

# 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, December 5, 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 – 19 December 2013

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

A. Variance Hearing:

B. Zoning Permits:

- 1) OWNER: Hawthorne                      CONTRACTOR: Cowan Constr                      \$  
LEGAL: SB; U2; B7; L4A                      STREET: 206 Ft Stanton Rd  
REQUEST: Re-roof (Mueller metal U-panel; cocoa brown)  
MOTION:    SECOND:  
COMMENTS:
  
- 2) OWNER: Allen                              CONTRACTOR: Noel Bowley Constr                      Permitted 21 Nov 13  
LEGAL: ALGCC; U5; B14; L22                      STREET: 152 Broadmoor  
REQUEST: Re-roof (Mueller; ivy green) and extend over existing deck; repair/repl decking (TimberTek) & siding  
COMMENTS: As of 5 Dec: Not started. Pending VoR (FU: Porter)
  
- 3) OWNER: Greenberg                      CONTRACTOR: Pine Tree Constr                      \$  
LEGAL: AL; U5; B14; L29                      STREET: 136 Torrey Pines  
REQUEST: Re-roof as existing (tile; hickory color)  
MOTION:    SECOND:  
COMMENTS:
  
- 4) OWNER: Gaspard                              CONTRACTOR: PineTree Constr                      \$  
LEGAL: LS; U1; B3; L13                      STREET: 114 Buena Vista  
REQUEST: Remove current roof; install Capri Clay villa tile  
MOTION:    SECOND:  
COMMENTS:
  
- 5) OWNER: Welch                              CONTRACTOR: Express Stucco                      \$  
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: )

- 6) OWNER: Rennhack                      CONTRACTOR: High Country Landscapes                      \$  
 LEGAL: LS; U1; B2; L37                      STREET: 506 High Mesa  
 REQUEST: Landscape (reduces water usage)  
 MOTION:                                      SECOND:  
 COMMENTS:
- 7) 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: Tabled pending license.
- 8) OWNER: Growson                              CONTRACTOR: GDM Contracting                      \$  
 LEGAL: DPW TH 67                              STREET: 103 Crooked Stick Ln  
 REQUEST: Repair existing courtyard encl & repl posts (side fell over).  
 MOTION:                                      SECOND:  
 COMMENTS: Tabled pending drainage plan to ensure water doesn't flow onto neighbor's property. (FU: Abbott)
- 9) 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.  
 MOTION:                                      SECOND:  
 COMMENTS: Tabled pending drainage plan to ensure water doesn't flow onto neighbor's property. (FU: Abbott)
- 10) OWNER: Boone                                      CONTRACTOR: Aspen Contracting                      \$  
 LEGAL: HM; U1; B4; L22                              STREET: 154 Twin Tree Loop  
 REQUEST: Re-roof (26 gauge Mueller metal; r-panel in charcoal – same as existing. Adobe-style roof with 1/12 pitch; none of roof is visible)  
 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:

C. Past Actions:

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

B. Public Comments:

C. Commissioner Comments:

- 1) Due to annual Club closure during January (1-21 Jan 2014), the ALSZD and ACC will meet ONLY on 16 JANUARY. The DEADLINE for submission of permit applications for the 16 January 2014 meeting will be 3:00pm on 9 January 2014.
- 2) Due to the large number of outstanding payments and mandated Village of Ruidoso permits, ALSZD will not issue permits to owners/contractors with outstanding documentation (either payments or Village of Ruidoso permits).
- 3) Pending VoR permits: Santos sent list of VoRs pending to the Village.

b) Informal Discussions: None

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: 16 January 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.  
Deadline for submission of permit applications is 3:00pm 9 Jan 2014.

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.*

# ATTACHMENT 1

## **Follow-up Items from Previous Meetings**

- 1) OWNER: Damron CONTRACTOR: Owner Permitted 6 Dec 12  
LEGAL: ALG&CC; U4; B12; L45 STREET: 230 Fort Stanton Road  
REQUEST: Downsize and rebuild deck; redwood; treated lumber; footing  
COMMENTS: As of 3 Dec: decking complete; needs rails & a real step. (FU: Abbott)
  
- 2) OWNER Ordish / James CONTRACTOR JDP Contractors Permitted 21 Jun/16 Aug 12  
LEGAL SB; U2, B4, L10 STREET 217 Brentwood Dr.  
REQUEST NEW CONSTRUCTION (Access from Pine Cone)  
COMMENTS: As of 19 Nov: Underway – Cert of Occ (upon completion). (FU: Abbott)
  
- 3) OWNER: Maxwell CONTRACTOR: Philip Fanning Permitted 5 Sep 13  
LEGAL: ALGCC; U3; B10; L23 STREET: 101 Crown Ridge  
REQUEST: Expand redwood deck; Re-roof metal (mocha tan)  
COMMENTS: (FU: Porter)
  
- 4) OWNER: Apel CONTRACTOR: Scott Pacheco & Son Permitted 18 Jul 13  
LEGAL: SB; U2, B4, L35 STREET: 104 Crown Ridge  
REQUEST: Re-do courtyard due to previous faulty work. Add stacked stone to façade; repaint house  
COMMENTS: As of 5 Dec: Underway (FU: Porter)
  
- 11) OWNER: Dismukes CONTRACTOR: Peralta Permitted 5 Dec 13  
LEGAL: SB; U1; B1; L45 STREET: 148 Crown Ridge  
REQUEST: Retaining wall replaced with new footings; replace railroad ties with block wall  
COMMENTS: (FU: Porter)
  
