

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, 5 June, 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 seventy-two hours prior to meeting.

AGENDA – 5 June 2014

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 15 May 2014 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing:

B. Zoning Permits:

- 1) OWNER: Brandt CONTRACTOR: Peralta \$
LEGAL: SB; 1; 1; 17 STREET: 171 Crown Ridge
REQUEST: New wall in front of existing retaining wall (leave existing wall); stucco to match house.
MOTION: SECOND:
COMMENTS: (FU:)
- 2) OWNER: Bogle CONTRACTOR: Arrowhead / Koehler Constr \$
LEGAL: ALGCC; U4; B12; L30A STREET: 100 Grapevine Ct/113 Broadmoor Dr
REQUEST: Re-roof Mueller metal; burnished slate); demo & repl deck (same footprint) – new footings
MOTION: SECOND:
COMMENTS:
- 3) OWNER: Grissen CONTRACTOR: Younger \$
LEGAL: ALGCC; U4; L11A STREET: 135 Pinehurst
REQUEST: Re-roof (Mueller 26-gauge r-panel; burnished slate)
MOTION: SECOND:
COMMENTS:
- 4) OWNER: Kusenburger CONTRACTOR: Kevin Oney \$
LEGAL: ALGCC; U3; B10; L10A STREET: 402 High Mesa
REQUEST: Re-roof (Owens asphalt shingle roofing; mesquite color) & deck; paint “worn” walls
MOTION: SECOND:
COMMENTS:
- 5) OWNER: Adkins CONTRACTOR: Roof Master & Constr \$
LEGAL: ALGCC; U3; B10; L5 STREET: 412 High Mesa
REQUEST: Re-roof (Decra stone-coated metal; charcoal gray; trim & stain); continuous rain gutter (color as existing)
MOTION: SECOND:
COMMENTS:

- 6) OWNER: Gonzales-Yule CONTRACTOR: Mike Pritchett (Cyclone Constr) \$
 LEGAL: DPM; U2; L2 STREET: 1305 High Mesa
 REQUEST: Courtyard (930 sq ft); stamped concrete; stucco pillars; stucco pillars w/metal railings to match house
 MOTION: SECOND:
 COMMENTS: (FU:)
- 7) OWNER: Potter CONTRACTOR: High Country Landscape \$
 LEGAL: HM; U2; B8; L13 STREET: 1422 High Mesa
 REQUEST: Landscaping amendment to existing permit
 MOTION: SECOND:
 COMMENTS:
- 8) OWNER: Brunson CONTRACTOR: Billy Allen \$
 LEGAL: HM; U4; L15 STREET: 101 Alto Mesa Rd
 REQUEST: Asphalt gravel drive – same footprint
 MOTION: SECOND:
 COMMENTS: (FU:)
- 9) OWNER: ALGCC CONTRACTOR: Peralta \$
 LEGAL: STREET: French
 REQUEST: Metal roof over walk-in cooler
 MOTION: SECOND:
 COMMENTS:
- 10) OWNER: Witt CONTRACTOR: Arquette \$
 LEGAL: DPW; U2; B6; L7 STREET: 110 Coggins
 REQUEST: new deck - 12-13' high; major. all paperwork rc'd at 15 May mtg
 MOTION: SECOND:
 COMMENTS: (FU:)
- 11) OWNER: Lewis-Currier CONTRACTOR: Owner \$
 LEGAL: TH01; Site C STREET: 100 Pine Top
 REQUEST: Replace upper level south-facing deck (railing?) with black metal railing
 MOTION: SECOND:
 COMMENTS:
- 12) OWNER: Brown CONTRACTOR: High Country Landscape \$
 LEGAL: DPW; U2; L45 STREET: 157 Deer Park Woods
 REQUEST: Landscaping: remove steel bed edging, rr ties/travertine; refresh plantings; accent boulders; river rock border along drive; repair/repl drip system as needed
 MOTION: SECOND:
 COMMENTS:
- 13) OWNER: DiFonzo CONTRACTOR: Prewitt \$
 LEGAL: DPW; U2; L63 STREET: 177 Deer Park Dr
 REQUEST: Extend decking from 15x15 to 16x24
 MOTION: SECOND:
 COMMENTS: (FU:)

