

Alto Lakes Special Zoning District

MINUTES – 20 February 2014

1. Call to order: 9:01AM
2. Roll call: All present; 1 vacancy on Commission announced
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Fisher moved, McMaster seconded approval
5. Approval of Meeting Minutes for 6 Feb 2014 Regular Meeting: Fisher moved, Santos seconded approval
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing: None

B. Zoning Permits:

- | | | | | |
|-----------|---|-------------|---------------------------------------|-------|
| 1) OWNER: | Davis | CONTRACTOR: | Arrowhead Roofing | \$25 |
| LEGAL: | SB; U3; B8; L16 | STREET: | 142 Sunset | |
| REQUEST: | Re-roof (Mueller 26-gauge; R-panel; tan) | | | |
| MOTION: | Fisher | SECOND: | McMasters | |
| | | | | |
| 2) OWNER: | Drake | CONTRACTOR: | Younger | \$25 |
| LEGAL: | ALGCC; U3; B10; L26 | STREET: | 109 Crown Ridge | |
| REQUEST: | Re-roof (Mueller 26-gauge; R-panel; burnished slate) | | | |
| MOTION: | Fisher | SECOND: | McMasters | |
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| 3) OWNER: | Losee | CONTRACTOR: | Younger | \$25 |
| LEGAL: | SB; U1; B1; L5 | STREET: | 145 Crown Ridge | |
| REQUEST: | Re-roof (Mueller 26-gauge; U-panel; cocoa brown) | | | |
| MOTION: | Santos | SECOND: | McMasters | |
| | | | | |
| 4) OWNER: | Dismukes | CONTRACTOR: | Younger | \$25 |
| LEGAL: | SB; U1; B1; L45 | STREET: | 148 Crown Ridge | |
| REQUEST: | Re-roof (Mueller 26-gauge; CF-panel; burnished slate) | | | |
| MOTION: | McMasters | SECOND: | Fisher | |
| | | | | |
| 5) OWNER: | Miller | CONTRACTOR: | Pedroni | \$25 |
| LEGAL: | SB; U1; B1; L7 | STREET: | 149 Crown Ridge | |
| REQUEST: | Landscaping | | | |
| MOTION: | Santos | SECOND: | McMasters | |
| | | | | |
| 6) OWNER: | Worsham | CONTRACTOR: | Aspen Constr | \$25 |
| LEGAL: | LS; U1; B4; L1 | STREET: | 313 Lake Shore | |
| REQUEST: | Re-roof (26-gauge metal; Mueller Ivy Green) | | | |
| MOTION: | Fisher | SECOND: | McMasters | |
| | | | | |
| 7) OWNER: | Lutz | CONTRACTOR: | Mountain Gold Constr (Micah Whittack) | \$150 |
| LEGAL: | HM; U2; B7; L53A | STREET: | 141 Alto Mesa | |
| REQUEST: | Add roof over back deck; change wood railing to wrought iron (tan) on front deck; add garage door to front of house. Add rock wainscot 3' high on either side of garage door. Put redwood lattis underneath front deck; NO cedar latias to outside of railing; NO gate. | | | |
| MOTION: | Santos | SECOND: | McMasters | |
| COMMENTS: | Voice vote held; Porter voted no. (FU: McMasters) | | | |

- 8) OWNER: Owen CONTRACTOR: Express Stucco (Amando Gomez) N/A
LEGAL: DPM; U9; L1A STREET: 1276 High Mesa
REQUEST: Re-coat stucco. Deemed to be N/A as this is basically a paint job
MOTION: Santos SECOND: Fisher
- 9) OWNER: Martin CONTRACTOR: Flint Construction \$25
LEGAL: LS; U1; B2; L30 STREET: 106 Woodridge
REQUEST: Re-roof. No show
MOTION: SECOND:
COMMENTS: Table
- 10) OWNER: Jones CONTRACTOR: Alto Mesa Bldrs \$25
LEGAL: DPW; U1; L25 STREET: 148 Deer Park Dr
REQUEST: Replace existing redwood deck w/new redwood deck
MOTION: Santos SECOND: McMasters
COMMENTS: (FU: Santos)
- 11) OWNER: Boyd CONTRACTOR: Arrowhead Roofing \$25
LEGAL: DPW; U1; L7 STREET: 100 Mink
REQUEST: Remove existing granulated metal shake roof & repl w/Gerrard Manufactured granulated
metal shake roof (Canyon Shake)
MOTION: Fisher SECOND: McMasters
- 12) OWNER: Weinreich CONTRACTOR: Pinetree Constr \$25
LEGAL: DPW; TR 9A STREET: 203 Raccoon Ct
REQUEST: Re-roof (Gerrard metal tile; Barcellona; Barrel vault style); Power-wash and re-stain deck
as existing (gray)
MOTION: Fisher SECOND: McMasters
- 13) OWNER: Schuetze CONTRACTOR: Owner \$0
LEGAL: DPW; U6; L186 STREET: 109 Doe Ct
REQUEST: Add 2 small awnings to house front; bolted to existing studs & headers. No change in
footprint.
MOTION: McMasters SECOND: McMasters
COMMENTS: No fee permit
- 14) 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 (Gerard; blue) to match existing
MOTION: SECOND:
COMMENTS: TABLED pending missing information (FU:)
- 15) OWNER: Weems CONTRACTOR: Younger \$25
LEGAL: DPM; U13; L10 STREET: 101 Paintbrush
REQUEST: Re-roof – roll on elastomeric roof coating (white) inside parapet walls
MOTION: Fisher SECOND: McMasters
- 16) OWNER: Bankston CONTRACTOR: Younger \$25
LEGAL: HM; U4; L48 STREET: 201 Eagle Ridge
REQUEST: Re-roof (Mueller 26-gauge; R-panel; saddle leather brown)
MOTION: Fisher SECOND: McMasters