- 5) OWNER: Jungers CONTRACTOR: Express Stucco Permitted 18 Oct 12  
LEGAL: SB; U1; B1; L40 STREET: 162 Crown Ridge  
REQUEST: Replace existing tie wall with CMU wall  
COMMENTS: As of 3 Sep: COMPLETE?; missing rail supports between uprights. (FU: Porter)
  
- 6) OWNER: Wood CONTRACTOR: Prewitt Permitted 7 Nov 13  
LEGAL: ALGCC; U4; B13; L5 STREET: 126 Broadmoor  
REQUEST: Repl wood rear deck & stairs with composite; color same as existing  
COMMENTS: As of 5 Dec: Not started. (FU: Porter)
  
- 7) OWNER: McConnell CONTRACTOR: Charles Shook Constr \$25  
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.  
COMMENTS: (FU: Porter)
  
- 8) OWNER: Kewley CONTRACTOR: Owner Permitted 5 Dec 13  
LEGAL: LS; U1; B3; L14A STREET: 116 Buena Vista  
REQUEST: Concrete pad in front of east garage doors; repl railroad tie stairs with concrete steps and metal railing.  
COMMENTS: Permit granted to Owner as contractor Manny Maheng is unlicensed. Owner advised of potential liabilities. (FU: Porter)

- 9) OWNER: Beaty CONTRACTOR: DR Roofing Permitted 5 Dec 13  
LEGAL: SB; U2; B6; L7 STREET: 155 Buena Vista  
REQUEST: Re-roof (Mueller 26-gauge; cocoa brown); composite to metal  
COMMENTS:
- 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 5 Dec: Underway (FU: Santos)
- 11) OWNER: Pool CONTRACTOR: Owner Permitted 21 Nov 13  
LEGAL: HM; U1; B4; L37 STREET: 1391 High Mesa pending \$25 payment  
REQUEST: Repair existing fence – no change.  
COMMENTS: COMPLETE – no permit obtained. Abbott to contact (FU: Abbott)
- 12) OWNER: Jenkins CONTRACTOR: Jack Johnson permitted 21 Nov 13  
LEGAL: SB; U1; B1; L75, 76 STREET: 267 Lake Shore  
REQUEST: Remove/replace existing concrete block retaining wall with engineered poured concrete wall and stucco/paint to match house.  
COMMENTS: As of 5 Dec: Not started. (FU: Porter)
- 13) OWNER: Sprouse CONTRACTOR: Cyclone Bldrs Permitted 17 Oct 13  
LEGAL: LS; U1; B4; L10 STREET: 309 Lake Shore  
REQUEST: Add covered deck with same roofline & material – metal  
COMMENTS: As of 19 Nov: Not started. (FU: Porter)
- 14) 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 5 Dec: drive is still gravel. (FU: Porter)
- 15) 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)
- 16) 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 3 Dec: Underway. (FU: Abbott)
- 17) OWNER: Simpson CONTRACTOR: Rockefeller's Constr Permitted 5 Dec 13  
LEGAL: DPW; U2; L32B STREET: 204 Quail Run Ln  
REQUEST: Demo single garage on north side due to fire  
COMMENTS: Damage is inside the single garage. Demo is to be completed by 6 Feb 14. New construction of single garage forthcoming. (FU: Abbott)
- 18) 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: As of 5 Dec: Not started. (FU: Abbott)

- 19) 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: As of 3 Dec: Underway. (FU: Abbott)
- 20) 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). Stucco exterior (complete change from wood to stucco) -  
 COMMENTS: As of 3 Dec: Underway (FU: Abbott)
- 21) OWNER: Orban                      CONTRACTOR: Alpine Concrete                      Permitted 5 Dec 13  
 LEGAL: DPW; U6; L183                      STREET: 103 Doe Ct  
 REQUEST: 4' high wrought iron front yard ground-level enclosure  
 COMMENTS: Due to ACC concerns, the Orban enclosure permit application was reopened, and will possibly be revised to be comprised of stucco and wrought iron. Owner to advise. (FU: Abbott)
- 22) OWNER: Kisler                      CONTRACTOR: Owner                      Permitted 7 Nov 13  
 LEGAL: DPV; U4; L19                      STREET: 170 Deer Park Valley  
 REQUEST: Replace/Repair deck  
 COMMENTS: As of 3 Dec: Underway. (FU: Abbott)
- 23) OWNER: Ratliff                      CONTRACTOR: Ratliff                      Permitted 7 Feb 13  
 LEGAL: DPV; U8; L 149                      STREET: 113 Reindeer  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 3 Dec: Underway. Cert of Occ (upon completion) (FU: Abbott)
- 24) 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: As of 3 Dec: Underway (FU: Abbott)
- 25) OWNER: Hawthorne                      CONTRACTOR: Eagle Creek Construction                      Permitted 5 Dec 13  
 LEGAL: ALGCC; U1; B4; L6                      STREET: 108 Mulligan  
 REQUEST: Re-stucco; re-roof; power wash & re-stain wood posts & corbels – all work same as existing  
 COMMENTS: (FU: Santos)
- 26) 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 3 Dec: Underway. (FU: Santos)
- 27) 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 Dec: Underway (FU: Santos)

- 28) OWNER: Holmes CONTRACTOR: Prewitt Constr permitted 21 Nov 13  
 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  
 COMMENTS: As of 3 Dec: Not started. (FU: Santos)
- 29) 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 3 Dec: Underway. (FU: Santos)
- 30) 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 3 Dec: 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: As of 3 Dec: Not started. pending VOR (FU: Santos)
- 32) OWNER: Fisher CONTRACTOR: Prewitt Constr Ext expires 4 Apr 14  
 LEGAL: DPM; U13; L5A STREET: 108 Paint Brush  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 3 Dec: Underway (permitted 4 Oct 12) Cert of Occ (upon completion). (FU: Santos)