

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, 3 July, 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 – 3 July 2014

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 19 Jun 2014 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing:

B. Zoning Permits:

- 1) OWNER: Crow CONTRACTOR: Owner \$
LEGAL: ALGCC; U3; B11; L10 STREET: 104 Pinehurst
REQUEST: Repl deck floor & railing w/composite – no expansion
MOTION: SECOND:
COMMENTS: (FU:)
- 2) OWNER: Maxwell CONTRACTOR: Owner \$
LEGAL: ALGCC; U4; B12; L42 STREET: 129 Broadmoor
REQUEST: Extend ground-level deck (railing TBD either picket or metal)
MOTION: SECOND:
COMMENTS: (FU:)
- 3) OWNER: Neal CONTRACTOR: Stagner \$
LEGAL: ALGCC; U4; B12; L29 STREET: 101 Grapevine Ct
REQUEST: Landscaping: adding flower bed rocks with rock border (drought/deer resistant); no irrigation
MOTION: SECOND:
COMMENTS: (FU:)
- 4) OWNER: Townsend CONTRACTOR: Cornelius TABLED to 3 Jul
LEGAL: DPW TH; U4; L26A STREET: 150 Crooked Stick
REQUEST: Extend carport approx. 4' to end of concrete slab cover car
MOTION: SECOND:
COMMENTS: (FU:) Tabled pending VOR & HOA Approval – letter in box
- 5) OWNER: Jones CONTRACTOR: Cantrell Constr, LLC (379592) \$
LEGAL: DPW; U1; L15 STREET: 134 Deer Park Dr
REQUEST: (per VOR: 33 x 8 addition to deck)
MOTION: SECOND:
COMMENTS: (FU:)

- 6) OWNER: Pucelik CONTRACTOR: White Mountain \$
 LEGAL: DPW; U4; L107 STREET: 225 Deer Park Dr
 REQUEST: Need 5 additional windows on deck (original permit was 1 Aug 13)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 7) OWNER: Whatley CONTRACTOR: Barney Rue \$
 LEGAL: DPW; U3; LT31A STREET: 203 Flicker Ct
 REQUEST: Asphalt the drive
 MOTION: SECOND:
 COMMENTS: (FU:)
- 8) OWNER: Olson CONTRACTOR: Owner \$
 LEGAL: HM; U1; B3; L26 STREET: 115 Mira Monte
 REQUEST: Convert carport into golf cart shed; concrete floor w/matching painted siding
 MOTION: SECOND:
 COMMENTS: (FU:)
- 9) OWNER: Harden CONTRACTOR: Owner \$
 LEGAL: ALGCC; U3; B12; L8 STREET: 317 High Mesa
 REQUEST: Re-roof (Mueller metal; brown leather); paint sample to be provided at meeting
 MOTION: SECOND:
 COMMENTS: Several contractors: JEM Constr: license 375496; Sam Woody; James McDellis. (FU:)
- 10) OWNER: Alexander CONTRACTOR: Ruidoso Decks \$
 LEGAL: HM; U4; L23 STREET: 1444 High Mesa
 REQUEST: Clean & stain deck & rails (new color)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 11) OWNER: Clark CONTRACTOR: Christian Constr (Marc Anthony); Zia \$
 LEGAL: LS; U1; L3 & 4 STREET: 110 Buena Vista
 REQUEST: Remove & repl deck boards and rails, ballisters; paint as existing; Re-stain/seal house same as existing; Landscaping by ZiaScapes (use existing irrigation system)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 12) OWNER: Hawthorne CONTRACTOR: ZiaScapes \$
 LEGAL: ALGCC; U1; B4; L6 STREET: 108 Mulligan
 REQUEST: Landscaping: use existing irrigation
 MOTION: SECOND:
 COMMENTS: (FU:)
- 13) OWNER: Hughes CONTRACTOR: Christian Constr (Marc Anthony) \$
 LEGAL: HM; U2; B10; L17 STREET: 182 Eagle Ridge Rd
 REQUEST: Remove & repl deck boards and rails, ballisters; paint as existing
 MOTION: SECOND:
 COMMENTS: (FU:)
- 14) OWNER: Weems CONTRACTOR: Owner TABLED to 3 Jul
 LEGAL: DPM; U13; L10 STREET: 101 Paintbrush
 REQUEST: Courtyard patio; courtyard enclosure
 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. 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:

- 1) Complaint presented (with photos) of a non-compliant short-term rental property (trash, bottles, forest debris). Porter to send a letter to owner/property manager.
- 2) It was noticed there are tree cages on Mulligan, as well as a 3' high fence for dogs that has non-compliant chicken wire. Porter to contact owner.
- 3) Non-compliant storage shed – Country Club Condos. It was noticed a non-permitted storage shed was being built. Porter red-tagged the construction, however construction continued. Santos contacted the Village, and no permit has been issued for this construction. Village inspectors to follow-up. Porter sent a letter to owner on 16 June

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) As Resolution 2014-01 was not submitted to Carrizozo and as the County requested a delay in the ALSZD election, Resolution 2014-02 is to be discussed and voted upon. Below is the revised 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).
 - File Declaration of Candidacy and sworn Statement of Intent with County: 7/29/2014
 - Filing Day: 7/29/2014 (from 9:00am-5:00pm)
 - Write In Day: 8/12/2014
 - Withdraw Candidacy: 8/12/2014
 - Books Close: 8/19/2014
 - Absentee Begins: 8/22/2014
 - Absentee Ends: 9/12/2014
 - Election Day: 9/16/2014

- Books Open: 9/18/2014
- The canvassing of the election will be held on 9/19/2014 at 11:00am in the Magistrate Building.

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Discuss Liability Insurance. (one year renewal of Commissioners error and Admissions Insurance with Chubb. Same amount as last year (\$1,667)
- 2) Discuss Minter email to Jim Lassiter & Porter re County's responsibility concerning Forest Health and cutting down dead trees.
- 3) Discuss feasibility of outsourcing administrative work.
- 4) Update on status of purchase of 50 bark beetle units (10 packets per unit - totaling \$4,000) for the Club to dispense from the Pro Shop. 50 units were ordered (10 packets per unit with a cost of \$7.00/packet). Fourteen units were received and sold by Porter at cost to residents, and 20 units were presented to club (now in Pro Shop Outlaw/Alto) for re-sale. Club wants to pay the \$1,400 dollar cost now; Zoning will present Club with an invoice. The remaining 16 units (160 packets) will be received by the end of June.

B. Public Comments:

VARIANCE DISCUSSION

- | | | | |
|-----------|--------------|-------------|------------------------|
| 1) OWNER: | Austin Keith | CONTRACTOR: | Jim Secor to represent |
| LEGAL: | | STREET: | 101 Wild Turkey |
| REQUEST: | | | |
| COMMENTS: | | | |

C. Commissioner Comments:

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 July 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 10 July 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: As of 17 Jun: Not started. (FU: Porter)
- 2) OWNER: Brandt CONTRACTOR: Peralta Permitted 5 Jun 14
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.
COMMENTS: As of 18 Jun 14: Underway. (FU: Porter)
- 3) 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: As of 18 Jun 14: Underway. (FU: Porter) Work is a repair vs new.
- 4) 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: As of 18 Jun 14: Underway. (FU: Porter)
- 5) OWNER: Shiflett CONTRACTOR: Rocky Mtn Constr Permitted 15 May 14
LEGAL: ALGCC; U4; B14; L18 STREET: 136 Pinehurst
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 18 Jun 14: Underway. (FU: Porter)
- 6) OWNER: Bogle CONTRACTOR: Arrowhead/Koehler Constr Permitted 5 Jun 14
LEGAL: ALGCC; U4; B12; L30A STREET: 100 Grapevine Ct
REQUEST: Re-roof Mueller metal; burnished slate); demo & repl deck (same footprint) – new footings
COMMENTS: As of 18 Jun 14: Underway. (FU: Porter)
- 7) 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: As of 18 Jun 14: Not started. (FU: Porter)
- 8) 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: Porter)
- 9) 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)

