

Alto Lakes Special Zoning District

MINUTES – 1 May 2014

1. Call to order: 9:04 AM
2. Roll call: Present: Fisher, Meunier, Porter; Santos by phone. Absent: McMasters
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Fisher moved, Meunier seconded approval
5. Approval of Meeting Minutes for 1 May 2014 Regular Meeting: Fisher moved, Meunier seconded approval
6. **VARIANCE/PERMIT REQUESTS (Part 1)**
 - A. Variance Hearing:
 - 1) OWNER: Skarda CONTRACTOR: Buechter \$300.00
LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
REQUEST: VARIANCE re setbacks. Proposed 2-car garage addition that would go into the setbacks.
House appears to have an existing setback Variance/have been built on the presumption of
a 30' setback (vs 40' per Ordinance). Other homes in the area have different setbacks
MOTION: Fisher SECOND: Meunier
COMMENTS: Fisher moved, Meunier seconded opening the Public Hearing. Owner rep Buechter
presented reasons/arguments Variance should be granted as well as proof of certified letters and local
paper publication. Paperwork is in order and discussion held on proposal. No adverse comments. Call for
any interested parties to be heard made – no additional comments. Fisher moved, Meunier seconded
closing the Public Hearing, and unanimous vote approved the Variance to reduce the setback by 9'10".
 - B. Zoning Permits:
 - 1) OWNER: Skarda CONTRACTOR: Alto Mesa Bldrs (Buechter) \$214.00
LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
REQUEST: 25x25 garage addition
MOTION: Fisher SECOND: Meunier
COMMENTS: (FU:)
 - 2) OWNER: Crain CONTRACTOR: GR Morrow (Koehler Door) DENIED
LEGAL: ALGCC; U4; L8 STREET: 112 Mulligan
REQUEST: Emergency Re-roof (60mm TPO roofing)
MOTION: Fisher SECOND: Meunier
COMMENTS: Tabled twice – motion to delete from Agenda passed and new application to be submitted.
Porter to contact regarding their need for a permit.
 - 3) OWNER: Neeley CONTRACTOR: Foreman Constr (Jeff Foreman) \$25
LEGAL: SB; U1; B1; L28 STREET: 186 Crown Ridge
REQUEST: 628 sq ft new decks; galvanized metal wire panels for deck
MOTION: Meunier SECOND: Fisher
COMMENTS: (FU:) Work is a repair vs new.
 - 4) OWNER: DeBoer CONTRACTOR: Dan-D Construction (Dan Duffer) \$25
LEGAL: SB; U3; B10; L3 STREET: 100 Sunset Dr
REQUEST: Re-roof shingle to metal (Fabrel metal; cocoa brown); re-stain wood (cedar = same as
existing) & paint foundation (cocoa brown)
MOTION: Santos SECOND: Fisher
COMMENTS:

