

Alto Lakes Special Zoning District

Meeting Notice for Upcoming Regular Meeting

The Alto Lakes Special Zoning District Commission will hold a Regular meeting on Thursday, February 6, 2014 at 9:00am in the Stag Room at the Alto Lakes Golf and Country Club, 1 Mulligan Drive, Alto, NM. Agenda to be posted on www.ALSZD.org no later than twenty-four hours prior to meeting.

AGENDA – 6 February 2014

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 16 Jan 2014 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing:

B. Zoning Permits:

- | | | | | |
|-----------|---|-------------|-----------------------------------|----|
| 1) OWNER: | Turner | CONTRACTOR: | Younger Constr | \$ |
| LEGAL: | SB; U2; B4; L14A | STREET: | 209 Brentwood | |
| REQUEST: | re-roof (remove and reinstall black Timberline) | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | | | | |
| 2) OWNER: | Vance | CONTRACTOR: | Younger Constr | \$ |
| LEGAL: | SB; U1; B1; L16 | STREET: | 167 Crown Ridge | |
| REQUEST: | re-roof (remove metal; install Mueller 26 gauge R-panel – sunset red) | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | | | | |
| 3) OWNER: | Maxwell | CONTRACTOR: | Younger Constr | \$ |
| LEGAL: | ALGCC; U4; B12; L42 | STREET: | 129 Broadmoor | |
| REQUEST: | Re-roof (repl metal w/Garard charcoal shake) | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | | | | |
| 4) OWNER: | McKenzie | CONTRACTOR: | Glenstar LLC (Glen Brown; 354696) | \$ |
| LEGAL: | AL; U4; B12; L60 | STREET: | 151 Broadmoor | |
| REQUEST: | Re-roof (Mueller metal R-panel; burnished slate); Cover patio; roof as existing. Cover rafter with T-111 siding. Paint ceiling & all new construction as existing house | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | | | | |
| 5) OWNER: | Adams | CONTRACTOR: | Arrowhead | \$ |
| LEGAL: | ALGCC; U4; B14; L13 | STREET: | 126 Pinehurst | |
| REQUEST: | Re-roof (Owen-Corning 30-yr dimensional shingle; driftwood gray) | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | | | | |

- 6) OWNER: Stephens (Wes-Mor Drilling) CONTRACTOR: Younger Constr \$
 LEGAL: ALGCC; U3; B11; L7 STREET: 403 High Mesa
 REQUEST: re-roof (remove & dispose of shingles; install new Timberline - Weather Wood)
 MOTION: SECOND:
 COMMENTS:
- 7) OWNER: Martin CONTRACTOR: Flint Construction \$
 LEGAL: LS; U1; B2; L30 STREET: 106 Woodridge
 REQUEST: Re-roof
 MOTION: SECOND:
 COMMENTS:
- 8) OWNER: Harendt CONTRACTOR: Younger Constr \$
 LEGAL: LS; U1; B4; L18 STREET: 329 Lake Shore
 REQUEST: re-roof (remove asphalt shingles; install Mueller 26 gauge R-panel)
 MOTION: SECOND:
 COMMENTS:
- 9) OWNER: France CONTRACTOR: PineTree \$
 LEGAL: ALGCC; U1; B1; L10A STREET: 360 Lake Shore
 REQUEST: repair/re-roof to address leaking skylights (Mueller; CF panel; metal; coco brown)
 MOTION: SECOND:
 COMMENTS:
- 10) OWNER: Golucke CONTRACTOR: Younger Constr \$
 LEGAL: DP; U1; L30 STREET: 100 Bull Elk
 REQUEST: re-roof (remove metal; install Mueller 26 gauge R-panel – charcoal)
 MOTION: SECOND:
 COMMENTS:
- 11) OWNER: McKenna (Rodriguez) CONTRACTOR: Arrowhead Roofing \$
 LEGAL: DPW; U2; L13 STREET: 102 Fox Hollow
 REQUEST: re-roof (Mueller 26 gauge R-panel – charcoal)
 MOTION: SECOND:
 COMMENTS:
- 12) OWNER: Eisenrich CONTRACTOR: Second Generation by Prewitt (Jacob Prewitt) \$
 LEGAL: DPW; U2; TR35A STREET: 203 Pheasant Ct
 REQUEST: Storage shed addition; wood sides (T111); metal roof (Garard; blue) to match existing
 MOTION: SECOND:
 COMMENTS:
- 13) OWNER: Nichols CONTRACTOR: Ruidoso Quality Builders \$
 LEGAL: DPV; U8, L145 STREET: Saddleback
 REQUEST: New construction; plans provided; stucco walls; metal roof; courtyard; lot combo
 MOTION: SECOND:
 COMMENTS:

