

# Alto Lakes Special Zoning District

## MINUTES – 3 April 2014

1. Call to order: 9:00am
2. Roll call: Fisher, McMasters, Porter present; Santos present by telecom
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Fisher moved to approve, McMasters seconded
5. Approval of Meeting Minutes for 20 March 2014 Regular Meeting: Fisher moved to approve, McMasters seconded
6. VARIANCE/PERMIT REQUESTS (Part 1)

### A. Variance Hearing:

### B. Zoning Permits:

- |    |           |   |             |                                  |          |
|----|-----------|---|-------------|----------------------------------|----------|
| 1) | OWNER:    | O’Gwin  | CONTRACTOR: | Christian Constr                 | Rejected |
|    | LEGAL:    | LS; U1; B3; L7  | STREET:     | 196 Crown Ridge                  |          |
|    | REQUEST:  | Landscaping; French drain; riprap; add railroad ties around drive as curbing; addition of railroad ties to create retaining wall; add dirt below deck |             |                                  |          |
|    | MOTION:   | SECOND:   |             |                                  |          |
|    | COMMENTS: | Rejected; application to be re-submitted as no plat, no VoR, and “no show” twice  |             |                                  |          |
| 2) | OWNER:    | Jackson   | CONTRACTOR: | Younger                          | \$25     |
|    | LEGAL:    | SB; U2; B6; L3  | STREET:     | 110 Woodbrier                    |          |
|    | REQUEST:  | Re-roof (Mueller 26-gauge R-panel; cocoa brown)   |             |                                  |          |
|    | MOTION:   | Fisher  | SECOND:     | McMasters                        |          |
| 3) | OWNER:    | Stewart   | CONTRACTOR: | Beier (Finecraft Bldrs)          | \$50     |
|    | LEGAL:    | ALGCC; U3; B12; L18   | STREET:     | 110 Tanglewood                   |          |
|    | REQUEST:  | Remove/replace deck and supports. Trex (madeira; rails bronze metal)  |             |                                  |          |
|    | MOTION:   | Fisher  | SECOND:     | McMasters                        |          |
|    | COMMENTS: | (FU: )  |             |                                  |          |
| 4) | OWNER:    | McCausland  | CONTRACTOR: | Younger                          | \$25     |
|    | LEGAL:    | DPW; U1; L12  | STREET:     | 133 Deer Park                    |          |
|    | REQUEST:  | Re-roof (Mueller 26-gauge CF; ivy green)  |             |                                  |          |
|    | MOTION:   | Fisher  | SECOND:     | McMasters                        |          |
| 5) | OWNER:    | Christopher   | CONTRACTOR: | Younger                          | \$25     |
|    | LEGAL:    | DPW; 9E   | STREET:     | 206 Raccoon Ct                   |          |
|    | REQUEST:  | Re-roof (Garard 26-gauge stone coated steal; Barclay)   |             |                                  |          |
|    | MOTION:   | Fisher  | SECOND:     | McMasters                        |          |
| 6) | OWNER:    | Ragsdale  | CONTRACTOR: | David Griffin (Rocky Mtn Constr) | \$25     |
|    | LEGAL:    | DPW TH; U6; L45C  | STREET:     | 130 Crooked Stick                |          |
|    | REQUEST:  | Remove/repl deck to match existing (HOA approval rc’d)  |             |                                  |          |
|    | MOTION:   | Fisher  | SECOND:     | McMasters                        |          |
|    | COMMENTS: | (FU: )  |             |                                  |          |





9. Informal Discussions:

10. Treasurer's Report.

- 1) Permit Fees:
  - a. Total of permit fees received: \$425.00
  - b. Additional fees received: None
- 2) Bank account: \$26,518.02
- 3) Invoice Approvals: None

11. Announcement of Upcoming Meetings:

Next Regular meeting: 17 April 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.  
Submission deadline for permit applications is 3:00pm 10 April 2014.

12. Adjournment: Fisher moved, McMasters seconded adjournment at 11:00am.

/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 6 Mar 14  
LEGAL: SB; U2, B4, L10                      STREET: 112 Pinecone  
REQUEST: Lot combo vellum presented; Permit renewal for NEW CONSTRUCTION.  
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. As of 18 Mar: Underway. (FU: Porter) Cert of Occ (upon completion).
  
- 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 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 railings; 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: Gerth                                      CONTRACTOR: TNT Concrete Innov.                      Permitted 15 Aug 13  
LEGAL: HM; U2; B8; L18                      STREET: 1434 High Mesa  
REQUEST: Re-do patio & entrance (faulty concrete); new overlay to match house  
COMMENTS: (FU: Santos)
  
- 6) 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 18 Mar 14: (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 Mar 14: Underway – pending color coat. (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 Mar 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 Mar 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 Mar 14: Underway. (FU: Abbott)
- 11) 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 18 Mar 14: Underway. (FU: Santos)
- 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 Mar 14: Not started. (FU: Abbott)
- 13) OWNER: Eisenrich CONTRACTOR: Second Generation Permitted 6 Mar 14  
 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.  
 COMMENTS: As of 18 Mar 14: Not started. Pending Payment (FU: )
- 14) 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 Mar 14: Underway (FU: Porter)
- 15) OWNER: Scarborough CONTRACTOR: Rocky Mountain Constr Permitted 20 Mar 14  
 LEGAL: DPW; U4; L126 STREET: 103 Oso Loop  
 REQUEST: Demo existing deck; replace with new covered deck (TmberTek); roofing to match existing house  
 COMMENTS: (FU: )
- 16) 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 Mar 14: Underway (FU: Abbott)
- 17) 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 Mar 14: Underway (FU: Abbott)
- 18) 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)

- 19) 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)
- 20) OWNER: Ratliff CONTRACTOR: Ratliff Extension expires 7 Aug 14  
 LEGAL: DPV; U6; L149 STREET: 113 Reindeer  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 4 Mar 14: Underway. Permitted date of 7 Feb 13 – extension expires 7 Aug 14.  
 Cert of Occ (upon completion) (FU: Porter)
- 21) 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)
- 22) 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 Mar 14: Underway. (FU: Santos)
- 23) OWNER: Vescovo CONTRACTOR: Sunbelt General Contr Permitted 6 Mar 14  
 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)  
 COMMENTS: As of 18 Mar 14: Underway. (FU: Santos)
- 24) OWNER: Flowers CONTRACTOR: Express Stucco Permitted 6 Mar 14  
 LEGAL: HM; U1; B4; L5 STREET: 108 Twin Tree  
 REQUEST: Wood home to stucco (color San Antonio)  
 COMMENTS: As of 18 Mar 14: Underway. (FU: )
- 25) 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 Mar 14: Underway (FU: Santos)
- 26) 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 18 Mar 14: Not started. (FU: )
- 27) 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; Add rock wainscot 3' high on either side of garage door. NO cedar latias to outside of railing; NO gate.  
 COMMENTS: As of 18 Mar 14: Underway (FU: McMasters)

- 28) 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 18 Mar: Underway. Pending asphalt of drive and removal of construction debris.  
(FU: Santos)
- 29) OWNER: Cromeens CONTRACTOR: Marlin Alston Constr Permitted 20 Mar 14  
LEGAL: DPM; U8; L6 STREET: 109 Blazing Star Trail  
REQUEST: Install gas outdoor fireplace under porch roof  
COMMENTS: COMPLETE
- 30) 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 Mar 14: Not started. (FU: Santos)