

Alto Lakes Special Zoning District

MINUTES – 6 February 2014

1. Call to order: 9:04am
2. Roll call: Fisher, McMasters, Porter, Santos present
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Fisher moved; McMasters seconded approval of Agenda
5. Approval of Meeting Minutes for 16 Jan 2014 Regular Meeting: Fisher moved; Santos seconded approval of 16 Jan 14 Minutes
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing: None

B. Zoning Permits:

- 1) OWNER: Turner CONTRACTOR: Younger Constr \$25
LEGAL: SB; U2; B4; L14A STREET: 209 Brentwood
REQUEST: re-roof (remove and reinstall black Timberline)
MOTION: Santos SECOND: Fisher
- 2) OWNER: Vance CONTRACTOR: Younger Constr \$25
LEGAL: SB; U1; B1; L16 STREET: 167 Crown Ridge
REQUEST: re-roof (remove metal; install Mueller 26 gauge R-panel – sunset red)
MOTION: Santos SECOND: Porter
- 3) OWNER: Maxwell CONTRACTOR: Younger Constr \$25
LEGAL: ALGCC; U4; B12; L42 STREET: 129 Broadmoor
REQUEST: Re-roof (repl metal w/Garard charcoal shake)
MOTION: McMasters SECOND: Porter
- 4) OWNER: McKenzie CONTRACTOR: Glenstar LLC (Glen Brown; 354696) \$150
LEGAL: AL; U4; B12; L60 STREET: 151 Broadmoor
REQUEST: Re-roof (Mueller metal R-panel; burnished slate); Cover patio; roof as existing. Cover
rafter with T-111 siding. Paint ceiling & all new construction as existing house
MOTION: Fisher SECOND: McMasters
COMMENTS: (FU: Porter)
- 5) OWNER: Adams CONTRACTOR: Arrowhead \$25
LEGAL: ALGCC; U4; B14; L13 STREET: 126 Pinehurst
REQUEST: Re-roof (Owen-Corning 30-yr dimensional shingle; driftwood gray)
MOTION: Fisher SECOND: McMasters
- 6) OWNER: Stephens (Wes-Mor Drilling) CONTRACTOR: Younger Constr \$25
LEGAL: ALGCC; U3; B11; L7 STREET: 403 High Mesa
REQUEST: re-roof (remove & dispose of shingles; install new Timberline - Weather Wood)
MOTION: Santos SECOND: Fisher
- 7) OWNER: Martin CONTRACTOR: Flint Construction \$25 - TABLED
LEGAL: LS; U1; B2; L30 STREET: 106 Woodridge
REQUEST: Re-roof
MOTION: SECOND:
COMMENTS: TABLED

- 8) OWNER: Harendt CONTRACTOR: Younger Constr \$25
 LEGAL: LS; U1; B4; L18 STREET: 329 Lake Shore
 REQUEST: re-roof (remove asphalt shingles; install Mueller 26 gauge R-panel)
 MOTION: Fisher SECOND: McMasters
- 9) OWNER: France CONTRACTOR: PineTree \$25
 LEGAL: ALGCC; U1; B1; L10A STREET: 360 Lake Shore
 REQUEST: repair/re-roof to address leaking skylights (Mueller; CF panel; metal; coco brown)
 MOTION: Santos SECOND: Fisher
- 10) OWNER: Golucke CONTRACTOR: Younger Constr \$25
 LEGAL: DP; U1; L30 STREET: 100 Bull Elk
 REQUEST: re-roof (remove metal; install Mueller 26 gauge R-panel – charcoal)
 MOTION: Fisher SECOND: McMasters
- 11) OWNER: McKenna (Rodriguez) CONTRACTOR: Arrowhead Roofing \$25
 LEGAL: DPW; U2; L13 STREET: 102 Fox Hollow
 REQUEST: re-roof (Mueller 26 gauge R-panel – charcoal)
 MOTION: Santos SECOND: McMasters
- 12) OWNER: Eisenrich CONTRACTOR: Second Generation by Prewitt (Jacob Prewitt) TABLE
 LEGAL: DPW; U2; TR35A STREET: 203 Pheasant Ct
 REQUEST: Storage shed addition; wood sides (T111); metal roof (Garard; blue) to match existing
 MOTION: SECOND:
 COMMENTS: (FU:)
- 13) OWNER: Nichols CONTRACTOR: Ruidoso Quality Builders \$490.60
 LEGAL: DPV; U8, L145 STREET: 240 Saddleback
 REQUEST: New construction; plans provided; stucco walls; metal roof; courtyard; lot combo
 MOTION: McMasters SECOND: Fisher
 COMMENTS: (FU: McMasters) Motion was made to approve pending receipt of VOR, drainage plan, and written acknowledgement that a courtyard is NOT to be built pending additional supporting documentation. Vote was Fisher, McMasters, Santos – aye; Porter “here.”

