

Alto Lakes Special Zoning District

MINUTES – 6 November 2014

1. Call to order: 9:01am
2. Roll call: Kranz, Meunier, Santos
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Meunier moved to approve, seconded by Kranz
5. Approval of Meeting Minutes for 16 Oct 2014 Regular Meeting: Kranz moved to approve, seconded by Meunier
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing: None

B. Zoning Permits:

- 1) OWNER: Brown CONTRACTOR: Jack Johnson Excavating \$50
LEGAL: SB; U2; B3; L12-13 STREET: 210 Brentwood
REQUEST: Cut 3 to 4 trees; excavate for driveway extension (105 x 14 wide); base course; gravel to match; culvert
MOTION: Meunier SECOND: Kranz
COMMENTS: (FU:)
- 2) OWNER: Pruett CONTRACTOR: Reed Stirman \$
LEGAL: SB; U2; B4; L37 STREET: 108 Crown Ridge
REQUEST: Re-roof (Owens Corning; composite fiberglass; Duration Series; Brownwood)
MOTION: Meunier SECOND: Kranz
COMMENTS: Pending Payment, VOR
- 3) OWNER: O’Gwin CONTRACTOR: Christian Constr (Mark Antony) \$25
LEGAL: LS; U1; B3; L7 STREET: 196 Crown Ridge
REQUEST: Move 4-5 existing railroad ties back to enlarge driveway from left to approx. 10’ up the driveway for ease of entry/exit to property.
MOTION: Meunier SECOND: Kranz
COMMENTS: (FU:)
- 4) OWNER: Massey CONTRACTOR: Dan-D Constr (Dan Duffe) \$25
LEGAL: ALGCC; U4; B13; L21 STREET: 115 Pinehurst
REQUEST: Re-stucco; paint trim, re-paint, handrails, snow stop
MOTION: Kranz SECOND: Meunier
- 5) OWNER: Griffith CONTRACTOR: Younger \$25
LEGAL: ALGCC; U4; B12; L43 STREET: 131 Broadmoor
REQUEST: Re-roof (Mueller 26-gauge CF Panel; burnished slate color)
MOTION: Meunier SECOND: Kranz
- 6) OWNER: Lynch CONTRACTOR: Younger \$25
LEGAL: LS; U1; B3; L1A STREET: 102 Buena Vista Dr
REQUEST: Re-roof (remove metal; install Gerard 26-gauge stone-coated steel)
MOTION: Kranz SECOND: Meunier

- 7) OWNER: Smith CONTRACTOR: Maldonado Constr \$50
LEGAL: LS; U1; B2; L13 STREET: 117 Buena Vista Dr
REQUEST: Add connecting deck with ramp with landing & small sitting area, connecting walkway; stained exterior of home same as existing
MOTION: Meunier SECOND: Kranz
COMMENTS: (FU:) Pending VOR
- 8) OWNER: Johnson CONTRACTOR: Raul Villegas \$25
LEGAL: AV DPW T-house; U2; L7 STREET: 188 Crooked Stick
REQUEST: Repl rotted floor joists posts, deck boards, rim boards w/redwood (same as existing); power wash decks; stain to match existing; raise gutters to work properly
MOTION: Kranz SECOND: Meunier
COMMENTS: (FU:)
- 9) OWNER: LaBelle CONTRACTOR: Alpine Building Inc \$0
LEGAL: DPW; U3; L85 STREET: 199 Deer Park Dr
REQUEST: Amend 16 Oct plan to down-size the rebuilt composite deck. (tan to match existing).
COMMENTS: No fee for this change
- 10) OWNER: McGraw CONTRACTOR: Cyclone Constr (Mike Pritchett) \$25
LEGAL: DPW; U11; L61 STREET: 175 Deer Park
REQUEST: Re-roof (Fabral 29-gauge; antique bronze metal over existing); Repl existing deck boards & rails w/Trex & metal rails
MOTION: Kranz SECOND: Meunier
- 11) OWNER: Bird CONTRACTOR: Younger \$25
LEGAL: DPW; U3; L8A STREET: 103 Dove Ct
REQUEST: Re-roof (Mueller 26-gauge; CF-panel; burnished slate)
MOTION: Meunier SECOND: Kranz
- 12) OWNER: McIntosh CONTRACTOR: Ridge Walker Roofing TABLED
LEGAL: ALGCC; U2; B6; L35 STREET: 103 Incredible Lane
REQUEST: Repl one section of damaged deck, re-apply existing concrete
MOTION: SECOND:
COMMENTS: (FU:) TABLED for contractor license, Payment, VOR, plat, plan
- 13) OWNER: Parker CONTRACTOR: Younger \$25
LEGAL: DPM; U14; L3 STREET: 149 Water Spirit Trail
REQUEST: Re-roof (asphalt laminated composition shingle)
MOTION: Kranz SECOND: Meunier
- 14) OWNER: Santos CONTRACTOR: Peralta \$25
LEGAL: DPM; U12; L1 STREET: 104 Blazing Star Trail
REQUEST: Install decorative vigas on front
MOTION: Meunier SECOND: Kranz
COMMENTS: (FU:)
- 15) OWNER: Henderson CONTRACTOR: Luis. R. Guillen Constr \$25
LEGAL: HM; U1; B2; L27 STREET: 139 Eagle Ridge
REQUEST: Cover siding with stucco (saddle color)
MOTION: Kranz SECOND: Meunier
COMMENTS: (FU:)

