

# Alto Lakes Special Zoning District

## MINUTES – 6 March 2014

1. Call to order: 9:02am
2. Roll call: Porter & Santos present, Fisher & McMasters absent
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Santos moved, Porter seconded approval
5. Approval of Meeting Minutes for 20 Feb 2014 Regular Meeting: Santos moved, Porter seconded approval
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing: None

B. Zoning Permits:

- |    |   |   |  |          |
|----|---|---|--|----------|
| 1) | OWNER: Echols   | CONTRACTOR: Younger                     |  | TABLED   |
|    | LEGAL: SB; U2; B5; L18  | STREET: 103 Pine Cone                   |  |          |
|    | REQUEST: Re-roof (Mueller 26-gauge R-panel – charcoal)  |   |  |          |
|    | MOTION:   | SECOND:                                 |  |          |
|    | COMMENTS:   |   |  |          |
|    |   |   |  |          |
| 2) | OWNER: Ordish / James   | CONTRACTOR: JDP Contractors             |  | \$150.00 |
|    | LEGAL: SB; U2, B4, L10  | STREET: 112 Pinecone                    |  |          |
|    | REQUEST: Lot combo vellum presented; Permit renewal for NEW CONSTRUCTION.   |   |  |          |
|    | MOTION: Santos  | SECOND: Porter                          |  |          |
|    | COMMENTS: 6-month extension to original/expired construction permit granted (expiration date is 6 Sep 2014). Landscape plan is to be presented addressing the incorporation of storage area. (FU: Porter) Cert of Occ (upon completion).  |   |  |          |
|    |   |   |  |          |
| 3) | OWNER: Miller   | CONTRACTOR: Pedroni                     |  | TABLE    |
|    | LEGAL: SB; U1; B1; L7   | STREET: 149 Crown Ridge                 |  |          |
|    | REQUEST: Courtyard  |   |  |          |
|    | MOTION:   | SECOND:                                 |  |          |
|    | COMMENTS: Originally presented on 20 Feb to build courtyard on adjacent lot 6. Found no lot split/combo had been done by owner of lots 5 & 6. Gravel drive had been approved in 2005; house addition is into utility setback. Upon review, it is the opinion of Zoning that there is illegal double use of this lot (lot 6) that must be resolved legally. Resolution appears to be submittal of replat of Lot 6 by owner of Lots 5 and 7. (FU: ) |   |  |          |
|    |   |   |  |          |
| 4) | OWNER: Hayter   | CONTRACTOR: Sam Woody                   |  | \$25     |
|    | LEGAL: DPW; U2; L151  | STREET: 182 Del Monte                   |  |          |
|    | REQUEST: Re-roof (Mueller R-panel; smokestack grey)   |   |  |          |
|    | MOTION: Santos  | SECOND: Porter                          |  |          |
|    | COMMENTS: Pending VOR   |   |  |          |
|    |   |   |  |          |
| 5) | OWNER: Hubbard  | CONTRACTOR: Arrowhead (Kenneth McAdams) |  | \$25     |
|    | LEGAL: HM; U4; L16A   | STREET: 105 Alto Mesa                   |  |          |
|    | REQUEST: Re-roof (Owens corning Oakridge shingles 30-yr dimensional; Driftwood)   |   |  |          |
|    | MOTION: Santos  | SECOND: Porter                          |  |          |
|    |   |   |  |          |
| 6) | OWNER: Martin   | CONTRACTOR: Flint Construction          |  | \$25     |
|    | LEGAL: LS; U1; B2; L30  | STREET: 106 Woodridge                   |  |          |
|    | REQUEST: Re-roof  |   |  |          |
|    | MOTION: Santos  | SECOND: Porter                          |  |          |

