

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, 17 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 – 17 July 2014

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

A. Variance Hearing:

B. Zoning Permits:

- 1) OWNER: Martin CONTRACTOR: Dale Moebus \$
LEGAL: SB; U2; B3; L14/15 STREET: 208 Brentwood
REQUEST: 20x25 courtyard (& wall?) on south side of house
MOTION: SECOND:
COMMENTS: (FU:)
- 2) OWNER: Weichert CONTRACTOR: Ridgerunner Roofing (Dwayne Slatton) \$
LEGAL: ALGCC; U3; B12; L2 STREET: 103 Pinehurst
REQUEST: Re-roof (repl leaking roof w/Stormguard underlayment & Timberline HD (hickory). Repl siding on E (left) side of house (bird damage) w/James Hardie vertical 4x10 sheets w/battins to match existing. Re-paint house as existing & change fascia and eave color per application.
MOTION: SECOND:
COMMENTS: (FU:)
- 3) OWNER: Kostohryz CONTRACTOR: Younger \$
LEGAL: SB; U2; B4; L12 STREET: 101 White Court
REQUEST: Re-roof (Gerard 26 gauge stone-coated steel; shake patter; English Suede)
MOTION: SECOND:
COMMENTS: (FU:)
- 4) OWNER: Etchison CONTRACTOR: Fernando Mendosa \$
LEGAL: ALGCC; U3; U10; L3 STREET: 416 High Mesa
REQUEST: Stucco exterior; new windows on top level; existing brick on east and south to be painted to match new stucco.
MOTION: SECOND:
COMMENTS: (FU:)
- 5) OWNER: Jones CONTRACTOR: Adam Chavez \$
LEGAL: ALGCC; U1; B4; L26 STREET: 813 High Mesa
REQUEST: Landscaping: 320 sq ft of flagstone; clover/moss between
MOTION: SECOND:
COMMENTS: (FU:)

- 6) OWNER: Reynolds CONTRACTOR: NHB Constr (Mark Newsom) \$
 LEGAL: HM; U1; BF; L36 STREET: 1343 High Mesa
 REQUEST: Re-roof (Febral; forest green)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 7) OWNER: Flood CONTRACTOR: Peralta \$
 LEGAL: LS; U2; B4; L32 STREET: 142 Buena Vista
 REQUEST: Build a 42" rail on the front of property for safety. Also enclose and gate the area; rail to match existing (2x6 rail and 2x2 ballisters). Approved Variance included in packet
 MOTION: SECOND:
 COMMENTS: (FU:)
- 8) OWNER: Jenkins CONTRACTOR: Jenkins Plumbing & Heating \$
 LEGAL: SB; U1; B1; L75A STREET: 347 Lakeshore Dr
 REQUEST: Deck connection to connect 2 decks: ramp walkway; stain to match existing. (Concrete footing; redwood)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 9) OWNER: Mote CONTRACTOR: Younger \$
 LEGAL: DPW; U2; L49 STREET: 163 Deer Park Dr
 REQUEST: New Gerard 26 gauge stone-coated shingle. Color charcoal
 MOTION: SECOND:
 COMMENTS: (FU:)
- 10) OWNER: Maledon CONTRACTOR: Jeff Boss \$
 LEGAL: DPV; U1; L8A STREET: 126 Deer Valley Dr
 REQUEST: Construction of 48sf covered deck (composite; redwood) to allow entry from driveway. No excavation req'd; deck cover (Mueller metal; mansard brown), railings (black wrought iron) to match existing.
 MOTION: SECOND:
 COMMENTS: (FU:)
- 11) OWNER: Nichols CONTRACTOR: Ruidoso Quality Bldrs (Kiko Lopez) \$
 LEGAL: DPV; L195 STREET: 240 Saddleback Rd
 REQUEST: Amend new construction permit to re-locate driveway
 MOTION: SECOND:
 COMMENTS: (FU:)
- 12) OWNER: Loughridge CONTRACTOR: Dan D Construction
 LEGAL: HM; U1; B3; L22A STREET: 123 Mira Monte
 REQUEST: Paint house and stain deck – same as existing.
 MOTION: SECOND:
 COMMENTS: (FU:)
- 13) OWNER: Kilroy CONTRACTOR: Owner \$
 LEGAL: HM; U2; B8; L27 STREET: 175 Mira Monte
 REQUEST: Roof extension to cover existing rear deck (Mueller metal; mansard brown)
 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 at 128 Mulligan, as well as a 3' high fence for dogs that has non-compliant chicken wire. Porter sent letter to owner on 16 June w/response due by 16 June.
- 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 letter to owner on 16 June w/response due by 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) Resolution 2014-02: Language and procedures below for upcoming ALSZD elections to be held 16 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) OWNER: Crow CONTRACTOR: Rocky Mtn Constr (D. Griffin) \$
 LEGAL: DPW; U1; L26 STREET: 149 Deer Park Dr
 REQUEST: Prelim app for a new addition: Purchaser wants to ensure his proposal for addition would be approved. If yes, actual permit application would be submitted after purchase.

