

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, 18 September, 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 – 18 September 2014

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

A. Variance Hearing:

B. Zoning Permits:

- | | | | | |
|-----------|--|-------------|----------------------------|----|
| 1) OWNER: | Griffin | CONTRACTOR: | Dancing Bear Homes (Chuck) | \$ |
| LEGAL: | ALGCC; U4; B12; L43 | STREET: | 134 Broadmore Dr | |
| REQUEST: | Repl existing redwood deck w/composite and wrought iron handrails | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| 2) OWNER: | Torbert | CONTRACTOR: | Sam Hoover | \$ |
| LEGAL: | ALGCC; U3; B10; L22 | STREET: | 302 High Mesa | |
| REQUEST: | Re-roof; deep green | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| 3) OWNER: | Hartgraves | CONTRACTOR: | Eagle Creek Constr | \$ |
| LEGAL: | LS; U1; B2; L33 | STREET: | 516 High Mesa | |
| REQUEST: | Re-roof, Gerard, Canyon shake; country blend | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| 4) OWNER: | Stokes | CONTRACTOR: | Dan-D Construction | \$ |
| LEGAL: | ALGCC, U2, B7, L19 | STREET: | 117 French Dr | |
| REQUEST: | Patio wall, NTE 5' high, stucco finish; Gutters & downspouts, paint fascia board | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| 5) OWNER: | Earl | CONTRACTOR: | Jeff Harvey | \$ |
| LEGAL: | DPW; U1; LTR6A | STREET: | 210 Fawn Dr | |
| REQUEST: | Widen driveway; use existing RR ties to change entrance approach | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) TABLED TO 18 Sep due to lack of info re RR ties, plat, payment | | | |

- 6) OWNER: Reed CONTRACTOR: Southwest Furnishings (Frank Reed) \$
 LEGAL: DPV, U1, L40 STREET: 156 Deer Park Valley Dr
 REQUEST: NEW CONSTRUCTION (2116 sq ft; slab; composition roof; Hardi lap siding); Cert of Occ upon completion
 MOTION: SECOND:
 COMMENTS: (FU:)
- 7) OWNER: Hoffman CONTRACTOR: High Country \$
 LEGAL: ALGCC; U1; B4; L12 STREET: 120 Mulligan Dr
 REQUEST: Landscape: Some plant refresh; boulders, flagstone; walkways; add gate and cedar fence around septic access; install tree guards on new trees; drip irrigation; artificial turf; pondless water feature; new gates and a courtyard on east side of house
 MOTION: SECOND:
 COMMENTS: (FU:)
- 8) OWNER: Murphy CONTRACTOR: Sam Woody, CHR Constr \$
 LEGAL: ALGCC; U2; B6; L28 STREET: 133 Mulligan
 REQUEST: Re-do siding & trim: Hardy board concrete wood grain lap-siding; miratech wood grain window, door, corner trim – pearl gray
 MOTION: SECOND:
 COMMENTS: (FU:)
- 9) OWNER: Skarda CONTRACTOR: Barney Rue \$
 LEGAL: ALGCC; U1; B4; L17 STREET: 132 Mulligan
 REQUEST: Demo & re-asphalt drive
 MOTION: SECOND:
 COMMENTS: (FU:)
- 10) OWNER: Ramsey CONTRACTOR: Ridge Walker Roofing Tabled to 28 Sep
 LEGAL: HM; U1; B1; L7 STREET: 112 Eagle Ridge Rd
 REQUEST: Re-roof (Mueller 26-gauge metal R-panel; brown)
 MOTION: SECOND:
 COMMENTS: (FU:) Tabled to 18 Sep due to contractor license determination, VOR, Payment

C. Short-term Rental Permits: One STR from Condotel

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) It was noticed there are tree cages at 128 Mulligan, as well as a non-permitted 3' high fence for dogs also has non-compliant chicken wire. Follow-up letter to be sent as no response to 16 June ltr to owner .
- 2) Report on meeting with ALSZD attorney Liam Griffin re email correspondence from the Country Club Condo attorney.

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) Election results.

D. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Meunier report re State Financial reports (audit; Tier 1, etc.)
- 2) Review draft of Open Meetings Act Resolution

B. Public Comments:

C. Commissioner Comments:

- 1) Porter spoke with Attorney Griffin regarding the forest health process they had devised. Outline of process and a proposed draft second letter to be forthcoming, along with an invoice.

A. Informal Discussions:

B. Treasurer's Report.

- 1) Permit Fees:
 - a. Total of permit fees received:
 - b. Additional fees received:
 - c. Bank account:
- 2) Invoice Approvals:

C. Announcement of Upcoming Meetings:

Next Regular meeting: 2 October 2014 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 25 September 2014.

D. 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.

- 10) OWNER: Walton CONTRACTOR: ZiaScapes Permitted 7 Aug 14
LEGAL: ALGCC; U1; B2; L10 STREET: 105 Mesa Vista Lane
REQUEST: Landscape: remove fallen tree; concrete patio & step in back yard. 5' high courtyard wall; irrigation. Add cement pad for outdoor kitchen; natural gas to be plumbed to kitchen; outdoor fireplace; flagstone. Remove artificial turf from front courtyard and both side yards; prep front yard and front courtyard bed areas for planting; install metal edging.
COMMENTS: As of 1 Sep 14: Not started. (FU:)
- 11) OWNER: Haag CONTRACTOR: Charles Shook Constr Permitted 4 Sep 14
LEGAL: ALGCC; U3; B10; L16 STREET: 314 High Mesa
REQUEST: Remove & replace deck with redwood deck, wrapping around from back to front & connecting to existing front deck. Add handicap ramp from side to back deck.
COMMENTS: (FU:)
- 12) OWNER: Etchison CONTRACTOR: Fernando Mendosa Permitted 17 Jul 14
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.
COMMENTS: As of 1 Sep 14: Not started. (FU:)
- 13) OWNER: Gonzalez CONTRACTOR: Juan Rodriguez (#92073) Permitted 1 May 14
LEGAL: ALGCC; U1; B4; L33 STREET: 705 High Mesa
REQUEST: NEW CONSTRUCTION. Cert of Occ upon completion.
COMMENTS: As of 1 Sep 14: Underway. (FU: Porter)
- 14) OWNER: Coat CONTRACTOR: Ray Barela Permitted 21 Aug 14
LEGAL: HM; U2; B6; L41A STREET: 1435 High Mesa
REQUEST: Repair & replace 16 x 24 deck floor only. Same footprint and color as existing (natural redwood color)
COMMENTS: As of 1 Sep 14: Not started. (FU:)
- 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: As of 1 Sep 14: Underway. (FU:)
- 16) OWNER: Kidd CONTRACTOR: Rocky Mtn Bldrs Permitted 21 Aug 14
LEGAL: LS; B5; L13 STREET: 106 White Dr
REQUEST: Courtyard expanded, replacing old & deteriorating fence with new materials matching existing. Exterior to be solid planking as existing.
COMMENTS: As of 1 Sep 14: Underway. (FU:)
- 17) OWNER: Jenkins CONTRACTOR: Jenkins Plumbing & Heating Permitted 17 Jul 14
LEGAL: SB; U1; B1; L75A STREET: 267 Lake Shore Dr
REQUEST: Deck connection to connect 2 decks: ramp walkway; stain to match existing. (Concrete footing; redwood)
COMMENTS: (FU:)
- 18) 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 Sep 14: Not started; per owner Village required different bathroom windows