- 7) OWNER: Hansen CONTRACTOR: N/A  
 LEGAL: DPW; U3; L78 STREET: 196 Deer Park Blvd  
 REQUEST: 3-month extension of permit (Variance granted 5 Sep 13 for a 1-car garage – vs 2 - due to lot particularities).  
 COMMENTS: Variance was granted on Sep 13 to allow 1-car (vs 2-car) garage; no permit applied for at that time. Hansen to submit permit when he's ready to build.
- 8) OWNER: Eisenrich CONTRACTOR: Second Generation by Prewitt (Jacob Prewitt) \$150  
 LEGAL: DPW; U2; TR35A STREET: 203 Pheasant Ct  
 REQUEST: Storage room addition; wood sides (T111); stucco skirt to extend to the ground; metal roof (Gerard; blue) to match existing; per Village, no VOR required as smaller than 200 sq ft.  
 MOTION: Santos SECOND: Porter  
 COMMENTS: (FU: Santos)
- 9) OWNER: Koenig CONTRACTOR: Owner DENIED  
 LEGAL: HM; U3; B12; L31A STREET: 204 Stable Rd  
 REQUEST: Extend existing rear deck (stain to match existing); fence small area for dogs (dog run?) using wood composite (rustic cedar)  
 MOTION: SECOND:  
 COMMENTS: Tabled on 20 Feb followed by email detailing missing info and need for representative at 6 Mar meeting. No representative; incomplete paperwork – permit application denied.
- 10) OWNER: Flowers CONTRACTOR: Express Stucco (Armando Gomez) \$25  
 LEGAL: HM; U1; B4; L5 STREET: 108 Twin Tree  
 REQUEST: Wood home to stucco (color San Antonio)  
 MOTION: Santos SECOND: Porter
- 11) OWNER: Vescovo CONTRACTOR: Sunbelt General Contr \$150  
 LEGAL: ALGCC; U6; L20 STREET: 113 Mulligan  
 REQUEST: Deck addition with roof extension; remove stairs from old deck; re-roof (Tamko asphalt shingle; Heritage shadow tone)  
 MOTION: Santos SECOND: Porter  
 COMMENTS: (FU: Santos)

C. Short-term Rental Permits: None

D. Re-plats: 1 replat 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) See above fore resolution of new construction extension originally permitted at 217 Brentwood (new 112 Pine Cone).
- 2) Porter to follow up on second complaint of tall grass & dead trees re vacant lot on Quail Run & Dove Ct (17 C)

C. Past Actions:

ALSZD will use the Club projector as it was determined there would be no fee. ALSZD purchased and provided a large projection screen that will be left at the Club to be used by the Club and members, with the understanding that the screen will be available to Zoning during ALSZD meetings.

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Forest Health – coordination with Board of Directors representative (Ron Duncan) and ACC (Steve Cassida).

History: In July 2013, the ACC (with assistance from ALPOA) identified ALG&CC properties containing dead trees needing removal. Most property owners immediately rectified the problem, and non-compliant properties were presented to the Board of Directors for further action. Over the remainder of the year, those properties that were rectified were removed from the list of offenders.

It was the decision of the Board representative and the ALSZD Commission that initial forest health complaints would initially be presented to the ACC for resolution. If non-compliant, the Board of Directors will attempt to rectify, followed by properties continuing to be non-compliant being passed to Zoning to resolve. Zoning would contact, with a subsequent letter sent with notice of the filing of legal action (i.e., les pendance), clouding the property title until resolution – with associated fines incurred.

ACC has formally approached Zoning with the approximately 80 complaints remaining unresolved regarding the non-compliance being forest health and nuisance issues, and compliance would be in the interests of the welfare of the community. It is the intent of Zoning to send each non-conforming property owner a notification letter of Ordinance Violation, if necessary followed by a second letter containing notice of Zoning intent to file legal action via “les pendance” against the property pending resolution of the violation.

- 2) Santos report ref status of the list of outstanding forest health issues from last year. These properties will be given to the ACC to attempt resolution, and if they remain non-compliant, they will be forwarded to Zoning for resolution per 1), above.
  - a. Heriberto Fernandez – trees & pine needles – owner is working on this
  - b. 108 Oso Loop
- 3) Santos to contact County Clerk regarding election procedures for September 2014 ALSZD Commissioner election.