- 5) OWNER: Maupin CONTRACTOR: Self \$25
 LEGAL: ALGCC; U4; B13, L4 STREET: 122 Broadmoor Dr
 REQUEST: Re-roof (Mueller 26 gauge; R-panel; burnished slate)
 MOTION: Meunier SECOND: Porter
- 6) OWNER: Leverenz CONTRACTOR: TBD \$0
 LEGAL: ALGCC; U5; B15; L35 STREET: 129 Del Monte
 REQUEST: Replace octagonal bath window with etched bronze glass block. Install black metal shutters to match existing front door shutters.
 MOTION: Meunier SECOND: Fisher
 COMMENTS: No fee permit to be issued.
- 7) OWNER: Meagher CONTRACTOR: Ruidoso Deck Staining \$0
 LEGAL: STREET: 146 Crooked Stick
 REQUEST: Stain boards & railing; DP HOA has approved colors
 MOTION: Fisher SECOND: Meunier
 COMMENTS: No fee permit to be issued.
- 8) OWNER: Myers CONTRACTOR: GDM Contracting \$25
 LEGAL: DPW; U6; L178 STREET: 240 Deer Park Dr
 REQUEST: Add ground-level enclosure under existing back deck, tying into house with enclosure to match deck rail. 2x6 and 2x2 ballisters. Repl stairway from lower deck to ground level (less than 10' high). 2x12 PT stair runners; 6x6 support posts; 2x6 and 2x2 handrail with 4" spaced ballisters per code. Stain to match existing "brown" and "green."
 MOTION: Fisher SECOND: Meunier
 COMMENTS: (FU:)
- 9) OWNER: Spencer CONTRACTOR: Younger DENIED
 LEGAL: LS; U1; B2; L1 STREET: 272 Lake Shore
 REQUEST: Re-roof - NO PAPERWORK
 MOTION: Fisher SECOND: Meunier
 COMMENTS: NO PAPERWORK 2 meetings; only the VOR received. Porter to contact Younger.
- 10) OWNER: Griffin CONTRACTOR: MP Chavez Ent \$0
 LEGAL: LS; U2; B3; L58A STREET: 336 Lake Shore
 REQUEST: Landscape: Re-finish drive; add cross-ties to border
 MOTION: Fisher SECOND: Meunier
 COMMENTS: No fee permit to be issued.
- 11) OWNER: Gonzalez CONTRACTOR: Juan Rodriguez (#92073) \$419.00
 LEGAL: ALGCC; U1; B4; L33 STREET: 705 High Mesa
 REQUEST: New Construction
 MOTION: Porter SECOND: Meunier
 COMMENTS: (FU:) 2,700 sq ft. CoO upon completion.
- 12) OWNER: Pool CONTRACTOR: ZiaScapes \$25
 LEGAL: HM; U1; B4; L35 STREET: 1391 High Mesa
 REQUEST: Landscaping
 MOTION: Fisher SECOND: Meunier
- 13) OWNER: Aldridge CONTRACTOR: Fanning \$193.00
 LEGAL: DPM; U14; L2 STREET: 147 Water Spirit Trail
 REQUEST: Room addition
 MOTION: Fisher SECOND: Meunier
 COMMENTS: (FU:) 430 sq ft.

14) OWNER: Lindsey CONTRACTOR: Owner \$25
LEGAL: HM; U1; B5, L2A STREET: 103 Twin Tree
REQUEST: Faux stone veneer exterior fireplace & chimney enclosure. Paint exterior (dark Francesca window & door trim, wax sculpture siding)
MOTION: Meunier SECOND: Fisher
COMMENTS: (FU:)

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. Porter to contact Lori Griffin re putting together drafts of potential permit applications. (Suggest having one house with appropriate drawings for new construction, new roof, deck, landscaping, etc.)

B. Issues/Concerns/Complaints:

- 1) Status of Complaint regarding RV (big blue bus, 5th wheel, commercial operation) parked on Antler: Vehicles have been removed.

C. Past Actions:

- 1) Forest Health – Zoning primary concern is the health, safety, and welfare of the entire ALSZD.
 - a. Porter presented compilation/determination of proposed process, and all are in agreement that ALSZD should proactively proceed with identifying properties, sending notification letters to pertinent owners that their property is in violation of Section 16 of the ALSZD Ordinance.
 - i. Initially “first” letters sent will be to those properties identified by the ACC/Board and complaints received from residents.
 - ii. Subsequent “first” letters will be sent to properties identified by ALSZD members as well as any additional complaints received from residents. (Porter is in the process of driving around ALGCC and identifying properties perceived to be in violation.)
 - b. If no response/action from recipient is received within 30 days of “first” letter date, “second” letter to be sent with notice of proposed legal action.
- 2) Discussion re amending Zoning Ordinance for non-solicitation (or possibly issuing a Conditional or Special Use permit). No additional work yet done on this.
- 3) Status of revision of Joint Complaint Form. No additional work yet done on this.
- 4) Meunier moved, Fisher seconded passing Resolution 2014-01 containing language and procedures for the upcoming ALSZD elections to be held in September. Voice vote of all Commissioners present was unanimous. Santos to print, sign, mail to Porter the Resolution for Porter to obtain additional signatures and then file with the County. Declaration of Candidacy and Write-in Candidacy forms may be obtained from either the Lincoln County Clerk of Elections, any ALSZD Commissioner, or on the ALSZD website (www.alszd.org).
 - Filing Day: 7/22/2014 (from 9:00am-5:00pm)
 - Write In Day: 8/05/2014
 - Withdraw Candidacy: 8/05/2014
 - Books Close: 8/12/2014
 - Absentee Begins: 8/15/2014
 - Absentee Ends: 9/5/2014

- Election Day: 9/9/2014
- Books Open: 9/15/2014
- The canvassing of the election will be held on either 9/11/2014 or 9/12/2014, depending on the judge available.