2) Porter report on Forest Health.

- Porter used Lincoln County Tame-It database to identify legal/ mailing addresses of those properties he has identified with forest health violations (i.e., dead trees). By the end of July he will have sent the remaining 125 letters. Typically his letters result in a 50% positive response.
- Porter has a database of the letters he has sent on a thumbdrive, and has identified lots on a large-scale map of the ALSZD.
- In order to proceed, Porter has discussed with the ALSZD attorney a process to define damages in order to equitably proceed.
 - Compile a list of the lots in violation in order to begin the "Request for Proposal (RFP) process. The damages per lot would be determined by the RFP costs for clearing each lot.
 - Send notice to each owner of the resulting RFP costs
 - If lots are not cleared, post a lien consisting of the lot clearing costs based on the RFP.
- Discuss Minter email to Jim Lassiter & Porter re County's responsibility concerning Forest Health and cutting down dead trees.

3) 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. The remaining 16 units (160 packets) will be received by the end of June and given to the Club to be sold to residents.

B. Public Comments:

C. Commissioner Comments:

- Due to personal issues, Porter wishes to resign as chair, however will fulfill his term on the Commission.
- Porter will be at neither the 17 July nor the 7 August ALSZD meetings.

4) Informal Discussions:

5) Treasurer's Report.

- Permit Fees:
 - Total of permit fees received:
 - Additional fees received:
- Bank account:
- Invoice Approvals:

6) Announcement of Upcoming Meetings:

Next Regular meeting: 7 August 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
 Submission deadline for permit applications is 3:00pm 31 July 2014.

7) 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 1 Jul 14: Underway – pending color coat. (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 1 Jul 14: Underway. (FU: Porter)
- 4) OWNER: Stewart CONTRACTOR: Beier (Finecraft Bldrs) Permitted 6 Apr 14
LEGAL: ALGCC; U3; B12; L18 STREET: ~~110~~Tanglewood (could be 106 or 112)
REQUEST: Remove/replace deck and supports. Trex (madeira; rails bronze metal)
COMMENTS: As of 18 Jun 14: Underway. (FU: Porter)
- 5) OWNER: Crow CONTRACTOR: Owner Permitted 3 Jul 14
LEGAL: ALGCC; U3; B11; L10 STREET: 104 Pinehurst
REQUEST: Repl deck floor & railing w/composite – no expansion
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: As of 1 Jul 14: Underway. (FU: Porter)
- 7) OWNER: Bogle CONTRACTOR: Arrowhead/Koehler Constr Permitted 5 Jun 14
LEGAL: ALGCC; U4; B12; L30A STREET: 100 Grapevine Ct
REQUEST: Demo & repl deck (same footprint) – new footings
COMMENTS: As of 1 Jul 14: Underway. (FU: Porter)
- 8) OWNER: Maxwell CONTRACTOR: Owner Permitted 3 Jul 14
LEGAL: ALGCC; U4; B12; L42 STREET: 129 Broadmoor
REQUEST: Extend ground-level deck (railing TBD either picket or metal)
COMMENTS: (FU:)
- 9) 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 1 Jul 14: Not started. (FU: Porter)

