

Alto Lakes Special Zoning District

MINUTES – 20 November 2014

1. Call to order: 8:59am
2. Roll call: Kranz; McMasters; Meunier; Santos
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Meunier moved and Kranz seconded approval
5. Approval of Meeting Minutes for 6 Nov 2014 Regular Meeting: Kranz moved and Meunier seconded approval
6. VARIANCE/PERMIT REQUESTS (Part 1)
 - A. Variance Hearing: None
 - B. Zoning Permits:
 - 1) OWNER: Westmoreland CONTRACTOR: John Cornelius \$
LEGAL: ALGCC; U4; B12; L36 STREET: 104 Mountain Oak
REQUEST: Re-roof (Mueller; 26-gauge; Cocoa Brown); Re-deck with trex (color as existing)
MOTION: Meunier SECOND: McMasters
COMMENTS: (FU:)
 - 2) OWNER: Dodds CONTRACTOR: Cowan Constr \$25
LEGAL: DPW; U2; L54 STREET: 170 Deer Park
REQUEST: Emergency re-roof – major leak (GAF 3-tab architectural shingle; grey/light black)
MOTION: Kranz SECOND: Meunier
 - 3) OWNER: Jowitt CONTRACTOR: Aztec Stucco (David Vasquez) \$25
LEGAL: DPV; U1; L18 STREET: 132 Deer Valley Dr
REQUEST: New roof over deck; asphalt existing gravel drive; bumpouts around windows
MOTION: Kranz SECOND: Meunier
COMMENTS: (FU:)
 - 4) OWNER: McIntosh CONTRACTOR: Ridge Walker Roofing
LEGAL: ALGCC; U2; B6; L35 STREET: 103 Incredible Lane
REQUEST: Repl one section of damaged deck, re-apply existing concrete
COMMENTS: Owner not pursuing with Ridge Walker Roofing
 - 5) OWNER: Coats CONTRACTOR: Ray Barela \$50
LEGAL: HM; U2; B6; L41A STREET: 1435 High Mesa
REQUEST: 20 Nov - 16 Oct 14 – application made to expand deck footprint, however will remain within setbacks.
Permitted 21 Aug 14: Repair & replace 16 x 24 deck floor only. Same footprint and color as existing (natural redwood color).
MOTION: Kranz SECOND: Meunier
COMMENTS: (FU:)
 - 6) 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: Meunier SECOND: Kranz
COMMENTS: (FU:) Tabled as no VOR, no payment; building a curb along front drive & down the side

7) OWNER:	Ramsey	CONTRACTOR:	Arrowhead	\$25
LEGAL:	HM; U1; B1; L7	STREET:	112 Eagle Ridge Rd	
REQUEST:	Re-roof (Mueller; 26-gauge; Mansard Brown) (VOR in name of son – Phillips)			
MOTION:	Kranz	SECOND:	Meunier	

C. Short-term Rental Permits: Two granted to Condotel

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) Lisa Smith – ref question about building on Broadmoor (ALGCC, U4 B12 L26). Consensus after discussion is that Zoning foresees no problems, so long as builder, insurance company, bank, etc. are good with blueprint.
- 2) Linda Ingram-Ventura – ref building an ancillary building/garage/storage on their Goldenrod property. Consensus was that the ancillary building must be attached to the main structure, follow style of main structure. Suggestion was a pergola, with a footpath below, would satisfy the requirement for a structure with a roof.
- 3) 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: None.

C. Commissioner Comments:

- 1) Santos suggested conversion of the ALSZD website to an internet-based program be made. (She had a computer crash – and although able to recover, with the years of data on the website it would be a good idea that it is backed up remotely. An internet-based program would also allow others to make entries/changes.) Santos is to explore and report back in January with proposals.
- 2) 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.

D. Informal Discussions: None.

E. Treasurer's Report.

- 1) Permit Fees:
 - a. Total of permit fees received: \$175.00
 - b. Additional fees received: \$25.00 – from Barney Rue for work done at 132 Mulligan
 - c. Bank account: As of 20 Nov 14: \$34,049.61
- 2) Invoice Approvals: None.

