

# Alto Lakes Special Zoning District

## MINUTES – 15 January 2015

1. Call to order: 9:02am
2. Roll call: Kranz, Meunier, Santos
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Meunier moved, Kranz seconded approval
5. Approval of Meeting Minutes for 18 Dec 2014 Regular Meeting: Kranz moved, Meunier seconded approval
6. **VARIANCE/PERMIT REQUESTS (Part 1)**
  - A. Variance Hearing: None.
  - B. Zoning Permits:
    - 1) OWNER: Ford CONTRACTOR: Express Stucco \$0
    - LEGAL: ALGCC; U1, B4, L34 STREET: 516 High Mesa
    - REQUEST: Re-stucco, different color.
    - MOTION: Kranz SECOND: McDonald
    - COMMENTS: No fee permit issued as stucco “color coat” deemed same as painting.
  - C. Short-term Rental Permits: None
  - D. Re-plats: One replat (DPM; U13, L8 & 9; Owner Jontz) – Kranz moved, McDonald seconded signature approval when plat is presented that has been signed by Utilities and other required entities.
7. **OLD BUSINESS (Part 2)**
  - A. Issues/Concerns/Complaints: None
  - B. Past Actions:
    - 1) Forest Health – McDonald and Santos to pursue
    - 2) Discussion re amending Zoning Ordinance for non-solicitation (or possibly issuing a Conditional or Special Use permit).
    - 3) Status of revision of Joint Complaint Form. Santos to work with ACC Administrator
  - C. Permit Follow-Up: See Attachment 1.
8. **New Business (Part 3)**
  - A. New topics:
    - 1) Kranz moved, Meunier seconded appointment of Bunny McDonald, new resident of ALGCC, to the ALSZD Commission. Bunny moved from San Antonio to Alto in October and has just closed on their Alto Lakes home. She is a registered NM voter. Her undergraduate degree is in Business Law, and her Masters is in Social Work. Most recently she has been working as a Real Estate closer.
    - 2) Discussion regarding possible Town home construction. Nothing new at this point.
  - B. Public Comments: None
  - C. Commissioner Comments:
    - 1) Meunier is working on the Quarterly Report, due to Tom Dixon of the State of NM by 31 Jan 15.
    - 2) Santos report on conversion of the ALSZD website to an internet-based program.
      - a. Current website host is GoDaddy.

- i. Domain names (.org, .com, .net) will expire in June 2015. Cost to retain 3 domain names for 5 years quoted at \$248.35 total.
    - ii. GoDaddy hosting of ALSZD.org expires in July 2015. Cost to continue web-hosting for 5 years using WordPress (which supports internet-based WordPress) quoted at \$209.40.
  - b. Meunier moved, McDonald seconded extending web-hosting with GoDaddy, conversion to WordPress, paying for retention of three Domain names for 5 years.
  - c. GoDaddy cannot migrate the current content to WordPress due to incompatible program currently being used. Current site consists of 21 webpages. Labor charges to hire someone to migrate current files to WordPress would be approx. \$300-\$500. (Future website work to be done by Commissioners as appropriate.) Meunier moved, McDonald seconded payment when invoice is presented.
- 3) Santos to be absent for 2 April 2015 meeting.

A. Informal Discussions: None

B. Treasurer's Report.

1) Permit Fees:

- a. Total of permit fees received: None
- b. Additional fees received: \$100 (3 checks received for past permits - Pruett: \$25; Boone: \$25; McWilliams: \$50)
- c. Bank account: As of 14 Jan 2015: \$34,399.61

2) Invoice Approvals: None

C. Announcement of Upcoming Meetings:

Next Regular meeting: 5 February 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 29 January 2015.

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.*

# ATTACHMENT 1

## Follow-up Items from Previous Meetings

- 1) OWNER: McWilliams                      CONTRACTOR: Aspenleaf                      Permitted 18 Dec 14  
LEGAL: SB, U3, B9, L3                      STREET: 125 Sunset Dr  
REQUEST: Install garage door on existing carport: build wall, replace windows and sliding glass doors  
COMMENTS: As of 12 Jan 15: Underway. (FU: Meunier)
  
- 2) OWNER: Massey                              CONTRACTOR: Dan-D Constr                      Permitted 6 Nov 14  
LEGAL: ALGCC; U4; B13; L21                      STREET: 115 Pinehurst  
REQUEST: Re-stucco; paint trim, re-paint, handrails, snow stop  
COMMENTS: As of 12 Jan 15: Underway. (FU: Meunier)
  