C. Short-term Rental Permits: None

D. Re-plats: One replat (lot combo) signed

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 identified numerous concerns with new construction originally permitted at 217 Brentwood, (examples: support wall built into utility easement; lot combo not filed with county and unpermitted drive crosses two lots; addressing conflicts; permits not posted; Zoning permit expired). ACC was advised of the concerns and when resolution was not forthcoming, construction was red tagged. During the 6 Feb meeting, the ALSZD Commission adjourned (at 10:45) to apprise and coordinate with the ACC. ALSZD meeting resumed at 11:30.
- 2) Porter to contact complainant re second complaint of tall grass & dead trees re vacant lot on Quail Run & Dove Ct (17 C); lot is on the market as they appear to be within normal limits.

3) Testimonial concerning landscaping contractor from Bob Pettis was acknowledged.

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) Porter moved, Fisher seconded that effective 20 Feb 2014, based on project requirements, no ALSZD permit will be issued unless/until all pertinent items on the Joint Permit Checklist have been satisfied.
- 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).

9. Informal Discussions:

10. Treasurer's Report.

- 1) Permit Fees:
 - a. Total of permit fees received: \$890.60
 - b. Additional fees received: None
- 2) Bank account: \$26,193.20
- 3) Invoice Approvals: None

11. Announcement of Upcoming Meetings:

Next Regular meeting: 20 February 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 13 Feb 2014.

12. Adjournment: Fisher moved, McMaster seconded adjournment at 1:21pm

/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: COMPLETE

- 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 2 Feb 14: Underway – Red tagged due to numerous violations (support wall built into utility easement; lot combo not filed with county and unpermitted drive crosses two lots; addressing questions; permits not posted; Zoning permit expired. Cert of Occ (upon completion). (FU: Porter)

- 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: COMPLETE

- 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 2 Feb 14: Underway (FU: Porter)

- 5) 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: COMPLETE

- 6) 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: COMPLETE

- 7) 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 2 Feb 14: Not started. (FU: Porter)

- 8) OWNER: Allen CONTRACTOR: Noel Bowley Constr Permitted 21 Nov 13
LEGAL: ALGCC; U5; B14; L22 STREET: 152 Broadmoor
REQUEST: Repair/repl decking (TimberTek) & siding
COMMENTS: As of 2 Feb 14: Not started. (FU: Porter)

- 9) OWNER: McConnell CONTRACTOR: Charles Shook Constr Permitted 21 Nov 13
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)

- 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: As of 2 Feb 14: Not started (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: COMPLETE
- 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 2 Feb 14: Underway. (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 2 Feb 14: 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 2 Feb 14: 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: COMPLETE
- 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 2 Feb 14: Underway. (FU: Abbott)
- 17) 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: COMPLETE
- 18) OWNER: Simpson CONTRACTOR: Owner Permitted 16 Jan 14
 LEGAL: DPW; U2; LT32B STREET: 204 Quail Run
 REQUEST: New construction after fire (894 new heated); gerard steel shingles same as existing
 COMMENTS: As of 2 Feb 14: Underway (FU: Porter)
- 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: As of 2 Feb 14: Not started. (FU: Abbott)

- 20) 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: COMPLETE
- 21) 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.
 COMMENTS: As of 2 Feb 14: Underway (FU: Abbott)
- 22) OWNER: Liberti CONTRACTOR: Express Stucco Permitted 17 Oct 13
 LEGAL: DPW; B6; L170A STREET: 105 Porcupine
 REQUEST: Repair siding (approx. 10 sq feet) prior to stucco work being done. Stucco exterior (complete change from wood to stucco)
 COMMENTS: As of 2 Feb 14: Underway (FU: Abbott)
- 23) 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: As of 2 Feb 14: Not started. (FU: Abbott)
- 24) OWNER: Kislser CONTRACTOR: Owner Permitted 7 Nov 13
 LEGAL: DPV; U4; L19 STREET: 170 Deer Park Valley
 REQUEST: Replace/Repair deck
 COMMENTS: As of 2 Feb 14: Not started. (FU: Abbott)
- 25) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13
 LEGAL: DPV; U6; L149 STREET: 113 Reindeer
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 2 Feb 14: Underway. Cert of Occ (upon completion) (FU: Porter)
- 26) 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 2 Feb 14: Underway (FU: Porter)
- 27) OWNER: Hawthorne CONTRACTOR: Eagle Creek Construction Permitted 5 Dec 13
 LEGAL: ALGCC; U1; B4; L6 STREET: 108 Mulligan
 REQUEST: Re-stucco; re-roof; powerwash & re-stain wood posts & corbels – all work same as existing
 COMMENTS: As of 2 Feb 14: Not started. (FU: Santos)
- 28) 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 2 Feb 14: Underway (FU: Santos)

- 29) 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 2 Feb 14: Underway. (FU: Santos)
- 30) OWNER: Sherman CONTRACTOR: Cornelius Permitted 17 Oct 13
LEGAL: DPM; U8; L12A STREET: 107 Sunflower
REQUEST: In-ground water storage units; asphalt the drive; add 2 stone entry pillars
COMMENTS: As of 2 Feb 14: Underway. (FU: Santos)
- 31) 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 2 Feb 14: Underway. Pending colorcoat. (FU: Santos)
- 32) 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 2 Feb 14: Not started. (FU: Santos)