- 19) OWNER: West CONTRACTOR: Mark West Permitted 7 Aug 14
LEGAL: ALGCC; U2; B6; L19 STREET: 106 French
REQUEST: Repair deck; Replace bad boards; Install new deck carpet; Fill cracks and paint the front wall
COMMENTS: As of 1 Sep 14: Underway.
- 20) OWNER: Apodaca CONTRACTOR: Quinones Constr Permitted 17 Oct 13
LEGAL: ALGCC; U2; B7; L15 STREET: 129 French
REQUEST: NEW CONSTRUCTION. Cert of Occ upon completion.
COMMENTS: As of 1 Sep 14: Underway. (FU:)
- 21) OWNER: Parks CONTRACTOR: VICI Builders LLC Permitted 21 Aug 14
LEGAL: DPW THS; L36A STREET: 138 Crooked Stick
REQUEST: Repair cracked boards & repaint entire townhome & decks to match existing & adjacent townhomes
COMMENTS: As of 1 Sep 14: Not started. (FU:)
- 22) 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: As of 1 Sep 14: Not started. (FU:)
- 23) 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: As of 1 Sep 14: Not started. (FU:)
- 24) OWNER: Mainord CONTRACTOR: Rocky Mtn Constr Permitted 4 Sep 14
LEGAL: DPW; U1; L26 STREET: 149 Deer Park
REQUEST: Room addition (924 sq ft), roofed to match existing
COMMENTS: (FU:) Pending VOR
- 25) OWNER: Hansen CONTRACTOR: Ratliff Permitted 7 Aug 14
LEGAL: DPW; U3; L78 STREET: 196 Deer Park Dr
REQUEST: Repair/replace decks as needed and re-paint stucco; colors per attachment; remove non-conforming dog run; 23 replacement windows, one new window, west-side deck to be cement slab.
COMMENTS: As of 1 Sep 14: Not started. (FU:)
- 26) OWNER: Hansen CONTRACTOR: Ratliff Permitted 21 Aug 14
LEGAL: DPW; U3; L78 STREET: 196 Deer Park Dr
REQUEST: Entry revision (see letter detail)
COMMENTS: (FU:) Pending VOR to Meunier
- 27) 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 Sep 14: Underway (FU:)
- 28) OWNER: Keith CONTRACTOR: ZiaScapes Permitted 21 Aug 14
LEGAL: DPW; U2; L68 STREET: 101 Wild Turkey
REQUEST: Courtyard wall on a corner property
COMMENTS: As of 1 Sep 14: Not started. (FU:)

- 29) OWNER: Hacker CONTRACTOR: Cyclone Constr (Pritchett) Permitted 19 Jun 14
 LEGAL: DPW; U2; L17B 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 Sep 14: Underway. (FU:)
- 30) 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 Sep 14: Underway. (FU: Santos)
- 31) OWNER: Gwyn CONTRACTOR: Owner Permitted 7 Aug 14
 LEGAL: DPV; U1; L28 STREET: 106 Valley Court
 REQUEST: 15 x 34 back deck; rough cut lumber over specs. 7.7 x 10.1 front deck; rough-cut lumber
 over spec. Both decks to be stained (Australian oil) same as existing front deck. Roofing
 coco brown by Mueller.
 COMMENTS: As of 1 Sep 14: Underway. (FU:)
- 32) OWNER: Nichols CONTRACTOR: Ruidoso Quality Builders Permitted 20 Feb 14
 LEGAL: DPV; U8, L145 STREET: 240 Saddleback
 REQUEST: NEW CONSTRUCTION. Cert of Occ upon completion
 COMMENTS: As of 1 Sep 14: Underway. (FU: McMasters)
- 33) OWNER: Becker CONTRACTOR: Angel Chavez Permitted 4 Sep 14
 LEGAL: DPV; U8; L207 STREET: 103 Lasso Ct
 REQUEST: Landscape: raised beds; cinder block courtyard wall w/4' tall pillars, stuccoed to match
 house
 COMMENTS: (FU:) Pending \$50 Payment
- 34) 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 Sep 14: Underway. (FU: Santos)
- 35) OWNER: Aldridge CONTRACTOR: Fanning Permitted 1 May 14
 LEGAL: DPM; U14; L2 STREET: 147 Water Spirit Trail
 REQUEST: Room addition
 COMMENTS: As of 1 Sep 14: Underway. (FU: Santos)
- 36) OWNER: Netherlin CONTRACTOR: Owner Permitted 21 Aug 14
 LEGAL: DPM; U7, L1 STREET: 129 Goldenrod
 REQUEST: Repl 5x48 walk to rear door with concrete (no change in footprint); Repl 5x12 front walk
 with concrete (no change in footprint); Repl grout in flagstone front steps and deck
 COMMENTS: As of 1 Sep 14: Not started. (FU:)
- 37) OWNER: Potts CONTRACTOR: Seasons Nursery Permitted 4 Sep 14
 LEGAL: DPM; U13; L2 STREET: 102 Paintbrush
 REQUEST: Landscape – plant 2 trees; drip irrigation to them
 COMMENTS: (FU:)

