

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, April 3, 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 – 20 March 2014

1. Call to order:
2. Roll call:
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 | TABLED |
| LEGAL: | SB; U2; B5; L18 | STREET: | 103 Pine Cone | |
| REQUEST: | Re-roof (Mueller 26-gauge R-panel – charcoal) | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | | | | |
| | | | | |
| 2) OWNER: | Smith | CONTRACTOR: | Moebus Constr | \$ |
| LEGAL: | ALGCC; U3; B10; L32 | STREET: | 129 Crown Ridge | |
| REQUEST: | Cover existing deck to match on-going construction | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| | | | | |
| 3) OWNER: | Miller | CONTRACTOR: | Pedroni | TABLED |
| LEGAL: | SB; U1; B1; L7 | STREET: | 149 Crown Ridge | |
| REQUEST: | Courtyard | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | Originally presented on 20 Feb to build courtyard on adjacent lot 6. Found no lot split/combo had been done by owner of lots 5 & 6. Gravel drive had been approved in 2005; house addition is into utility setback. Upon review, it is the opinion of Zoning that there is illegal double use of this lot (lot 6) that must be resolved legally. Resolution appears to be submittal of replat of Lot 6 by owner of Lots 5 and 7. (FU:) | | | |
| | | | | |
| 4) OWNER: | O’Gwin | CONTRACTOR: | Christian Constr | \$ |
| LEGAL: | LS; U1; B3; L7 | STREET: | 196 Crown Ridge | |
| REQUEST: | Landscaping; French drain; riprap; add railroad ties around drive as curbing; addition of railroad ties to create retaining wall; add dirt below deck | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |

- 5) OWNER: Clark CONTRACTOR: ZiaScapes \$
 LEGAL: ALGCC; U3; B10; L18 STREET: 310 High Mesa
 REQUEST: Landscape; remove asphalt from drive and replace with gravel
 MOTION: SECOND:
 COMMENTS: (FU:)
- 6) OWNER: Haag CONTRACTOR: Younger \$
 LEGAL: ALGCC; U3; B10; L16 STREET: 314 High Mesa
 REQUEST: Re-roof (26 gauge metal; R-panel; Coco brown)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 7) OWNER: Rennhack CONTRACTOR: Younger \$
 LEGAL: LS; U1; B2; L37 STREET: 506 High Mesa
 REQUEST: Re-roof (Mueller C-F panel; burnished slate)
 MOTION: SECOND:
 COMMENTS: (FU:)
- ~~8) OWNER: Weatherford CONTRACTOR: Rick Templeman NOT FOR ZONING ??
 LEGAL: LS; U1; B2; L7 STREET: 105 Buena Vista Dr
 REQUEST: Re-stucco same as existing; caulk and touch up stain as necessary
 MOTION: SECOND:
 COMMENTS:—~~
- 9) OWNER: Gaspard CONTRACTOR: ZiaScapes \$
 LEGAL: LS; U1; B3; L113 STREET: 114 Buena Vista
 REQUEST: Landscape; retaining wall
 MOTION: SECOND:
 COMMENTS: (FU:)
- 10) OWNER: Pennetta CONTRACTOR: Younger \$
 LEGAL: ALGCC; U2; B6; L11 STREET: 102 Coggins Ct
 REQUEST: Re-roof (Gerard 26-gauge stone coated steel; Canyon shake charcoal)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 11) OWNER: Ramsey CONTRACTOR: CDP Builders, Inc \$
 LEGAL: DPW; U2; L59 STREET: 173 Deer Park
 REQUEST: Re-roof?? (per sample)
 MOTION: SECOND:
 COMMENTS: (FU:)
- ~~12) OWNER: Prewitt CONTRACTOR: Owner NOT FOR ZONING ??
 LEGAL: DPW; U1; L6C STREET: 214 Fawn Dr
 REQUEST: Repaint new color
 MOTION: SECOND:
 COMMENTS:—~~
- 13) OWNER: Brunson CONTRACTOR: Sam Woody \$
 LEGAL: DPW; U6; L193A STREET: 104 Doe Ct
 REQUEST: Re-stain decks & vegas same as existing; repaint garage door, frame, and ceramic light fixtures to match existing stucco; re-seal driveway
 MOTION: SECOND:
 COMMENTS: (FU:)

- 14) OWNER: Scarborough CONTRACTOR: Rocky Mountain Constr \$
 LEGAL: DPW; U4; L126 STREET: 103 Oso Loop
 REQUEST: Demo existing deck; replace with new covered deck (TmberTek); roofing to match existing house
 MOTION: SECOND:
 COMMENTS: (FU:)
- 15) OWNER: Lindsay CONTRACTOR: Fanning \$
 LEGAL: DPM; U12; L8 STREET: 125 Water Spirit Trail
 REQUEST: Re-roof
 MOTION: SECOND:
 COMMENTS: (FU:)
- 16) OWNER: Cromeens CONTRACTOR: Marlin Alston Constr \$
 LEGAL: DPM; U8; L6 STREET: 109 Blazing Star Trail
 REQUEST: Install gas outdoor fireplace under porch roof
 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:

C. Past Actions:

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Forest Health – coordination with ACC & Board of Directors. Santos report ref status of the list of outstanding forest health issues from last year.
- 2) Discussion re amending Zoning Ordinance for non-solicitation

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.
- 2) Santos to be absent during April and May Zoning meetings.

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: 17 April 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 10 Apr 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 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.
(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 4 Mar 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: 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)

- 6) 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 4 Mar 14: (FU: Porter)

- 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 4 Mar 14: Underway – pending colorcoat. (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 4 Mar 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 4 Mar 14: Underway. (FU:)
- 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: As of 4 Mar 14: Underway. (FU: Santos)
- 12) 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:)
- 13) 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: (FU:)
- 14) 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 4 Mar 14: Underway (FU: Porter)
- 15) 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 4 Mar 14: Underway (FU:)
- 16) 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 4 Mar 14: Underway (FU:)
- 17) 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 4 Mar 14: Underway. (FU:)
- 18) OWNER: Kisler 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:)
- 19) 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)

- 28) 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 4 Mar 14: Underway. (FU: Santos)
- 29) 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 4 Mar: Underway. Pending asphalt of drive and removal of construction debris. (FU: Santos)
- 30) 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 4 Mar 14: Underway. Pending color coat. (FU: Santos)
- 31) 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 4 Mar 14: Not started. (FU: Santos)