- 10) OWNER: Kusenburger CONTRACTOR: Kevin Oney Permitted 5 Jun 14
 LEGAL: ALGCC; U3; B10; L10A STREET: 402 High Mesa
 REQUEST: Re-roof (Owens asphalt shingle roofing; mesquite color) & deck; paint “worn” walls
 COMMENTS: As of 17 Jun: Underway. (FU: Porter)
- 11) OWNER: Jones CONTRACTOR: TA Gravel Permitted 19 Jun 14
 LEGAL: ALGCC; U3; B10; L7A STREET: 408 High Mesa
 REQUEST: Refresh existing gravel; build up edges. Create circular drive for safety
 COMMENTS: (FU: Porter)
- 12) OWNER: Gonzalez CONTRACTOR: Juan Rodriguez (#92073) Permitted 1 May 14
 LEGAL: ALGCC; U1; B4; L33 STREET: 705 High Mesa
 REQUEST: New Construction
 COMMENTS: As of 17 Jun: Underway. (FU: Porter) CO upon completion.
- 13) OWNER: Walters CONTRACTOR: Dry Creek Constr Permitted 19 Jun 14
 LEGAL: ALGCC; U1; B1; L4 STREET: 1004 High Mesa
 REQUEST: Uncovered concrete slab 40 x 13.5 with railing
 COMMENTS: (FU: Santos)
- 14) OWNER: Gonzales-Yule CONTRACTOR: Cyclone Constr Permitted 5 Jun 14
 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
 COMMENTS: As of 17 Jun: Not started. (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: Can’t see. (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 17 Jun 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 composite deck w/6x6 posts; VOR mentions repairing showers & repl flashing; repl front rock on entrance; new stamped concrete front sidewalk & parking landing
 COMMENTS: As of 17 Jun 14: Underway (FU: Porter)
- 18) 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 Jun 14: Can’t see deck; drive is still gravel. (FU: Porter)
- 19) OWNER: Sanford CONTRACTOR: Paint Pros / Lowe’s Permitted 19 Jun 14
 LEGAL: LS; U1; B3; L53A STREET: 326 Lake Shore
 REQUEST: Replace windows; replace pickets & re-stain deck; re-paint house
 COMMENTS: (FU: Porter)

- 20) OWNER: Stokes CONTRACTOR: Dan-D Construction Permitted 19 Jun 14
 LEGAL: ALGCC; U2; B7; L19 STREET: 117 French
 REQUEST: Stucco exterior – over wood
 COMMENTS: (FU:)
- 21) 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 17 Jun 14: Underway. (FU:)
- 15) OWNER: Allen CONTRACTOR: Owner Permitted 19 Jun 14
 LEGAL: ALGCC; U2; B6; L11 STREET: 102 Coggins Ct
 REQUEST: 7’ x 25’ three-foot high stucco wall (Courtyard/dog run) on East side of house, painted same as house; stucco entire house
 COMMENTS: (FU:)
- 22) OWNER: Witt CONTRACTOR: Arquette Permitted 5 Jun 14
 LEGAL: DPW; U2; B6; L7 STREET: 110 Coggins
 REQUEST: new deck - 12-13’ high
 COMMENTS: (FU: Porter)
- 16) OWNER: Markowitz CONTRACTOR: Owner Permitted 19 Jun 14
 LEGAL: AV TH, Site C; L4 STREET: 106 Pinetop Ct
 REQUEST: Construct storage room on existing fenced patio, stained to match townhouse
 COMMENTS: (FU:)
- 23) OWNER: DiFonzo CONTRACTOR: Prewitt Permitted 5 Jun 14
 LEGAL: DPW; U2; L63 STREET: 177 Deer Park Dr
 REQUEST: Extend decking from 15x15 to 16x24
 COMMENTS: As of 18 Jun 14: Underway (FU: Porter)
- 24) OWNER: Newman CONTRACTOR: MP Chavez; Seasons; Rusty Morrow Permitted 19 Jun 14
 LEGAL: DPW; U3; L94 STREET: 212 Deer Park Dr
 REQUEST: Pave existing drive; landscape front yard (artificial grass; boulders; some plants); landscape back yard within existing fence (gravel, plants, boulders); landscape circle (white gravel); paint/stain house
 COMMENTS: (FU:)
- 25) OWNER: Adams CONTRACTOR: R.C. Long Construction Permitted 19 Jun 14
 LEGAL: DPW; U4; L124 STREET: 226 Deer Park Dr
 REQUEST: Extend roof to cover deck; no change in footprint. Repl all windows w/Bronle vinyl Low-E insulated glass; Repl privacy window on bathroom w/glass block; stucco over wood exterior
 COMMENTS: (FU:)
- 26) 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: Can’t see deck, even from Deer Valley Drive. (FU:)