- 14) OWNER: Stewart CONTRACTOR: Copperleaf Landscape \$25
 LEGAL: DPW; 1; 11B STREET: 202 Mink Ln
 REQUEST: Landscaping: Recondition island in circular drive; add new decorative rock; add plants & artificial turf; freshen mulch
 MOTION: SECOND:
 COMMENTS:
- 15) OWNER: Sours CONTRACTOR: Fanning \$
 LEGAL: DPV; U1; L52 STREET: 149 Deer Valley Dr
 REQUEST: Add Pavillion (684 sq ft?)and fireplace at courtyard. (Appears connected at deck.)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 16) OWNER: Haynes CONTRACTOR: GKS Commercial \$
 LEGAL: LS; U2; B4; L28 STREET: 150 Buena Vista Dr
 REQUEST: Re-roof
 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. 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 is in the process of driving around ALGCC and identifying 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.

- 4) See Resolution 2014-01 ref language and procedures for upcoming ALSZD elections to be held in September. Declaration of Candidacy and Write-in Candidacy forms may be obtained from either the Lincoln County Clerk of Elections, any ALSZD Commissioner, or on the ALSZD website (www.alszd.org).
- Filing Day: 7/22/2014 (from 9:00am-5:00pm)
 - Write In Day: 8/05/2014
 - Withdraw Candidacy: 8/05/2014
 - Books Close: 8/12/2014
 - Absentee Begins: 8/15/2014
 - Absentee Ends: 9/5/2014
 - Election Day: 9/9/2014
 - Books Open: 9/15/2014
 - Election canvassing will be held on either 9/11/2014 or 9/12/2014, depending on the judge available.

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

B. Public Comments:

C. Commissioner Comments:

- 1) Santos to be absent during April, May and first June 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: 19 June 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 12 June 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: | Wall | CONTRACTOR: | Moebus | Permitted 15 May 14 |
| LEGAL: | ALGCC; U7; B15; L58A | STREET: | 344 Ft Stanton Rd | |
| REQUEST: | New deck (6' footings; trex composite in fireside/redwood; redwood pillars & railing) | | | |
| COMMENTS: | (FU:) | | | |
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|-----------|--|------------|-----------------|--------------------|
| 2) 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). | | | |
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|-----------|---|-------------|---------------------|---------------------|
| 3) 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) | | | |
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|-----------|-----------------------------|-------------|-----------------|---------------------|
| 4) OWNER: | Miller | CONTRACTOR: | Pedroni | Permitted 20 Feb 14 |
| LEGAL: | SB; U1; B1; L7 | STREET: | 149 Crown Ridge | |
| REQUEST: | Landscaping; Courtyard wall | | | |
| COMMENTS: | (FU: Porter) | | | |
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|-----------|--|-------------|---------------------|--------------------|
| 5) OWNER: | Neeley | CONTRACTOR: | Jeff Foreman Constr | Permitted 1 May 14 |
| LEGAL: | SB; U1; B1; L28 | STREET: | 186 Crown Ridge | |
| REQUEST: | 628 sq ft new decks; galvanized metal wire panels for deck | | | |
| COMMENTS: | (FU:) | | | |
- | | | | | |
|-----------|---------------------|-------------|------------------|---------------------|
| 6) OWNER: | Shiflett | CONTRACTOR: | Rocky Mtn Constr | Permitted 15 May 14 |
| LEGAL: | ALGCC; U4; B14; L18 | STREET: | 136 Pinehurst | |
| REQUEST: | NEW CONSTRUCTION | | | |
| COMMENTS: | (FU:) | | | |
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|-----------|---|-------------|---------------|--------------------|
| 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 18 Feb 14: Not started. (FU: Porter) | | | |
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|-----------|---|-------------|----------------|---------------------|
| 8) 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: | (FU:) | | | |
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|-----------|---|-------------|---------------------------|---------------------|
| 9) OWNER: | Beyer | CONTRACTOR: | First Choice Improvements | Permitted 17 Apr 14 |
| LEGAL: | ALGCC; U2; B7; L11 | STREET: | 113 Midiron | |
| REQUEST: | "Re-top" drive; remove & replace decking only with like structure; same footprint as existing | | | |
| COMMENTS: | (FU:) | | | |

