

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 – 3 April 2014

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

A. Variance Hearing:

B. Zoning Permits:

- | | | | | |
|-----------|---|-------------|-------------------------|--------|
| 1) OWNER: | O’Gwin | CONTRACTOR: | Christian Constr | TABLED |
| 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:) | | | |
| 2) OWNER: | Jackson | CONTRACTOR: | Younger | \$ |
| LEGAL: | SB; U2; B6; L3 | STREET: | 110 Woodbrier | |
| REQUEST: | Re-roof (Mueller 26-gauge R-panel; cocoa brown) | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| 3) OWNER: | Stewart | CONTRACTOR: | Beier (Finecraft Bldrs) | \$ |
| LEGAL: | ALGCC; U3; B12; L18 | STREET: | 110 Tanglewood | |
| REQUEST: | Remove/replace deck and supports. Trex (madeira; rails bronze metal) | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| 4) OWNER: | Spencer | CONTRACTOR: | Younger | \$ |
| LEGAL: | LS; U1; B2; L1 | STREET: | 272 Lake Shore | |
| REQUEST: | Re-roof (Mueller 26-gauge) | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| 5) OWNER: | Marquez | CONTRACTOR: | | \$ |
| LEGAL: | LS; U1; B3; L42 | STREET: | 302 Lake Shore | |
| REQUEST: | Removing stone facade | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |

- 6) OWNER: McCausland CONTRACTOR: Younger \$
 LEGAL: DPW; U1; L12 STREET: 133 Deer Park
 REQUEST: Re-roof (Mueller 26-gauge CF; ivy green)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 7) OWNER: Christopher CONTRACTOR: Younger \$
 LEGAL: DPW; 9E STREET: 206 Raccoon Ct
 REQUEST: Re-roof (Garard 26-gauge stone coated steal; Barclay)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 8) OWNER: Ragsdale CONTRACTOR: David Griffin (Rocky Mtn Constr) \$
 LEGAL: DPW TH; U6; L45C STREET: 130 Crooked Stick
 REQUEST: Remove/repl deck to match existing (HOA approval rc'd)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 9) OWNER: Waldrop CONTRACTOR: Cowan \$
 LEGAL: DPM; U3; L4 STREET: 113 Cone Flower
 REQUEST: Re-roof; re-stucco – both as existing; add covered deck over entry. Add courtyard space enclosed with 4' stucco wall
 MOTION: SECOND:
 COMMENTS: (FU:)

C. Short-term Rental Permits: One from Hummingbird Cabins

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. Porter to contact Lori Griffin re putting together drafts of potential permit applications. (one house with appropriate drawings for new construction, new roof, deck, landscaping, etc.)

B. Issues/Concerns/Complaints:

- 1) OWNER: Miller CONTRACTOR:
 LEGAL: SB; U1; B1; L7 STREET: 149 Crown Ridge
 REQUEST: Courtyard
 MOTION: SECOND:
 COMMENTS: (FU: Porter)

6 March: Originally presented on 20 Feb to do both landscaping and to build courtyard on adjacent lot 6. Landscaping on east side of home approved, however found no lot split/combo had been done by owner of lots 5 & 6 (Losee per LC Tame-It). 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 (Losee lot) by owner of Lots 5 (Losee) and 7 (Miller).

20 Mar: Per LC TameIt, appears Lot 6 has been purchased by Miller since 6 March meeting. Porter to send letter to owner Miller re obtaining a landscape permit. Porter to ask if lots will be combined, as otherwise nothing but landscaping may be done to Lot 6. And additional structures/work would also need to be permitted.

C. Past Actions:

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Forest Health – Proposed complaint process and coordination with ACC & Board of Directors.
- 2) Discussion re amending Zoning Ordinance for non-solicitation (or possibly issuing a Conditional or Special Use permit)
- 3) Possible revision of Joint Complaint Form – ACC comments:
 - a. ACC sends one letter. Should this be clarified in the form that additional letters are coming from Zoning (if applicable)?
 - b. Should tall grass be broken out as that goes to Zoning only?
 - c. Should rentals be broken out as that goes to Zoning only?

