

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, March 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 March 2014

1. Call to order:
2. Roll call: Fisher absent
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 20 Feb 2014 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing:

B. Zoning Permits:

- | | | | | |
|-----------|--|-------------|--|----|
| 1) OWNER: | Echols | CONTRACTOR: | Younger | \$ |
| LEGAL: | SB; U2; B5; L18 | STREET: | 103 Pine Cone | |
| REQUEST: | Re-roof (Mueller 26-gauge R-panel – charcoal) | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| | | | | |
| 2) OWNER | Ordish / James | CONTRACTOR | JDP Contractors Permitted 21 Jun/16 Aug 12 | |
| LEGAL | SB; U2, B4, L10 | STREET | 112 Pinecone or 217 Brentwood Dr | |
| REQUEST | Permit renewal for NEW CONSTRUCTION (Access from Pine Cone). Lot combo funds paid. Vellum ready for signature. | | | |
| COMMENTS: | As of 2 Feb 14: Previously red-tagged Cert of Occ (upon completion). (FU: Porter) | | | |
| | | | | |
| 3) OWNER: | Miller | CONTRACTOR: | Pedroni | \$ |
| LEGAL: | SB; U1; B1; L7 | STREET: | 149 Crown Ridge | |
| REQUEST: | Courtyard | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| | | | | |
| 4) OWNER: | Hayter | CONTRACTOR: | Sam Woody | \$ |
| LEGAL: | DPW; U2; L151 | STREET: | 182 Del Monte | |
| REQUEST: | Re-roof (Mueller R-panel; smokestack grey) | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| | | | | |
| 5) OWNER: | Hubbard | CONTRACTOR: | Arrowhead (Kenneth McAdams) | \$ |
| LEGAL: | HM; U4; L16A | STREET: | 105 Alto Mesa | |
| REQUEST: | Re-roof (Owens corning Oakridge shingles 30-yr dimensional; Driftwood) | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |

- 6) OWNER: Martin CONTRACTOR: Flint Construction \$25
 LEGAL: LS; U1; B2; L30 STREET: 106 Woodridge
 REQUEST: Re-roof
 MOTION: SECOND:
 COMMENTS: TABLED pending missing information
- 7) OWNER: Hansen CONTRACTOR:
 LEGAL: DPW; U3; L78 STREET: 196 Deer Park Blvd
 REQUEST: 3-month extension of permit (Variance granted 5 Sep 13 for a 1-car garage – vs 2 - due to lot particularities).
 MOTION: SECOND:
 COMMENTS: (FU:)
- 8) OWNER: Eisenrich CONTRACTOR: Second Generation by Prewitt (Jacob Prewitt)TABLE
 LEGAL: DPW; U2; TR35A STREET: 203 Pheasant Ct
 REQUEST: Storage shed addition; wood sides (T111); metal roof (Gerard; blue) to match existing
 MOTION: SECOND:
 COMMENTS: TABLED pending missing information (FU:)
- 9) OWNER: Koenig CONTRACTOR: Owner \$
 LEGAL: HM; U3; B12; L31A STREET: 204 Stable Rd
 REQUEST: Extend existing rear deck (stain to match existing); fence small area for dogs (dog run?) using wood composite (rustic cedar)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 10) OWNER: Flowers CONTRACTOR: Express Stucco (Armando Gomez) \$
 LEGAL: HM; U1; B4; L5 STREET: 108 Twin Tree
 REQUEST: Wood home to stucco (color San Antonio)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 11) OWNER: Vescovo CONTRACTOR: Sunbelt General Contr \$
 LEGAL: ALGCC; U6; L20 STREET: 113 Mulligan
 REQUEST: Deck addition with roof; remove stairs from old deck; re-roof (Tamko asphalt shingle; Heritage shadow tone)
 MOTION: SECOND:
 COMMENTS: (FU:)

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) Update on red-tagged new construction originally permitted at 217 Brentwood.
- 2) Porter report on second complaint of tall grass & dead trees re vacant lot on Quail Run & Dove Ct (17 C)
- 3) Santos report ref status of the list of outstanding forest health issues from last year.
 - a. Trees & pine needles – owner Heriberto Fernandez is working on this
 - b. 108 Oso Loop – forest debris in bottom of creek bed

C. Past Actions:

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Forest Health – coordination with Board (Ron Duncan) and ACC

B. Public Comments:

C. Commissioner Comments:

- 1) Effective 20 Feb 2014, based on project requirements, no ALSZD permit will be issued unless/until all pertinent items on the Joint Permit Checklist have been satisfied.

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 March 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 13 Mar 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: Ordish / James CONTRACTOR: JDP Contractors Permitted 21 Jun/16 Aug 12
LEGAL: SB; U2, B4, L10 STREET: 217 Brentwood Dr or Pinecone.
REQUEST: NEW CONSTRUCTION (Access from Pine Cone)
COMMENTS: As of 2 Feb 14: Red-tagged. Cert of Occ (upon completion). (FU: Porter)

- 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 Feb 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 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)

- 5) 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: As of 18 Feb 14: (FU: Porter)

- 6) OWNER: Lutz CONTRACTOR: Mountain Gold Constr Permitted 20 Feb 14
LEGAL: HM; U2; B7; L53A STREET: 141 Alto Mesa
REQUEST: Add roof over back deck; change wood railing to wrought iron (tan) on front deck; add garage door to front of house. Add rock wainscot 3' high on either side of garage door. Put redwood lattis underneath front deck; NO cedar latias to outside of railing; NO gate.
COMMENTS: (FU: McMasters)

- 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 Feb 14: Underway. (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 Feb 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 Feb 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 Feb 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: (FU: Santos)
- 12) 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 Feb 14: Underway (FU: Porter)
- 13) 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 Feb 14: Not started. (FU: Abbott)
- 14) 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 Feb 14: Underway (FU: Abbott)
- 15) 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 Feb 14: Underway (FU: Abbott)
- 16) 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 18 Feb 14: Not started. (FU: Abbott)
- 17) OWNER: Kisler CONTRACTOR: Owner Permitted 7 Nov 13
 LEGAL: DPV; U4; L19 STREET: 170 Deer Park Valley
 REQUEST: Replace/Repair deck
 COMMENTS: As of 18 Feb 14: Not started. (FU: Abbott)
- 18) OWNER: Nichols CONTRACTOR: Ruidoso Quality Builders \$490.60
 LEGAL: DPV; U8, L145 STREET: 240 Saddleback
 REQUEST: New construction; plans provided; stucco walls; metal roof; courtyard; lot combo
 COMMENTS: As of 18 Feb: (FU: McMasters)
- 19) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13
 LEGAL: DPV; U6; L149 STREET: 113 Reindeer
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 18 Feb 14: Underway. Cert of Occ (upon completion) (FU: Porter)

- 20) 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 18 Feb 14: Underway (FU: Porter)
- 21) 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 18 Feb 14: Not started. (FU: Santos)
- 22) 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 Feb 14: Underway (FU: Santos)
- 23) 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: (FU: Santos)
- 24) 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 18 Feb 14: Underway. (FU: Santos)
- 25) OWNER: Sherman CONTRACTOR: Cornelius Permitted 17 Oct 13
 LEGAL: DPM; U8; L12A STREET: 107 Sunflower
 REQUEST: In-ground water storage units; asphalt the drive; add 2 stone entry pillars
 COMMENTS: As of 18 Feb 14: Underway. (FU: Santos)
- 26) 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 18 Feb 14: Underway. Pending colorcoat. (FU: Santos)
- 27) 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 Feb 14: Not started. (FU: Santos)