

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, November 21, 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 – 21 November 2013

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 7 Nov 2013 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)
 - A. Variance Hearing:
 - B. Zoning Permits:
 - 1) OWNER: Moutray CONTRACTOR: CCR \$
LEGAL: ALGCC, U4, B13, L23 STREET: 111 Pinehurst
REQUEST: Re-roof same as existing
MOTION: SECOND:
COMMENTS: Abbott called Van Winkle that Zoning had questions
 - 2) OWNER: Melinat CONTRACTOR: LD "Slick" Graham \$
LEGAL: ALGCC; U5; B14; L33 STREET: 120 Torrey Pines Trail
REQUEST: Amendment to re-roof permit to add deck power-wash & re-seal
MOTION: SECOND:
COMMENTS: (FU:)
 - 3) OWNER: Shiplet CONTRACTOR: ZiaScapes \$
LEGAL: ALGCC; U5; B14; L39 STREET: 1010 Torrey Pines
REQUEST: Landscape (prep; re-set flagstones & add as indicated; artificial turf; border beds with river rock; add mulch)
MOTION: SECOND:
COMMENTS: (FU:)
 - 4) OWNER: Broaddus CONTRACTOR: Younger \$
LEGAL: ALGCC; U2; B9; L5 STREET: 134 Midiron
REQUEST: Re-roof (Timberline asphalt laminated shingle; weatherwood)
MOTION: SECOND:
COMMENTS: (FU:)
 - 5) OWNER: McConnell CONTRACTOR: Charles Shook Constr \$
LEGAL: ALGCC; U7; B17; L37 STREET: 166 Del Monte
REQUEST: Replace decking w/composite; replace wood railings with black metal rails; any needed new/bare wood (floor joists, et) will be painted or stained to match existing house color.
MOTION: SECOND:
COMMENTS: (FU:)

- 6) OWNER: Barnett CONTRACTOR: Younger \$
LEGAL: DPW; U2; L147 STREET: 181 Del Monte
REQUEST: Re-roof (Mueller 26-gauge RPanel; cocoa brown)
MOTION: SECOND:
COMMENTS: (FU:)
- 7) OWNER: Thomas CONTRACTOR: Younger \$
LEGAL: ALGCC; U7; B17; L18 STREET: 103 Berry Ct
REQUEST: Re-roof (Mueller 26-gauge RPanel; burnished slate)
MOTION: SECOND:
COMMENTS: (FU:)
- 8) OWNER: Marshall CONTRACTOR: Younger \$
LEGAL: SB; U2; B3; L16 STREET: 204 Brentwood
REQUEST: Re-roof (Timberline asphalt laminated shingle)
MOTION: SECOND:
COMMENTS: (FU:)
- 9) OWNER: Allen CONTRACTOR: Pine Tree (Zach Chavez); Bass Bros \$
LEGAL: ALGCC; U5; B14; L22 STREET: 152 Broadmoor
REQUEST: Re-roof as existing (metal); repl siding same as existing; add roof extension over existing deck
MOTION: SECOND:
COMMENTS: (FU:)
- 10) OWNER: Crozier CONTRACTOR: Cornelius Constr \$
LEGAL: ALGCC; U1; B1; L5 STREET: 1002 High Mesa
REQUEST: Re-roof (Cocoa brown metal)
MOTION: SECOND:
COMMENTS: (FU:)
- 11) OWNER: Pool CONTRACTOR: Owner \$
LEGAL: SB; U3; B8; L7A STREET: 201 Lake Shore
REQUEST: Add garage with living area (apartment) above (PLANS AT MEETING)
MOTION: SECOND:
COMMENTS: Tabled pending plat and additional plans (FU:)
- 12) OWNER: Lewis CONTRACTOR: Arrowhead Roofing \$
LEGAL: SB; U3; B8; L4 STREET: 209 Lake Shore
REQUEST: Re-roof (Timberline composition tile; hickory)
MOTION: SECOND:
COMMENTS: (FU:)
- 13) OWNER: Jenkins CONTRACTOR: Jack Johnson \$
LEGAL: SB; U1; B1; L75, 76 STREET: 267 Lake Shore
REQUEST: Remove/replace existing concrete block retaining wall with engineered poured concrete wall.
MOTION: SECOND:
COMMENTS: (FU:)
- 14) OWNER: Lattari CONTRACTOR: Tom Beier Finecraft Building Inc \$
LEGAL: ALGCC; U1; B2; L6 STREET: 363 Lake Shore Dr
REQUEST: Re-roof (asphalt; barkwood); paint exterior same as existing
MOTION: SECOND:
COMMENTS: (FU:)