16) OWNER: Olson CONTRACTOR: Owner TABLE
LEGAL: HM; U1; B3; L26 STREET: 115 Mira Monte
REQUEST: Add additional 4 feet to ground-level back deck. NO infringement on the set back will occur
MOTION: SECOND:
COMMENTS: (FU:) Tabled as no VOR, no payment; building a curb along front drive & down the side

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. Meunier to create or contact Lori Griffin re putting together drafts of potential permit applications. (Suggest having one house with appropriate drawings showing processes/paperwork required for new construction, new roof, deck, landscaping, etc.)

B. Issues/Concerns/Complaints:

C. Past Actions:

- 1) Forest Health –The primary task of Zoning is the health, safety, and welfare of the entire ALSZD.
 - a. ALSZD to proactively proceed with identifying properties, sending notification letters to pertinent owners that property is in violation of Section 16 of the ALSZD Ordinance.
 - i. Initial letters sent will be to those properties identified by Zoning and the ACC/Board, along with complaints received from residents. (Porter drove around ALGCC and identified properties perceived to be in violation.)
 - ii. Follow-up letters will be sent if there is no resolution or communication.
 - iii. If no response/action from recipient is received within 30 days of follow-up letter date, 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.

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Santos called Coppler Law Firm re info on Tier 1 or 2. Nancy Nickerson (who handled the account) is out until 13 October. Office Manager is going to see if she can find any record in Nickerson's emails/files. Santos to make follow-up call.

B. Public Comments:

C. Commissioner Comments:

- 1) Attorney Griffin & Porter devised a process regarding forest health. Outline of process and a proposed draft second letter to be forthcoming, along with an invoice.

A. Informal Discussions: None

B. Treasurer's Report.

1) Permit Fees:

- a. Total of permit fees received: \$250.00 (owed \$100 – four Younger re-roofs; \$25 – Stirman re-roof)
- b. Additional fees received: \$25.00 (Cowen)
- c. Bank account: As of 6 Nov 14, \$34,211.36

2) Invoice Approvals:

- a. Santos moved, Kranz seconded approval of \$281.27 payment to Liam Griffin for meeting on 11 Sep 14 re removal of condo shed
- b. Santos moved, Kranz seconded approval of \$200 payment to ALGCC for Sep & Oct room rental

C. Announcement of Upcoming Meetings:

Next Regular meeting: 20 November 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 30 October 2014.