4) OWNER: CONTRACTOR: Buechter \$
LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
REQUEST: VARIANCE DISCUSSION re setbacks
MOTION: SECOND:
COMMENTS: (FU:)

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, May and first June Zoning meetings.
- 3) Santos re procedures for upcoming ALSZD elections to be held in September.

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 April 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. As of 18 Mar: Underway. (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 18 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 18 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 18 Mar 14: Underway – pending color coat. (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 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 Mar 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 Mar 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: As of 18 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 Mar 14: Not started. (FU: Abbott)
- 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: As of 18 Mar 14: Not started. Pending Payment (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 18 Mar 14: Underway (FU: Porter)
- 15) OWNER: Scarborough CONTRACTOR: Rocky Mountain Constr Permitted 20 Mar 14
 LEGAL: DPW; U4; L126 STREET: 103 Oso Loop
 REQUEST: Demo existing deck; replace with new covered deck (TmberTek); roofing to match existing house
 COMMENTS: (FU:)
- 16) 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 Mar 14: Underway (FU: Abbott)
- 17) 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 Mar 14: Underway (FU: Abbott)
- 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: Abbott)

- 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)
- 20) OWNER: Ratliff CONTRACTOR: Ratliff Permitted 7 Feb 13
 LEGAL: DPV; U6; L149 STREET: 113 Reindeer
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 4 Mar 14: Underway. Cert of Occ (upon completion) (FU: Porter)
- 21) 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 4 Mar 14: Underway (FU: Porter)
- 22) OWNER: Hawthorne CONTRACTOR: Eagle Creek Construction Permitted 5 Dec 13
 LEGAL: ALGCC; U1; B4; L6 STREET: 108 Mulligan
 REQUEST: Re-stucco; re-roof; power wash & re-stain wood posts & corbels – all work same as existing
 COMMENTS: As of 18 Mar 14: Underway. (FU: Santos)
- 23) OWNER: Vescovo CONTRACTOR: Sunbelt General Contr Permitted 6 Mar 14
 LEGAL: ALGCC; U6; L20 STREET: 113 Mulligan
 REQUEST: Deck addition with roof extension; remove stairs from old deck; re-roof (Tamko asphalt shingle; Heritage shadow tone)
 COMMENTS: As of 18 Mar 14: Underway. (FU: Santos)
- 24) OWNER: Flowers CONTRACTOR: Express Stucco Permitted 6 Mar 14
 LEGAL: HM; U1; B4; L5 STREET: 108 Twin Tree
 REQUEST: Wood home to stucco (color San Antonio)
 COMMENTS: As of 18 Mar 14: Underway. (FU:)
- 25) 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 Mar 14: Underway (FU: Santos)
- 26) 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: As of 18 Mar 14: Not started. (FU:)
- 27) OWNER: Lutz CONTRACTOR: Mountain Gold Constr Permitted 20 Feb 14
 LEGAL: HM; U2; B7; L53A STREET: 135 Alto Mesa
 REQUEST: Add roof over back deck; Add rock wainscot 3' high on either side of garage door. NO cedar latias to outside of railing; NO gate.
 COMMENTS: As of 18 Mar 14: Underway (FU: McMasters)

- 28) 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 18 Mar: Underway. Pending asphalt of drive and removal of construction debris.
(FU: Santos)
- 29) OWNER: Cromeens CONTRACTOR: Marlin Alston Constr Permitted 20 Mar 14
LEGAL: DPM; U8; L6 STREET: 109 Blazing Star Trail
REQUEST: Install gas outdoor fireplace under porch roof
COMMENTS: (FU:)
- 30) 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 Mar 14: Not started. (FU: Santos)