- 10) 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: As of 1 Jul 14: Not started. (FU: Porter)
- 11) OWNER: Townsend CONTRACTOR: Cornelius Permitted 3 Jul 14
 LEGAL: DPW TH; U4; L26A STREET: 150 Crooked Stick
 REQUEST: Extend carport approx. 4' to end of concrete slab cover car
 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: As of 1 Jul: 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 1 Jul: Underway. (FU: Santos)
- 15) OWNER: Clark CONTRACTOR: Christian Constr (Marc Anthony) Permitted 3 Jul 14
 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
 COMMENTS: (FU:)
- 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 1 Jul 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 1 Jul 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 1 Jul 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: As of 1 Jul 14: Not started. (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: As of 1 Jul 14: Underway (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 1 Jul 14: Underway. (FU:)
- 22) 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: As of 1 Jul 14: Underway (FU:) Pending: Plans
- 23) OWNER: Witt CONTRACTOR: Arquette Permitted 5 Jun 14
LEGAL: DPW; U2; B6; L7 STREET: 110 Coggins
REQUEST: new deck - 12-13’ high
COMMENTS: As of 1 Jul 14: Underway (FU: Porter)
- 24) OWNER: Jones CONTRACTOR: Cantrell Constr, LLC Permitted 3 Jul 14
LEGAL: DPW; U1; L15 STREET: 134 Deer Park Dr
REQUEST: 33 x 8 addition to deck
COMMENTS: (FU:)
- 25) 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: COMPLETE but for clean-up.
- 26) 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: As of 1 Jul 14: Almost complete. (FU:)
- 27) OWNER: Pucelik CONTRACTOR: White Mountain Permitted 3 Jul 14
LEGAL: DPW; U4; L107 STREET: 225 Deer Park Dr
REQUEST: Need 5 additional windows on deck (original permit was 1 Aug 13)
COMMENTS: Added work to original permit – due to expire 1 Feb 15 (FU:)

- 28) 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: As of 1 Jul 14: Underway (FU:)
- 29) 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: As of 1 Jul 14: Can't see deck, even from Deer Valley Drive. (FU:)
- 30) 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: As of 1 Jul 14: Underway. (FU:)
- 31) 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 1 Jul 14: Underway (FU: Porter)
- 32) OWNER: Whatley CONTRACTOR: Barney Rue Permitted 3 Jul 14
 LEGAL: DPW; U3; LT31A STREET: 203 Flicker Ct
 REQUEST: Asphalt the drive
 COMMENTS: (FU:)
- 33) 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 1 Jul 14: Not started. (FU: Santos)
- 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 1 Jul 14: Underway; needs painting. (FU: Porter)
- 35) 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) (appears too high; check the height requirement in DPV)

- 36) OWNER: Ratliff CONTRACTOR: Ratliff Ext expires 7 Aug 14
 LEGAL: DPV; U6; L149 STREET: 113 Reindeer
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 1 Jul 14: Underway. Permitted date of 7 Feb 13. Cert of Occ (upon completion) (FU: Porter)
- 37) 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 1 Jul 14: Underway. (FU: Santos)
- 38) OWNER: Pettis CONTRACTOR: owner Ext expires 21 Dec 13
 LEGAL: HM; U1; B3; L20 STREET: 127 Mira Monte
 REQUEST: Extension to add attached storage; repair/replace rotten soffits, kitchen window
 COMMENTS: As of 1 Jul 14: Extension needs to be painted. (FU: Santos)
- 39) 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 1 Jul 14: Underway. (FU: Santos)
- 40) 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 1 Jul 14: Underway. (FU: Santos)
- 41) OWNER: Aldridge CONTRACTOR: Fanning Permitted 1 May 14
 LEGAL: DPM; U14; L2 STREET: 147 Water Spirit Trail
 REQUEST: Room addition
 COMMENTS: As of 1 Jul 14: Underway. (FU: Santos) 430 sq ft.
- 42) 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 1 Jul 14: Underway. (FU: Santos)
- 43) 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 1 Jul 14: Underway (pending faux stone portion). (FU: Santos)
- 44) OWNER: Hughes CONTRACTOR: Christian Constr (Marc Anthony) Permitted 3 Jul 14
 LEGAL: HM; U2; B10; L17 STREET: 182 Eagle Ridge Rd
 REQUEST: Remove & repl deck boards and rails, ballisters; paint as existing
 COMMENTS: (FU:)