D. Adjournment: Meunier moved, Kranz seconded adjournment at 10:45 am

/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: Brown CONTRACTOR: Chandler Builders Permitted 16 Oct 14
LEGAL: SB; U2; B3; L12A STREET: 210 Brentwood Dr
REQUEST: New deck (425-450 sq ft); east side
COMMENTS: (FU:)
- 2) OWNER: Pruett CONTRACTOR: Reed Stirman Permitted 21 Aug 14
LEGAL: SB; U2; B4; L37 STREET: 108 Crown Ridge
REQUEST: Repair weathered decking (same or equal material and same beige color as existing)
COMMENTS: COMPLETE
- 3) OWNER: O’Gwin CONTRACTOR: Christian Construction Permitted 4 Sep 14
LEGAL: LS; U1; B3; L7A STREET: 196 Crown Ridge
REQUEST: French drains & rip-rap to stop water from going under house. House sits below a hill and water under foundation is a severe problem. Rip-rap & French drain on west side and French drain under front porch/deck only.
COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 4) OWNER: Walker CONTRACTOR: Pine Valley Constr Permitted 2 Oct 14
LEGAL: LS; B3; L12 STREET: 206 Crown Ridge
REQUEST: Retaining wall failed, stucco failed, slab is allowing water into home. Contractor that will shore up the retaining wall, patch the stucco, check foundation.
COMMENTS: COMPLETE
- 5) OWNER: Shiflett CONTRACTOR: Rocky Mtn Constr Permitted 15 May 14
LEGAL: ALGCC; U4; B14; L18 STREET: 136 Pinehurst
REQUEST: NEW CONSTRUCTION. CO upon completion.
COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 6) OWNER: Griffin CONTRACTOR: Dancing Bear Homes Permitted 18 Aug 14
LEGAL: ALGCC; U4; B12; L43 STREET: 134 Broadmoor Dr
REQUEST: Repl existing redwood deck w/composite and wrought iron handrails
COMMENTS: COMPLETE
- 7) OWNER: Elliott CONTRACTOR: Joseph Ontiveros Permitted 4 Sep 14
LEGAL: ALGCC; U4; B12; L37 STREET: 102 Mountain Oak
REQUEST: Covered enclosed golf cart storage on concrete slab; 16 x 7 (= 112 sq ft); exterior to match existing stained cedar panels; roof to match existing black shingles. Permit issued to owner as Ontveros is unlicensed
COMMENTS: COMPLETE
- 8) OWNER: Wiggins CONTRACTOR: Stan Cape Permitted 15 May 14
LEGAL: ALGCC; U4; B11; L15A STREET: 100 Greenbrier
REQUEST: Extension of existing bedroom & small bath. (1 foot overhang into setback); new cart barn attached to existing garage; new exterior patio off existing bedrooms on NW side of house; lower existing patio wall to 4’ high as per original plan.
COMMENTS: As of 3 Nov 14: Underway. (FU:)