C. Short-term Rental Permits:

D. Re-plats:

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) Porter to review and respond as appropriate to second complaint of tall grass & dead trees re vacant lot on Quail Run & Dove Ct (17 C); lot is on the market
- 2) Testimonial from Bob Pettis:

C. Past Actions:

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

B. Public Comments:

C. Commissioner Comments:

- 1) Due to the large number of outstanding payments and mandated Village of Ruidoso permits, ALSZD will not issue permits to owners/contractors with outstanding documentation (either payments or Village of Ruidoso permits).

9. Informal Discussions:

10. Treasurer's Report.

- 1) Permit Fees:
 - a. Total of permit fees received:
 - b. Additional fees received:
- 2) Bank account:
- 3) Invoice Approvals:

11. Announcement of Upcoming Meetings:

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

12. Adjournment:

/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: Damron CONTRACTOR: Owner Permitted 6 Dec 12
LEGAL: ALG&CC; U4; B12; L45 STREET: 230 Fort Stanton Road
REQUEST: Downsize and rebuild deck; redwood; treated lumber; footing
COMMENTS: As of 17 Dec: decking complete; needs rails & a real step. Permit expired. (FU: Abbott)

- 2) OWNER Ordish / James CONTRACTOR JDP Contractors Permitted 21 Jun/16 Aug 12
LEGAL SB; U2, B4, L10 STREET 217 Brentwood Dr.
REQUEST NEW CONSTRUCTION (Access from Pine Cone)
COMMENTS: As of 19 Nov: Underway Cert of Occ (upon completion). (FU: Abbott)

- 3) OWNER: Maxwell CONTRACTOR: Philip Fanning Permitted 5 Sep 13
LEGAL: ALGCC; U3; B10; L23 STREET: 101 Crown Ridge
REQUEST: Expand redwood deck; Re-roof metal (mocha tan)
COMMENTS: (FU: Porter)

- 4) 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 5 Dec: Underway (FU: Porter)

- 5) OWNER: Dismukes CONTRACTOR: Peralta Permitted 5 Dec 13
LEGAL: SB; U1; B1; L45 STREET: 148 Crown Ridge
REQUEST: Retaining wall replaced with new footings; replace railroad ties with block wall
COMMENTS: As of 17 Dec: Underway. (FU: Porter)

- 6) OWNER: Jungers CONTRACTOR: Express Stucco Permitted 18 Oct 12
LEGAL: SB; U1; B1; L40 STREET: 162 Crown Ridge
REQUEST: Replace existing tie wall with CMU wall
COMMENTS: As of 3 Sep: COMPLETE?; appears to be missing rail supports between uprights. (FU: Porter)

- 7) 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 17 Dec: Not started. (FU: Porter)

- 8) OWNER: Allen CONTRACTOR: Noel Bowley Constr Permitted 21 Nov 13
LEGAL: ALGCC; U5; B14; L22 STREET: 152 Broadmoor
REQUEST: Repair/repl decking (TimberTek) & siding
COMMENTS: Contractor changed 19 Dec 13 (FU: Porter)

- 9) OWNER: McConnell CONTRACTOR: Charles Shook Constr \$25
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: (FU: Porter)