B. Public Comments: None.

C. Commissioner Comments:

- 1) 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) Santos to be absent during April and May Zoning meetings.

9. Informal Discussions: None

10. Treasurer's Report.

- 1) Permit Fees:
  - a. Total of permit fees received: \$550.00
  - b. Additional fees received: None
- 2) Bank account: As of 8 Mar 2014 - \$26,287.01
- 3) Invoice Approvals: None

11. Announcement of Upcoming Meetings:

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

12. Adjournment: Santos moved, Porter 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 (now 112 Pinecone)  
REQUEST: NEW CONSTRUCTION (Access from Pine Cone)  
COMMENTS: New permit issued. (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 4 Mar 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: 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)
  
- 5) OWNER: Kewley                                      CONTRACTOR: Owner                      Permitted 5 Dec 13  
LEGAL: LS; U1; B3; L14A                      STREET: 116 Buena Vista  
REQUEST: Repl railroad tie stairs with concrete steps and metal railing.  
COMMENTS: As of 4 Mar 14: (FU: Porter)
  
- 6) 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 4 Mar 14: Underway – pending color coat. (FU: Porter)
  
- 7) 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 4 Mar 14: Not started. (FU: Porter)
  
- 8) 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)
  
- 9) 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 4 Mar 14: Underway. (FU: Abbott)

- 10) OWNER: Jones CONTRACTOR: Alto Mesa Bldrs Permitted 20 Feb 14  
 LEGAL: DPW; U1; L25 STREET: 148 Deer Park Dr  
 REQUEST: Replace existing redwood deck w/new redwood deck  
 COMMENTS: As of 4 Mar 14: Underway. (FU: Santos)
- 11) 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)
- 12) 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 4 Mar 14: Underway (FU: Porter)
- 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 4 Mar 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 4 Mar 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 4 Mar 14: Underway. (FU: Abbott)
- 16) OWNER: Kisler CONTRACTOR: Owner Permitted 7 Nov 13  
 LEGAL: DPV; U4; L19 STREET: 170 Deer Park Valley  
 REQUEST: Replace/Repair deck  
 COMMENTS: As of 4 Mar 14: Not started. (FU: Abbott)
- 17) OWNER: Nichols CONTRACTOR: Ruidoso Quality Builders Permitted 20 Feb 14  
 LEGAL: DPV; U8, L145 STREET: 240 Saddleback  
 REQUEST: New construction; plans provided; stucco walls; metal roof; courtyard; lot combo  
 COMMENTS: As of 4 Mar: Underway. (FU: McMasters)
- 18) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13  
 LEGAL: DPV; U6; L149 STREET: 113 Reindeer  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 4 Mar 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 4 Mar 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 4 Mar 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 4 Mar 14: Underway (FU: Santos)
- 22) OWNER: Knorr CONTRACTOR: Eddie's Can-struction Permitted 20 Feb 14  
 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)  
 COMMENTS: As of 4 Mar 14: Not started. (FU: )
- 23) OWNER: Lutz CONTRACTOR: Mountain Gold Constr Permitted 20 Feb 14  
 LEGAL: HM; U2; B7; L53A STREET: 135 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.  
 COMMENTS: (FU: McMasters)
- 24) 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 4 Mar 14: Underway. (FU: Santos)
- 25) OWNER: Sherman CONTRACTOR: Cornelius Permitted 17 Oct 13  
 LEGAL: DPM; U8; L12A STREET: 107 Sunflower  
 REQUEST: In-ground water storage units & 2 stone pillars – COMPLETE. Asphalt the drive.  
 COMMENTS: As of 4 Mar: Underway. Pending asphalt of drive and removal of construction debris. (FU: Santos)
- 26) 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 4 Mar 14: Underway. Pending color coat. (FU: Santos)
- 27) 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 4 Mar 14: Not started. (FU: Santos)