- 9) OWNER: Ranton CONTRACTOR: Sam Woody Permitted 21 Aug 14
 LEGAL: ALGCC; U5; B15; L4 STREET: 218 Midiron
 REQUEST: Third-story deck addition, same materials as present Level 1 deck – same footprint.
 COMMENTS: COMPLETE
- 10) OWNER: Kearney CONTRACTOR: Jack Johnson Excavating Permitted 4 Sep 14
 LEGAL: ALGCC; U5; B16; L9 STREET: 126 Del Monte Dr
 REQUEST: Extend driveway (set 15” cmp culvert base course & pave)
 COMMENTS: As of 3 Nov 14: Not started. (FU:)
- 11) OWNER: Walton CONTRACTOR: ZiaScapes Permitted 7 Aug 14
 LEGAL: ALGCC; U1; B2; L10 STREET: 105 Mesa Vista Lane
 REQUEST: Landscape: remove fallen tree; concrete patio & step in back yard. 5’ high courtyard wall; irrigation. Add cement pad for outdoor kitchen; natural gas to be plumbed to kitchen; outdoor fireplace; flagstone. Remove artificial turf from front courtyard and both side yards; prep front yard and front courtyard bed areas for planting; install metal edging.
 COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 12) OWNER: Haag CONTRACTOR: Charles Shook Constr Permitted 4 Sep 14
 LEGAL: ALGCC; U3; B10; L16 STREET: 314 High Mesa
 REQUEST: Remove & replace deck with redwood deck, wrapping around from back to front & connecting to existing front deck. Add handicap ramp from side to back deck.
 COMMENTS: COMPLETE
- 13) OWNER: Etchison CONTRACTOR: Fernando Mendosa Permitted 17 Jul 14
 LEGAL: ALGCC; U3; U10; L3 STREET: 416 High Mesa
 REQUEST: Stucco exterior; new windows on top level; existing brick on east and south to be painted to match new stucco.
 COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 14) OWNER: Gonzalez CONTRACTOR: Juan Rodriguez (#92073) Permitted 1 May 14
 LEGAL: ALGCC; U1; B4; L33 STREET: 705 High Mesa
 REQUEST: NEW CONSTRUCTION. CO upon completion.
 COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 15) OWNER: Coats CONTRACTOR: Ray Barela Permitted 21 Aug 14
 LEGAL: HM; U2; B6; L41A STREET: 1435 High Mesa
 REQUEST: Repair & replace 16 x 24 deck floor only. Same footprint and color as existing (natural redwood color). 16 Oct 14 – application made to add new uncovered (open) deck. Denied as intruded into setback. Options given were to reduce width of deck; reduce length of deck; or obtain a Variance. Contractor will communicate with Owner for decision. Paperwork (including VOR) to be re-submitted (if continuation is desired).
 COMMENTS: As of 15 Sep 14: Can’t see. (FU:)
- 16) OWNER: Carvill CONTRACTOR: MT Gold Constr Permitted 16 Oct 14
 LEGAL: HM; U4; L8 STREET: 1440 High Mesa
 REQUEST: Add railings to back deck; sun roof; new treds.
 COMMENTS: As of 3 Nov 14: Not started. (FU:)
- 17) OWNER: Clark CONTRACTOR: Christian Constr (Marc Anthony) Permitted 3 Jul 14
 LEGAL: LS; U1; L3 & 4 STREET: 110 Buena Vista
 REQUEST: Remove & repl deck boards and rails, ballisters; paint as existing; Re-stain/seal house same as existing; 2 Oct: amended to add replacement windows
 COMMENTS: As of 3 Nov 14: Underway. (FU:)

- 18) OWNER: Welch CONTRACTOR: ZiaSuns Green Constr Permitted 2 Oct 14
 LEGAL: SB; U3, B8, L7A STREET: 203 Lake Shore
 REQUEST: Addition of garage, living area, balcony – to match existing
 COMMENTS: As of 3 Nov 14: Underway. (FU:) Approval granted for garage and upstairs “game room” – no kitchenette, not bathroom as Contractor advised the existing septic was never approved by NMED, and obtaining that approval for the additional burden would be difficult/impossible. Contractor advised of need for Rural 911 addressing.
- 19) OWNER: West CONTRACTOR: Mark West Permitted 7 Aug 14
 LEGAL: ALGCC; U2; B6; L19 STREET: 106 French
 REQUEST: Repair deck; Replace bad boards; Install new deck carpet; Fill cracks and paint the front wall
 COMMENTS: As of 3 Nov 14: Underway.
- 20) OWNER: Stokes CONTRACTOR: Dan-D Construction Permitted 18 Aug 14
 LEGAL: ALGCC, U2, B7, L19 STREET: 117 French Dr
 REQUEST: Patio wall, 58” high, stucco finish; Gutters & downspouts, paint fascia board
 COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 21) OWNER: Apodaca CONTRACTOR: Quinones Constr Extension exp 7 Apr 15
 LEGAL: ALGCC; U2; B7; L15 STREET: 129 French
 REQUEST: 6 month Permit Extension for NEW CONSTRUCTION (7 Oct 13 to 7 Apr 15). CO upon completion.
 COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 22) OWNER: Crowson CONTRACTOR: GDM Contracting Permitted 2 Oct 14
 LEGAL: DPW TH; 67 STREET: 103 Crooked Stick
 REQUEST: Fix front porch step, sagging gate to back yard & gas meter. Painting; deck staining
 COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 23) OWNER: Parks CONTRACTOR: VICI Builders LLC Permitted 21 Aug 14
 LEGAL: DPW THS; L36A STREET: 138 Crooked Stick
 REQUEST: Repair cracked boards & repaint entire townhome & decks to match existing & adjacent townhomes
 COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 24) OWNER: Mainord CONTRACTOR: Rocky Mtn Constr Permitted 4 Sep 14
 LEGAL: DPW; U1; L26 STREET: 149 Deer Park
 REQUEST: Room addition (924 sq ft), roofed to match existing
 COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 25) OWNER: Hansen CONTRACTOR: Ratliff Permitted 7 Aug 14
 LEGAL: DPW; U3; L78 STREET: 196 Deer Park Dr
 REQUEST: Repair/replace decks as needed and re-paint stucco; colors per attachment; remove non-conforming dog run; 23 replacement windows, one new window, west-side deck to be cement slab. Entry revision (see letter detail) permitted on 21 Aug 14
 COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 26) OWNER: LaBelle CONTRACTOR: Alpine Building Inc Permitted 16 Oct 14
 LEGAL: DPW; U3; L85 STREET: 199 Deer Park Dr
 REQUEST: Demo deck & replace in same footprint with composite (tan to match existing). Composite railing; re-build stairs
 COMMENTS: As of 3 Nov 14: Underway. Amended on 6 Nov to reduce deck size. (FU:) Pending \$25 Payment & VOR