- 10) 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)
- 11) OWNER: Stewart CONTRACTOR: Beier (Finecraft Bldrs) Permitted 6 Apr 14
 LEGAL: ALGCC; U3; B12; L18 STREET: 110 Tanglewood
 REQUEST: Remove/replace deck and supports. Trex (madeira; rails bronze metal)
 COMMENTS: (FU:)
- 12) OWNER: Gonzalez CONTRACTOR: Juan Rodriguez (#92073) Permitted 1 May 14
 LEGAL: ALGCC; U1; B4; L33 STREET: 705 High Mesa
 REQUEST: New Construction
 COMMENTS: (FU:) 2,700 sq ft. CoO upon completion.
- 13) OWNER: Boomer CONTRACTOR: Prewitt Permitted 15 May 14
 LEGAL: ALGCC; U3; B10; L4 STREET: 414 High Mesa
 REQUEST: Re-roof (Gerard, stone coated metal; classic tile; Barclay)
 COMMENTS:
- 14) 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)
- 15) 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)
- 16) 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)
- 17) OWNER: Marquez CONTRACTOR: Owner Permitted 15 May 14
 LEGAL: LS; U1; B3; L42 STREET: 302 Lake Shore
 REQUEST: New 12 x 40 (VOR says 14 x 30) composite deck w/6x6 posts; VOR mentions repairing showers & repl flashing; repl front rock on entrance; new stamped concrete front sidewalk & parking landing
 COMMENTS: (FU:)
- 18) 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)
- 19) 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)

- 20) OWNER: Apodaca CONTRACTOR: Quinones Constr 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:)
- 21) OWNER: Ragsdale CONTRACTOR: Rocky Mtn Constr Permitted 6 Apr 14
 LEGAL: DPW TH; U6; L45C STREET: 130 Crooked Stick
 REQUEST: Remove/repl deck to match existing (HOA approval rc’d)
 COMMENTS: (FU:)
- 22) 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)
- 23) OWNER: Calderon CONTRACTOR: Ratliff Permitted 17 Apr 14
 LEGAL: DPW; U2; L46 STREET: 160 Deer Park Dr
 REQUEST: Stucco over wood
 COMMENTS:
- 24) OWNER: Myers CONTRACTOR: GDM Contracting Permitted 1 May 14
 LEGAL: DPW; U6; L178 STREET: 240 Deer Park Dr
 REQUEST: Add ground-level enclosure under existing back deck, tying into house with enclosure to match deck rail. 2x6 and 2x2 ballisters. Repl stairway from lower deck to ground level (less than 10’ high). 2x12 PT stair runners; 6x6 support posts; 2x6 and 2x2 handrail with 4” spaced ballisters per code. Stain to match existing “brown” and “green.”
 COMMENTS: (FU:)
- 25) 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:)
- 26) 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:)
- 27) 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)
- 28) 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:)

- 29) 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:)
- 30) 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:)
- 31) 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:)
- 32) 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)
- 33) OWNER: Ratliff CONTRACTOR: Ratliff Extension expires 7 Aug 14
LEGAL: DPV; U6; L149 STREET: 113 Reindeer
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 4 Mar 14: Underway. Permitted date of 7 Feb 13 – extension expires 7 Aug 14. Cert of Occ (upon completion) (FU: Porter)
- 34) 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) (
- 35) 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)
- 36) 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)
- 37) OWNER: Skarda CONTRACTOR: Alto Mesa Bldrs Permitted 1 May 14
LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
REQUEST: 25x25 garage addition
COMMENTS: (FU:)

- 38) 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:)
- 39) 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)
- 40) 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:)
- 41) 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)
- 42) 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)
- 43) 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)
- 44) OWNER: Aldridge CONTRACTOR: Fanning Permitted 1 May 14
 LEGAL: DPM; U14; L2 STREET: 147 Water Spirit Trail
 REQUEST: Room addition
 COMMENTS: (FU:)
- 45) OWNER: Waldrop CONTRACTOR: Cowan Permitted 6 Apr 14
 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
 COMMENTS: (FU:)
- 46) OWNER: Lindsey CONTRACTOR: Owner Permitted 1 May 14
 LEGAL: HM; U1; B5, L2A STREET: 103 Twin Tree
 REQUEST: Faux stone veneer exterior fireplace & chimney enclosure. Paint exterior (dark Francesca window & door trim, wax sculpture siding)
 COMMENTS: (FU:)