- 15) OWNER: Morris CONTRACTOR: Arrowhead Roofing \$
 LEGAL: AV; Site A; L19, 20 STREET: 110 Augusta Ct
 REQUEST: Re-roof (Mueller 26-gauge metal; R panel; cocoa brown)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 16) OWNER: Smith, Nolen, Sykes, Wilkinson CONTRACTOR: CCR \$
 LEGAL: DPW; T-house 2-5 STREET: 102, 104, 106, 108 Turnberry
 REQUEST: Has all the VORs that were pending.
 MOTION: SECOND:
 COMMENTS: (FU:)
- 17) 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: Tabled pending drainage plan to ensure water doesn't flow onto neighbor's property. (FU: Abbott)
- 18) OWNER: Brunson CONTRACTOR: BAC Enterprises \$
 LEGAL: DPW; U6; L193B STREET: 104 Doe Ct
 REQUEST: Re-roof (white IB membrane)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 19) OWNER: Holmes CONTRACTOR: Prewitt Constr \$
 LEGAL: DPM; U15; L6 STREET: 117 Flute Player
 REQUEST: Encl 13x14 deck under existing roof; add golf cart garage door in existing garage; add new driveway to golf cart door; repl rear deck wood w/trex; repair wall color to match existing duty rose color
 MOTION: SECOND:
 COMMENTS: (FU:)
- 20) OWNER: Fisher CONTRACTOR: BAC Enterprises \$
 LEGAL: DPM; U9; L6A STREET: 107 Blazing Star Trail
 REQUEST: Re-roof (IB 50ml membrane; flat – white; same as existing)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 21) OWNER: Henry CONTRACTOR: ZiaScapes \$
 LEGAL: DPM; U7; L7 STREET: 117 Goldenrod Ln
 REQUEST: Landscape (remove old plants; prep for new; grade for wall foundation; 3' steps; line drive with rip-rap; add gravel; new drip irrigation throughout; mulch, etc.)
 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:

C. Past Actions:

- 1) Final amendment signatures notarized on 1 August; Abbott to take to Carrizozo
- 2) Upon obtaining stamps, labels & stamps will be affixed to Forest Health postcards, then cards sent.

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics: None

- 1) Discussion with Attorney Liam Griffin
- 2) Variance Discussion

OWNER: Orban

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

COMMENTS:

B. Public Comments:

C. Commissioner Comments:

Santos fielded a call from someone representing a lot owner who had contacted them about cleaning up their lot. The owner hasn't visited their lot in some time, but wanted to be sure it was "up to standards" – so the contractor contacted the Club (Ingrid?) who referred them to Zoning. YEAH!