17) OWNER: Knorr CONTRACTOR: Eddie's Can-struction \$
LEGAL: HM; U2; B9; L17A STREET: 168 Mira Monte
REQUEST: Enclose one 3' door & remove 6' window; add 6' door; add roof over deck (not to exceed existing). Enclose 6'x20' deck for storage (add footing & block). Stucco patchwork; new walls and foundation to match existing (Torreon)
MOTION: Santos SECOND: McMasters
COMMENTS: (FU:)

C. Short-term Rental Permits: None

D. Re-plats: Two replats heard and approved.

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) Update on red-tagged new construction originally permitted at 217 Brentwood. Porter was contacted and it was agreed that a new construction permit with all updates noted was to be submitted at 20 Feb meeting as construction has not been completed within 18 months. Replat of two adjacent lots to be submitted at 20 Feb meeting for approval and filed with the County in a timely manner showing current construction, including the wall intruding into setback. FAILURE TO SHOW AT 20 FEB MEETING.
- 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) Santos to contact Board chair ref status of the list of outstanding forest health issues from last year.

C. Past Actions:

- 1) Porter contacted bank of record regarding status of lis pendens at 302 Lake Shore (from June 2009). Note: FAILURE TO SHOW.

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics: None

B. Public Comments: None

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) Fisher will not be present at 6 March meeting.

9. Informal Discussions:

10. Treasurer's Report.

1) Permit Fees:

- a. Total of permit fees received: \$575.00
- b. Additional fees received: None

2) Bank account: As of 19 Feb 14 – \$27,083.80

3) Invoice Approvals:

- a. Santos moved, Fisher seconded payment of \$600 to ALGCC for room rent Jul 2013 through Jan 2014.
- b. Santos moved, Fisher seconded payment of \$596.79 to Liam Griffin for legal work done.

11. Announcement of Upcoming Meetings:

Next Regular meeting: 6 March 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 27 Feb 2014.

12. Adjournment: Santos moved, McMasters seconded adjournment at 11:55am.

/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: Ordish / James CONTRACTOR: JDP Contractors Permitted 21 Jun/16 Aug 12
LEGAL: SB; U2, B4, L10 STREET: 217 Brentwood Dr or Pinecone.
REQUEST: NEW CONSTRUCTION (Access from Pine Cone)
COMMENTS: As of 2 Feb 14: Red-tagged due to numerous violations. Cert of Occ (upon completion).
(FU: Porter)

- 2) 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 18 Feb 14: Underway (FU: Porter)

- 3) 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 18 Feb 14: Not started. (FU: Porter)

- 4) 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: COMPLETE

- 5) 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: As of 18 Feb 14: (FU: Porter)

- 6) 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 18 Feb 14: Appears concrete pad is complete. (FU: Porter)

- 7) 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 18 Feb 14: Underway. (FU: Porter)

- 8) 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 18 Feb 14: Not started. (FU: Porter)

- 9) 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 18 Feb 14: drive is still gravel. (FU: Porter)

- 10) 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 18 Feb 14: Underway. (FU: Abbott)
- 11) 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 18 Feb 14: Underway (FU: Porter)
- 12) 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 18 Feb 14: Not started. (FU: Abbott)
- 13) 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 18 Feb 14: Underway (FU: Abbott)
- 14) 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 18 Feb 14: Underway (FU: Abbott)
- 15) 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 18 Feb 14: Not started. (FU: Abbott)
- 16) OWNER: Kislser CONTRACTOR: Owner Permitted 7 Nov 13
 LEGAL: DPV; U4; L19 STREET: 170 Deer Park Valley
 REQUEST: Replace/Repair deck
 COMMENTS: As of 18 Feb 14: Not started. (FU: Abbott)
- 17) 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
 COMMENTS: As of 18 Feb: (FU: McMasters)
- 18) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13
 LEGAL: DPV; U6; L149 STREET: 113 Reindeer
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 18 Feb 14: Underway. Cert of Occ (upon completion) (FU: Porter)

- 19) 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 18 Feb 14: Underway (FU: Porter)
- 20) 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: As of 18 Feb 14: Not started. (FU: Santos)
- 21) 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 18 Feb 14: Underway (FU: Santos)
- 22) 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 18 Feb 14: Underway. (FU: Santos)
- 23) 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 18 Feb 14: Underway. (FU: Santos)
- 24) 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 18 Feb 14: Underway. Pending colorcoat. (FU: Santos)
- 25) 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 18 Feb 14: Not started. (FU: Santos)