F. Announcement of Upcoming Meetings:

Next Regular meeting: 4 December 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 27 November 2014.

G. Adjournment: Kranz moved, Meunier seconded adjournment at 10:38am

/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
Permitted 6 Nov 14: Cut 3 to 4 trees; excavate for driveway extension (105 x 14 wide);
base course; gravel to match; culvert
COMMENTS: As of 17 Nov: Not started. (FU:)
- 2) OWNER: O'Gwin CONTRACTOR: Christian Constr Permitted 6 Nov 14
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.
COMMENTS: As of 17 Nov: Underway; waiting for asphalt. (FU:)
- 3) OWNER: Massey CONTRACTOR: Dan-D Constr Permitted 6 Nov 14
LEGAL: ALGCC; U4; B13; L21 STREET: 115 Pinehurst
REQUEST: Re-stucco; paint trim, re-paint, handrails, snow stop
COMMENTS: As of 17 Nov: Underway. (FU:)
- 4) 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 17 Nov: Underway. (FU:)
- 5) 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 17 Nov: Underway. (FU:)
- 6) 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: COMPLETE.
- 7) 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: COMPLETE.
- 8) 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: COMPLETE.

- 9) 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 17 Nov 14: Underway. (FU:)
- 10) 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).
COMMENTS: As of 17 Nov 14: Can't see. (FU:)
- 11) 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 17 Nov 14: Underway. (FU:)
- 12) 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 17 Nov 14: Underway. (FU:)
- 13) OWNER: Smith CONTRACTOR: Maldonado Constr Permitted 6 Nov 14
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
COMMENTS: As of 17 Nov 14: Underway. (FU:)
- 14) 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.
- 15) 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 17 Nov 14: Underway.
- 16) 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: COMPLETE
- 17) 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 17 Nov 14: Underway. (FU:)

- 18) 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 17 Nov 14: Underway. (FU:)
- 19) 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 17 Nov 14: Underway. (FU:)
- 20) OWNER: Johnson CONTRACTOR: Raul Villegas Permitted 6 Nov 14
 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
 COMMENTS: As of 17 Nov 14: Can't see. (FU:)
- 21) 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 17 Nov 14: Underway. (FU:)
- 22) OWNER: McGraw CONTRACTOR: Cyclone Constr Permitted 6 Nov 14
 LEGAL: DPW; U11; L61 STREET: 175 Deer Park
 REQUEST: Repl existing deck boards & rails w/Trex & metal rails; Re-roof
 COMMENTS: As of 17 Nov 14: Can't see. (FU:)
- 23) 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 17 Nov 14: Underway. (FU:)
- 24) 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: COMPLETE
- 25) 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 17 Nov 14: Courtyard wall not started; landscaping underway. (FU:)
- 26) 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 17 Nov 14: Underway. (FU: Santos)
- 27) 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 17 Nov 14: Underway. (FU:)

- 28) 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 17 Nov 14: Underway. (FU:)
- 29) 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 17 Nov 14: Underway. (FU: Santos)
- 30) 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 17 Nov 14: Underway. (FU:)
- 31) 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 17 Nov 14: COMPLETE?
- 32) 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: COMPLETE
- 33) OWNER: Santos CONTRACTOR: Peralta Permitted 6 Nov 14
 LEGAL: DPM; U12; L1 STREET: 104 Blazing Star Trail
 REQUEST: Install decorative vigas on front
 COMMENTS: COMPLETE
- 34) 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 17 Nov 14: Underway. (FU:)
- 35) 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 17 Nov 14: Underway. (FU:)
- 36) OWNER: Henderson CONTRACTOR: Luis. R. Guillen Constr Permitted 6 Nov 14
 LEGAL: HM; U1; B2; L27 STREET: 139 Eagle Ridge
 REQUEST: Cover siding with stucco (saddle color)
 COMMENTS: As of 17 Nov 14: Underway. (FU:)

- 37) 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 17 Nov 14: Underway. (FU:)
- 38) 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.