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: 5 December 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: Harrell CONTRACTOR: Eagle Creek Constr/Zia extension exp 3 Nov 13
LEGAL: ALG&CC; U4, B14, L10A STREET: 101 Greenbrier Ct
REQUEST: Extension to original permit granted 3 May 12 (expires 3 Nov 13): New addition; all stone, roof, decking, finishes to be same as existing. Landscaping by Zia.
COMMENTS: As of 5 Nov: EXTENDED PERMIT HAS EXPIRED (FU: Abbott)
- 11) OWNER: Landsford CONTRACTOR: Rocky Mtn Constr Permitted 17 Oct 13
LEGAL: LS; U1; B2; L25 STREET: 602 High Mesa
REQUEST: Remove/replace deck (TimberTeck decking; redwood stained to match; 10 posts)
COMMENTS: As of 5 Nov: Underway. (FU: Santos)
- 12) 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 5 Nov: Underway (FU: Santos)
- 13) OWNER: Burttschell CONTRACTOR: Aztec Stucco Last Permitted 7 Nov 13
LEGAL: HM; U2; B8; L10 STREET: 1416 High Mesa
REQUEST: Permitted 18 Jul 13: Repl wood siding with stucco – pending color coat;
Permitted 7 Aug 13: Add 30x12 concrete patio to repl old decking & connect front and back decks; roof with flat, pitched “shack” roof;
Permitted 7 Nov 13: Paving – circular drive in front of house by garage
COMMENTS: As of 5 Nov: Underway (FU: Santos)
- 14) 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)
- 15) 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)
- 16) 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)
- 17) 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: As of 5 Nov: Underway. (FU: Abbott)
- 18) 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: COMPLETE - Cert of Occ upon completion
- 19) OWNER: DeGroat CONTRACTOR: GDM Contracting Permitted 7 Nov 13
LEGAL: DPW; U2; TR43A STREET: 103 Wild Turkey
REQUEST: Remove/replace pad in front of garage door
COMMENTS: (FU: Abbott)

- 20) OWNER: Orban CONTRACTOR: Alpine Concrete (owner) Permitted 7 Nov 13
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
COMMENTS: Permit approved for front door, concrete steps, walk, and porch rail only. (FU: Abbott)
- 21) 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)
- 22) 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)
- 23) OWNER: Liberti CONTRACTOR: Express Stucco Permitted 17 Oct 13
LEGAL: DPW; B6; L170A STREET: 105 Porcupine
REQUEST: Stucco exterior (complete change from wood to stucco)
COMMENTS: (FU: Abbott)
- 24) OWNER: Liberti CONTRACTOR: GDM Contracting Permitted 17 Oct 13
LEGAL: DPW; B6; L170A STREET: 105 Porcupine
REQUEST: Remove/repl 4 existing patio doors (6 x 9) on south side of house; remove/repl deck boards on 10' high back lower deck and paint all three decks to match as existing (white). New rail cap and new pickets to be added as necessary and painted to match. Re-paint front doors to match trim. Repair siding (approx. 10 sq feet) prior to stucco work being done (by Express Stucco).
COMMENTS: (FU: Abbott)
- 25) OWNER: Kisler CONTRACTOR: Owner Permitted 7 Nov 13
LEGAL: DPV; U4; L19 STREET: 170 Deer Park Valley
REQUEST: Replace/Repair deck
COMMENTS: (FU: Abbott)
- 26) 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)
- 27) 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)
- 28) OWNER: Gwyn CONTRACTOR: Owner Permitted 17 Oct 13
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; NTE 40' x 50' x 4' tall; to be painted as house. Posts 7' apart except at 2 gates, and set 3' deep. Support runners inside fence. 50% of courtyard interior shall be non-growing.
COMMENTS: (FU: Abbott)

- 29) 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: As of 5 Nov: Underway. (FU: Santos)
- 30) 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 5 Nov - Underway (FU: Santos)
- 31) 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
- 32) 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 5 Nov: Underway. (FU: Santos)
- 33) 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 5 Nov: Underway. (FU: Santos)
- 34) 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 5 Nov: Underway. (FU: Santos)
- 35) 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 5 Nov: Not started. (FU: Santos)
- 36) OWNER: Fisher CONTRACTOR: Prewitt Constr Ext expires 4 Apr 14
 LEGAL: DPM; U13; L5A STREET: 108 Paint Brush
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 5 Nov: Underway (permitted 4 Oct 12) Cert of Occ (upon completion). (FU: Santos)