

Alto Lakes Special Zoning District

MINUTES – 16 January 2014

1. Call to order: 9:02am
2. Roll call: Porter, Santos present, Abbott absent
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Santos moved to approve, Porter seconded
5. Approval of Meeting Minutes for 19 Dec 2013 Regular Meeting: Santos moved to approve, Porter seconded
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing: None

B. Zoning Permits:

- | | | | | |
|-----------|---|-------------|-------------------|--------------|
| 1) OWNER: | Greenburg | CONTRACTOR: | PineTree Constr | \$25 |
| LEGAL: | AL; U5; B14; L29 | STREET: | 136 Torrey Pines | |
| REQUEST: | Re-roof as existing (tile; hickory color) | | | |
| MOTION: | Santos | SECOND: | Porter | |
| | | | | |
| 2) OWNER: | Johnson | CONTRACTOR: | Alto Mesa | \$25 |
| LEGAL: | SB; U2; B7; L26 | STREET: | 105 Tanglewood Ln | |
| REQUEST: | Re-roof (as existing) | | | |
| MOTION: | Santos | SECOND: | Porter | |
| | | | | |
| 3) OWNER: | Jaehne | CONTRACTOR: | Arrowhead | Pending \$25 |
| LEGAL: | SB; U1; B1; L27 | STREET: | 194 Crown Ridge | |
| REQUEST: | Re-roof (30-yr dimensional; weatherwood | | | |
| MOTION: | Santos | SECOND: | Porter | |
| | | | | |
| 4) OWNER: | Zwiacher | CONTRACTOR: | Joe H. Lane | \$0 |
| LEGAL: | DPW; U2; LT32B | STREET: | 103 Quail Run | |
| REQUEST: | Skylight repair, seal, replace tiles | | | |
| MOTION: | Santos | SECOND: | Porter | |
| | | | | |
| 5) OWNER: | Simpson | CONTRACTOR: | Owner | \$249.20 |
| LEGAL: | DPW; U2; LT32B | STREET: | 204 Quail Run | |
| REQUEST: | New construction after fire (894 new heated); gerard steel shingles same as existing | | | |
| MOTION: | Santos | SECOND: | Porter | |
| COMMENTS: | Pending NMED approval; VoR, Payment | | | |
| | | | | |
| 6) 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: | Resolved | | | |

C. Short-term Rental Permits: None

D. Re-plats: None

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) Porter to review and respond as appropriate to second complaint of tall grass & dead trees re vacant lot on Quail Run & Dove Ct (17 C); lot is on the market

C. Past Actions:

- 1) Per previous Minutes, Porter purchased portable projector & screen.
- 2) Orban – Revised front fencing configuration presented to both ALSZD and ACC. Work to proceed.
- 3) Porter reported on his conversations with Zoning lawyer concerning 2 legal issues.

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Abbott communicated to Porter that he would be absent for Zoning meetings for some months. He agreed to be available as needed, and to grant his Proxy to Porter regarding certain voting matters.
- 2) Santos sent an email soliciting additional Zoning Commissioners. Two residents stepped forward:
 - a. Ted Fisher
 - i. Qualifications: Has been a resident of Lincoln County and ALGCC for 10 years, has served on the ALGCC and Long-Range Planning boards, assisted with local fund raisers.
 - ii. Santos moved, Porter seconded appointing Fisher to the ALSZD Commission. With receipt of Abbott's proxy, Fisher received unanimous approval and was appointed as an ALSZD Commissioner.
 - b. Don McMasters
 - i. Qualifications: Has been a resident of Lincoln County and ALGCC for over 15 years, has served on the ALGCC Greens Committee for 6 years, and is currently serving on the Golf Course re-do Committee. Was an engineering process manager, and is currently a realtor.
 - ii. Santos moved, Porter seconded appointing McMasters to the ALSZD Commission. McMasters received unanimous approval and was appointed as an ALSZD Commissioner.
- 3) Santos moved, Porter seconded, and the Commission voted to accept Abbott's letter of resignation.

B. Public Comments: None

C. Commissioner Comments:

- 1) Santos noticed two antenna dishes at 133 Mulligan. No action to be taken at this time.
- 2) Santos has worked with the ACC to revise the Joint Application packet.
- 3) Santos reported on the newly revised Village of Ruidoso Permit form (now combined with their inspection list.)
- 4) Santos mentioned the positive feedback she has received concerning the Forest Health postcards mailed in late November.
- 5) 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).

9. Informal Discussions:

10. Treasurer's Report.

1) Permit Fees:

- a. Total of permit fees received: \$50.00 (pending \$299.20 as noted above)
- b. Additional fees received: None

2) Bank account: as of 16 Jan 14: \$26,825.20

3) Invoice Approvals: None

11. Announcement of Upcoming Meetings:

Next Regular meeting: 6 February 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 30 Jan 2014.

12. Adjournment: Santos moved, Porter seconded adjournment at 11:45am.

/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: 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)
- 11) 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 17 Dec: Underway (FU: Santos)
- 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 17 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 17 Dec: 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 17 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 17 Dec: 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 17 Dec: Underway. (FU: Abbott)
- 7) OWNER: Growson CONTRACTOR: GDM Contracting Permitted 16 Dec 13
 LEGAL: DPW TH 67 STREET: 103 Crooked Stick Ln
 REQUEST: Repair existing courtyard encl & repl posts (side fell over).
 COMMENTS: (FU: Abbott)
- 17) 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 17 Dec: Not started. (FU: Abbott)
- 18) 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 17 Dec: Underway. (FU: Abbott)

- 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 13 Jan: Underway. (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 13 Jan: 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 13 Jan: Underway. Pending colorcoat. (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 13 Jan: Not started. (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: COMPLETE. Storage shed, trailer, construction debris to be removed ASAP. Santos to contact Village for Cert of Occ.