- 27) OWNER: Adams CONTRACTOR: R.C. Long Construction Permitted 19 Jun 14
 LEGAL: DPW; U4; L124 STREET: 226 Deer Park Dr
 REQUEST: Extend roof to cover deck; no change in footprint. Repl all windows w/Bronle vinyl Low-E insulated glass; Repl privacy window on bathroom w/glass block; stucco over wood exterior
 COMMENTS: COMPLETE
- 28) OWNER: Earl CONTRACTOR: Jeff Harvey Permitted 18 Aug 14
 LEGAL: DPW; U1; LTR6A STREET: 210 Fawn Dr
 REQUEST: Widen driveway; use existing RR ties to change entrance approach
 COMMENTS: COMPLETE
- 29) OWNER: Keith CONTRACTOR: ZiaScapes Permitted 21 Aug 14
 LEGAL: DPW; U2; L68 STREET: 101 Wild Turkey
 REQUEST: Courtyard wall on a corner property
 COMMENTS: As of 3 Nov 14: Courtyard wall not started; landscaping underway. (FU:)
- 30) OWNER: Hacker CONTRACTOR: Cyclone Constr (Pritchett) Permitted 19 Jun 14
 LEGAL: DPW; U2; L17B STREET: 104 Quail Run
 REQUEST: Enclose existing carport into garage. Add room over garage w/deck on sides and front. Roofing and deck to match existing house.
 COMMENTS: COMPLETE
- 31) OWNER: Sours CONTRACTOR: Fanning Permitted 5 Jun 14
 LEGAL: DPV; U1; L52 STREET: 149 Deer Valley Dr
 REQUEST: Add pavilion (684 sq ft) (connected at deck) and fireplace in courtyard.
 COMMENTS: As of 3 Nov 14: Underway. (FU: Santos)
- 32) OWNER: Reed CONTRACTOR: Owner Permitted 18 Aug 14
 LEGAL: DPV, U1, L40 STREET: 156 Deer Valley Dr
 REQUEST: NEW CONSTRUCTION (2116 sq ft; slab; comp roof; Hardi lap siding); CO upon completion
 COMMENTS: As of 3 Nov 14: Underway. (FU:) Pending: NMED (septic)
- 33) OWNER: Gwyn CONTRACTOR: Owner Permitted 7 Aug 14
 LEGAL: DPV; U1; L28 STREET: 106 Valley Court
 REQUEST: 15 x 34 back deck; rough cut lumber over specs. 7.7 x 10.1 front deck; rough-cut lumber over spec. Both decks to be stained (Australian oil) same as existing front deck. Roofing coco brown by Mueller.
 COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 34) OWNER: Nichols CONTRACTOR: Ruidoso Quality Builders Permitted 20 Feb 14
 LEGAL: DPV; U8, L145 STREET: 240 Saddleback
 REQUEST: NEW CONSTRUCTION. CO upon completion
 COMMENTS: As of 3 Nov 14: Underway. (FU: Santos)
- 35) OWNER: Becker CONTRACTOR: Angel Chavez Permitted 4 Sep 14
 LEGAL: DPV; U8; L207 STREET: 103 Lasso Ct
 REQUEST: Landscape: raised beds; cinder block courtyard wall w/4' tall pillars, stuccoed to match house
 COMMENTS: As of 3 Nov 14: Underway. (FU:)