- 10) OWNER: Kewley CONTRACTOR: Owner Permitted 5 Dec 13
 LEGAL: LS; U1; B3; L14A STREET: 116 Buena Vista
 REQUEST: Concrete pad in front of east garage doors; repl railroad tie stairs with concrete steps and metal railing.
 COMMENTS: Permit granted to Owner as contractor Manny Maheng is unlicensed. Owner advised of potential liabilities. (FU: Porter)
- 11) OWNER: Wood CONTRACTOR: Marlin Alston Constr Permitted 25 Jun 13
 LEGAL: DPM; U5; L1 STREET: 1353 High Mesa
 REQUEST: Storage room above garage; metal roof to match existing (713 sq ft; 24' high at peak)
 COMMENTS: As of 17 Dec: Underway (FU: Santos)
- 12) 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 17 Dec: Not started. (FU: Porter)
- 13) 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 17 Dec: Not started. (FU: Porter)
- 14) 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 17 Dec: drive is still gravel. (FU: Porter)
- 15) OWNER: Stokes CONTRACTOR: Aztec Stucco Permitted 18 Jul 13
 LEGAL: ALGCC; U2; B7; L19 STREET: 117 French
 REQUEST: Lighting; Stucco wall; wrought iron fence
 COMMENTS: As of 17 Dec: Not started. (FU: Abbott)
- 16) 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 17 Dec: Underway. (FU: Abbott)
- 17) OWNER: Growson CONTRACTOR: GDM Contracting Permitted 16 Dec 13
 LEGAL: DPW TH 67 STREET: 103 Crooked Stick Ln
 REQUEST: Repair existing courtyard encl & repl posts (side fell over).
 COMMENTS: (FU: Abbott)
- 18) 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: (FU: Porter)
- 19) 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 17 Dec: Not started. (FU: Abbott)

- 20) OWNER: Bramblett CONTRACTOR: Alto Mesa Bldrs Permitted 3 Oct 13
 LEGAL: DPW; U6; L167 STREET: 101 Porcupine Ct
 REQUEST: Add concrete steps, walk & rail along south side
 COMMENTS: As of 17 Dec: Underway. (FU: Abbott)
- 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 17 Dec: 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 17 Dec: Underway (FU: Abbott)
- 23) 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 17 Dec: Not started. (FU: Abbott)
- 24) OWNER: Kislser CONTRACTOR: Owner Permitted 7 Nov 13
 LEGAL: DPV; U4; L19 STREET: 170 Deer Park Valley
 REQUEST: Replace/Repair deck
 COMMENTS: As of 3 Dec: Underway. (FU: Abbott)
- 25) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13
 LEGAL: DPV; U6; L149 STREET: 113 Reindeer
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 17 Dec: Underway. Cert of Occ (upon completion) (FU: Abbott)
- 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 17 Dec: Underway (FU: Abbott)
- 27) OWNER: Hawthorne CONTRACTOR: Eagle Creek Construction Permitted 5 Dec 13
 LEGAL: ALGCC; U1; B4; L6 STREET: 108 Mulligan
 REQUEST: Re-stucco; re-roof; powerwash & re-stain wood posts & corbels – all work same as existing
 COMMENTS: As of 17 Dec: Not started. (FU: Santos)
- 28) 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 13 Jan: Underway (FU: Santos)

- 29) 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 13 Jan: Underway. (FU: Santos)
- 30) OWNER: Sherman CONTRACTOR: Cornelius Permitted 6 Dec 12; 17 Oct 13
 LEGAL: DPM; U8; L12A STREET: 107 Sunflower
 REQUEST: Addition & new roof structure over existing house (permitted 6 Dec 12); In-ground water storage units; asphalt the drive; add 2 stone entry pillars (Permitted 17 Oct 13)
 COMMENTS: As of 13 Jan: Underway. (FU: Santos)
- 31) 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 13 Jan: Underway. Pending colorcoat. (FU: Santos)
- 32) 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 13 Jan: Not started. (FU: Santos)
- 33) OWNER: Fisher CONTRACTOR: Prewitt Constr Ext expires 4 Apr 14
 LEGAL: DPM; U13; L5A STREET: 108 Paint Brush
 REQUEST: NEW CONSTRUCTION
 COMMENTS: COMPLETE. Storage shed, trailer, construction debris to be removed ASAP. Santos to contact Village for Cert of Occ.