- 27) OWNER: Hacker CONTRACTOR: Cyclone Constr (Pritchett) Permitted 19 Jun 14
 LEGAL: DPW; U2; LT17B STREET: 104 Quail Run
 REQUEST: Enclose existing carport into garage. Add room over garage w/deck on sides and front.
 Roofing and deck to match existing house.
 COMMENTS: (FU:)
- 28) 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 17 Jun 14: Underway (FU: Porter)
- 29) OWNER: Sours CONTRACTOR: Fanning Permitted 5 Jun 14
 LEGAL: DPV; U1; L52 STREET: 149 Deer Valley Dr
 REQUEST: Add pavilion (684 sq ft) (connected at deck) and fireplace in courtyard.
 COMMENTS: As of 18 Jun 14: Not started. (FU: Santos)
- 30) 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 Jun 14: Underway; needs painting. (FU: Porter)
- 31) 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 18 Jun 14: Underway. (FU: McMasters)
- 32) OWNER: Ratliff CONTRACTOR: Ratliff Extension expires 7 Aug 14
 LEGAL: DPV; U6; L149 STREET: 113 Reindeer
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 18 Jun 14: Underway. Permitted date of 7 Feb 13 – extension expires 7 Aug 14.
 Cert of Occ (upon completion) (FU: Porter)
- 33) OWNER: Skarda CONTRACTOR: Alto Mesa Bldrs Permitted 1 May 14
 LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
 REQUEST: 25x25 garage addition
 COMMENTS: As of 17 Jun 14: Underway. (FU: Santos)
- 34) 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 17 Jun 14: Extension needs to be painted. (FU: Santos)
- 35) 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: Underway. (FU: Santos)

- 36) OWNER: Brunson CONTRACTOR: Ruidoso Earthworks Permitted 5 Jun 14
 LEGAL: HM; U4; L15 STREET: 107 Alto Mesa Rd
 REQUEST: Asphalt gravel drive – same footprint
 COMMENTS: As of 17 Jun 14: Not started. (FU: Santos)
- 37) OWNER: Sherman CONTRACTOR: Cornelius Permitted 17 Oct 13
 LEGAL: DPM; U8; L12A STREET: 107 Sunflower
 REQUEST: Asphalt the drive.
 COMMENTS: As of 17 Jun 14: Underway. Pending asphalt of drive. (FU: Santos)
- 38) 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 17 Jun 14: Underway. (FU: Santos)
- 39) OWNER: Aldridge CONTRACTOR: Fanning Permitted 1 May 14
 LEGAL: DPM; U14; L2 STREET: 147 Water Spirit Trail
 REQUEST: Room addition
 COMMENTS: As of 17 Jun 14: Underway. (FU: Santos)
- 40) OWNER: Waldrop CONTRACTOR: Cowan Permitted 6 Apr 14
 LEGAL: DPM; U3; L4 STREET: 103 Cone Flower
 REQUEST: Re-roof; re-stucco – both as existing; add covered deck over entry. Add courtyard space enclosed with 4' stucco wall
 COMMENTS: As of 17 Jun 14: Underway. (FU: Santos)
- 41) 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. COMPLETE: Paint exterior (dark Francesca window & door trim, wax sculpture siding)
 COMMENTS: As of 17 Jun 14: Underway (pending faux stone portion). (FU: Santos)