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

Santos moved Meunier seconded that the ALSZD positions be filled as noted:

Chair: Terry Porter
Vice Chair: Ted Fisher
Treasurer: Steve Meunier
Secretary: Marti Santos
Special Projects Manager: Don McMasters

B. Public Comments: None

C. Commissioner Comments:

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

9. Informal Discussions:

10. Treasurer's Report.

- 1) Permit Fees:
 - a. Total of permit fees received: \$1,276.00
 - b. Additional fees received: None
- 2) Bank account: As of 1 May, \$26,854.02
- 3) Invoice Approvals: None

11. Announcement of Upcoming Meetings:

Next Regular meeting: 15 May 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 8 May 2014.

12. Adjournment: Santos moved, Meunier seconded adjournment at 10:45am

/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.

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: Miller CONTRACTOR: Pedroni Permitted 20 Feb
LEGAL: SB; U1; B1; L7 STREET: 149 Crown Ridge
REQUEST: Landscaping; Courtyard wall
COMMENTS: (FU: Porter)

- 4) 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)

- 5) OWNER: Beyer CONTRACTOR: First Choice Improvements Permitted 17 Apr 14
LEGAL: ALGCC; U2; B7; L11 STREET: 113 Midiron
REQUEST: "Re-top" drive; remove & replace decking only with like structure; same footprint as existing
COMMENTS:

- 6) 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)

- 7) OWNER: Stewart CONTRACTOR: Beier (Finecraft Bldrs) Permitted 6 Apr 14
LEGAL: ALGCC; U3; B12; L18 STREET: 110 Tanglewood
REQUEST: Remove/replace deck and supports. Trex (madeira; rails bronze metal)
COMMENTS: (FU:)

- 8) 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)

- 9) 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)

- 10) 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)
- 11) 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)
- 12) 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)
- 13) OWNER: Apodaca CONTRACTOR: Quinones Constr 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)
- 14) OWNER: Ragsdale CONTRACTOR: Rocky Mtn Constr Permitted 6 Apr 14
 LEGAL: DPW TH; U6; L45C STREET: 130 Crooked Stick
 REQUEST: Remove/repl deck to match existing (HOA approval rc’d)
 COMMENTS: (FU:)
- 15) 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)
- 16) OWNER: Calderon CONTRACTOR: Ratliff Permitted 17 Apr 14
 LEGAL: DPW; U2; L46 STREET: 160 Deer Park Dr
 REQUEST: Stucco over wood
 COMMENTS:
- 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 18 Mar 14: Not started. (FU: Abbott)
- 18) 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:)
- 19) 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)

- 20) 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 (TimberTek); roofing to match existing house
 COMMENTS: (FU:)
- 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 18 Mar 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 18 Mar 14: Underway (FU: Abbott)
- 23) OWNER: Kislser 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)
- 24) 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)
- 25) 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)
- 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 4 Mar 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; power wash & re-stain wood posts & corbels – all work same as existing
 COMMENTS: As of 18 Mar 14: Underway. (FU: Santos)
- 28) 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)

- 29) 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:)
- 30) 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)
- 31) 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:)
- 32) 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)
- 33) 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)
- 34) OWNER: Waldrop CONTRACTOR: Cowan Permitted 6 Apr 14
 LEGAL: DPM; U3; L4 STREET: 113 Cone Flower
 REQUEST: Re-roof; re-stucco – both as existing; add covered deck over entry. Add courtyard space enclosed with 4' stucco wall
 COMMENTS: (FU:)
- 35) 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)