- 36) OWNER: Hoffman CONTRACTOR: High Country Permitted 18 Aug 14
 LEGAL: ALGCC; U1; B4; L12 STREET: 120 Mulligan Dr
 REQUEST: Landscape: Some plant refresh; boulders, flagstone; walkways; add gate and cedar fence around septic access; install tree guards on new trees; drip irrigation; artificial turf; pondless water feature; new gates and a courtyard on east side of house
 COMMENTS: As of 3 Nov 14: Underway. PENDING VOR x irrigation and possibly wall
- 37) OWNER: Skarda CONTRACTOR: Barney Rue Permitted 16 Oct 14
 LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
 REQUEST: Addendum to extend sidewalk by 3' permitted on 16 Oct
 COMMENTS: COMPLETE
- 38) OWNER: Murphy CONTRACTOR: CHR Constr Permitted 18 Aug 14
 LEGAL: ALGCC; U2; B6; L28 STREET: 133 Mulligan
 REQUEST: Re-do siding & trim: Hardy board concrete wood grain lap-siding; miratech wood grain window, door, corner trim – pearl gray
 COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 39) OWNER: Aldridge CONTRACTOR: Fanning Permitted 1 May 14
 LEGAL: DPM; U14; L2 STREET: 147 Water Spirit Trail
 REQUEST: Room addition
 COMMENTS: COMPLETE
- 40) OWNER: Jessen CONTRACTOR: Cowan Constr Permitted 16 Oct 14
 LEGAL: DPM; U6; L8A STREET: 116 Larkspur Loop
 REQUEST: Remove/Repl concrete drive to match existing – stamped & stained; no culvert impact. Repair stucco on house & driveway curbs; repaint to match existing
 COMMENTS: As of 3 Nov 14: Not started. (FU:)
- 41) OWNER: Neill CONTRACTOR: OWNER Permitted 2 Oct 14
 LEGAL: HM; U1; B1; L10 & 10A STREET: 118 Eagle Ridge Rd
 REQUEST: Garage addition: stucco (beige with brown trim; brown door; shingles); attached to house by hallway; front to match existing. Convert existing garage to play room.
 COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 42) OWNER: Brooke CONTRACTOR: B&B Redi-Mix Permitted 4 Sep 14
 LEGAL: HM; U1; B3; L27 STREET: 113 Mira Monte
 REQUEST: Construction of attached shed-roof carport, running 26' along the length of east wall of house; 14' wide. Roof to be shingled to match house, siding & trim to match house.
 COMMENTS: As of 3 Nov 14: Underway. (FU:)
- 43) OWNER: Pettis CONTRACTOR: Adam Rogers Permitted 7 Aug 14
 LEGAL: HM; U1; B3; L20 STREET: 127 Mira Monte
 REQUEST: Stucco over siding
 COMMENTS: COMPLETE
- 44) OWNER: Brown CONTRACTOR: ZiaScapes Permitted 21 Aug 14
 LEGAL: HM; U1; B2; L14 STREET: 128 Mira Monte
 REQUEST: Landscape only on owner's property, second permit to be submitted by/on behalf of neighboring "unbuildable" lot to allow tree planting to enhance this property.
 COMMENTS: COMPLETE

45) 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). Variance approved and construction of 5' wall and gate permitted 4 Sep 14.
COMMENTS: COMPLETE.

46) OWNER: Lutz CONTRACTOR: MT Gold Constr Permitted 16 Oct 14
LEGAL: HM; U2; B7; L51 & 53A STREET: 135 Alto Mesa
REQUEST: Addendum to add trim around windows to match other green trim (orig permitted on 20 Feb 14)
COMMENTS: COMPLETE