 3; TR20A STREET: 103 Red Hawk  
 REQUEST: Repair stucco cracks to match existing  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 29) OWNER: Dunbar CONTRACTOR: Younger \$  
 LEGAL: DPW; U3; TR19D STREET: 108 Red Hawk  
 REQUEST: Re-roof (26-gauge Gerard; Charcoal tile)  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 30) OWNER: Orban CONTRACTOR: Alpine Concrete (owner) \$  
 LEGAL: DPW; U6; L183 STREET: 103 Doe Ct  
 REQUEST: Repl front door; add stamped concrete steps/stairs; walk; patio; rail on front porch; 4' high  
 wrought iron fence in front of house (not encroaching on easements); back deck to match  
 front deck  
 MOTION: SECOND:  
 COMMENTS: (FU:)

- 31) OWNER: Kisler CONTRACTOR: Owner \$  
 LEGAL: DPV; U4; L19 STREET: 170 Deer Park Valley  
 REQUEST: Replace/Repair deck  
 MOTION: SECOND:  
 COMMENTS: (FU:) Abbott to contact with questions
- 32) OWNER: Collins CONTRACTOR: John Lynn Roofing \$  
 LEGAL: ALGCC; U2; B6; L13 STREET: 118 French  
 REQUEST: Re-roof (Tamko 30-yr shingle same as existing)  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 33) OWNER: Strickling CONTRACTOR: Maldonado \$  
 LEGAL: ALGCC; U2; B6; L23 STREET: 123 Mulligan  
 REQUEST: Re-roof (tile; s-shape; mission; sandstone color; as existing)  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 34) OWNER: Gabilondo CONTRACTOR: Aspen \$  
 LEGAL: ALGCC; U2; B6; L27 STREET: 131 Mulligan  
 REQUEST: Re-roof (Mueller 26-gauge; cocoa brown)  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 35) OWNER: Martin CONTRACTOR: Do Right Roofing (Craig) \$  
 LEGAL: DPM; U11; L12 STREET: 131 Blazing Star Trail  
 REQUEST: Re-roof (duro-last; single-ply)  
 MOTION: SECOND:  
 COMMENTS: (FU:)
- 36) OWNER: Clay CONTRACTOR: Dan-D Construction \$  
 LEGAL: HM; U2; B8; L38 STREET: 149 Mira Monte  
 REQUEST: Re-roof  
 MOTION: SECOND:  
 COMMENTS: (FU:)

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 concerning possible short-term rental property and forthcoming legal actions. Awaiting response from two lawyers considering representing ALSZD.
- 2) COMPLAINT presented; Abbott to research regarding possible FIRE HAZARD concerns (tall grass; dead tree)

C. Past Actions:

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

C. Commissioner Comments:

- 1) ALGCC Board of Directors/Club has declined the offer by ALSZD to purchase Pheromone packets.

b) Informal Discussions:

- 1) OWNER: Stielow (owns 182 Crown Ridge; SB, U1; B1; L30)  
LEGAL: LS; B3; L11 STREET: 204 Crown Ridge  
REQUEST: Considering purchase of lot; additional info to be presented. ~~Change 50' setback to 20'~~  
~~due to steep slopes~~

c) Treasurer's Report.

- 1) Permit Fees:
  - a. Total of permit fees received:
  - b. Additional fees received:
- 2) Bank account: 5
- 3) Invoice Approvals:
  - a. Santos requests reimbursement of \$130.35 for postcard purchase from CopyRite.

d) Announcement of Upcoming Meetings:

Next Regular meeting: 21 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.*



- LEGAL: LS; U1; B2; L25 STREET: 602 High Mesa  
 REQUEST: Remove/replace deck (TimberTeck decking; redwood stained to match; 10 posts)  
 COMMENTS: (FU: Santos)
- 9) 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 15 Oct: Underway (FU: Santos)
- 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) – pending color coat; 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: Sprouse CONTRACTOR: Cyclone Bldrs Permitted 17 Oct 13  
 LEGAL: LS; U1; B4; L10 STREET: 309 Lakeshore  
 REQUEST: Add covered deck with same roofline & material – metal  
 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)
- 39) OWNER: Apodaca CONTRACTOR: Quinones Construction Permitted 17 Oct 13  
 LEGAL: ALGCC; U2; B7; L15 STREET: 129 French  
 REQUEST: NEW CONSTRUCTION – built per plans, however moving so house falls inside the 15' side set-backs. Cert of Occ upon completion  
 COMMENTS: (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 1 Oct: Underway (FU: Abbott)
- 15) 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)
- 16) OWNER: Bramblett CONTRACTOR: Alto Mesa Bldrs Permitted 3 Oct 13  
 LEGAL: DPW; U6; L167 STREET: 101 Porcupine Ct  
 REQUEST: Add concrete steps, walk & rail along south side  
 COMMENTS: (FU: Abbott)
- 17) OWNER: Anderson CONTRACTOR: Myers Permitted 21 Feb 13  
 LEGAL: DPW; U6; L168A STREET: 103 Porcupine





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 Permitted 6 Dec 12; 17 Oct 13  
LEGAL: DPM; U8; L12A STREET: 107 Sunflower  
REQUEST: Addition & new roof structure over existing house (permitted 6 Dec 12); In-ground water storage units; asphalt the drive; add 2 stone entry pillars (Permitted 17 Oct 13)  
COMMENTS: As of 15 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: As of 15 Oct: Not started. (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: As of 15 Oct: Not started. pending VOR (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 15 Oct: Underway. Abbott to contact re EXTENSION Cert of Occ (upon completion). (FU: Santos)