- 3) OWNER: Shiflett                              CONTRACTOR: Rocky Mtn Constr                      Permitted 15 May 14  
LEGAL: ALGCC; U4; B14; L18                      STREET: 136 Pinehurst  
REQUEST: NEW CONSTRUCTION. CO upon completion.  
COMMENTS: As of 12 Jan 15: Underway. (FU: Meunier)
  
- 4) 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 12 Jan 15: Underway. (FU: Meunier)
  
- 5) OWNER: Westmoreland                      CONTRACTOR: John Cornelius                      Permitted 18 Dec 14  
LEGAL: ALGCC; U4; B12; L36                      STREET: 104 Mountain Oak  
REQUEST: Re-roof (Mueller; 26-gauge; Cocoa Brown); Re-deck with trex (color as existing)  
COMMENTS: As of 12 Jan 15: Not started. (FU: Meunier)
  
- 6) OWNER: Adkins                              CONTRACTOR:    Permitted 18 Dec 14  
LEGAL: ALGCC; U7; B17; L46A                      STREET: 130 Alto Drive  
REQUEST: Asphalt driveway  
COMMENTS: As of 12 Jan 15: Not started. (FU: Meunier) Pending \$25 Payment
  
- 7) OWNER: Hogue                              CONTRACTOR: Owner                              Permitted 18 Dec 14  
LEGAL: ALGCC; U7; B15; L54A-1                      STREET: 167 Del Monte Dr  
REQUEST: Cut alternate driveway (road), approx. 400', 14' to 16' wide, base coarse. One tree removed. Excavation to fill incline from existing park area. See attached for plat drawing.  
COMMENTS: As of 12 Jan 15: Not started. (FU: Meunier)
  
- 8) OWNER: Barlow                              CONTRACTOR: Arrowhead                              Permitted 18 Dec 14  
LEGAL: ALGCC; U5; B3, L11                      STREET: 103 St Andrews Ct  
REQUEST: New roof same color as existing. (Still needs color, type of roof etc.)  
COMMENTS: As of 12 Jan 15: Not started. (FU: ) Pending VOR
  
- 9) OWNER: Stephens                              CONTRACTOR: Slick Graham Constr                      Permitted 18 Dec 14  
LEGAL: ALGCC; U3; B11; L7                      STREET: 403 High Mesa  
REQUEST: Repair deck, replace windows with glass blocks or frosted glass, replace front and rear doors, restain deck existing natural color, touch up exterior paint (same as existing).  
COMMENTS: As of 12 Jan 15: Not started. (FU: Meunier)

- 10) OWNER: Coats CONTRACTOR: Ray Barela Permitted 20 Nov 14  
LEGAL: HM; U2; B6; L41A STREET: 1435 High Mesa  
REQUEST: Permitted 21 Aug 14: Repair & replace 16 x 24 deck floor only. Same footprint and color as existing (natural redwood color).  
Permitted 20 Nov 14: expand deck footprint, however will remain within setbacks.  
COMMENTS: COMPLETE
- 11) 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; 2 Oct: amended to add replacement windows  
COMMENTS: As of 12 Jan 15: Underway. (FU: Santos)
- 12) OWNER: Smith CONTRACTOR: Maldonado Constr Permitted 6 Nov 14  
LEGAL: LS; U1; B2; L13 STREET: 117 Buena Vista Dr  
REQUEST: Add connecting deck with ramp with landing & small sitting area, connecting walkway; stained exterior of home same as existing  
COMMENTS: As of 12 Jan 15: Underway. (FU: Santos)
- 13) OWNER: Welch CONTRACTOR: ZiaSuns Green Constr Permitted 2 Oct 14  
LEGAL: SB; U3, B8, L7A STREET: 203 Lake Shore  
REQUEST: Addition of garage, living area, balcony – to match existing  
COMMENTS: As of 12 Jan 15: Underway. (FU: Meunier)
- 14) OWNER: Apodaca CONTRACTOR: Quinones Constr Extension exp 7 Apr 15  
LEGAL: ALGCC; U2; B7; L15 STREET: 129 French  
REQUEST: 6 month Permit Extension for NEW CONSTRUCTION (7 Oct 13 to 7 Apr 15). CO upon completion.  
COMMENTS: As of 12 Jan 15: Underway. (FU: McDonald)
- 15) 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 12 Jan 15: Underway. (FU: McDonald)
- 16) OWNER: Williams CONTRACTOR: Chandler Builders Approved 4 Dec 2014  
LEGAL: DPW; U1; L1A STREET: 102 Ferret Ct  
REQUEST: Remove/Replace upper & lower deck with conventional framing stucco exterior, concrete deck; metal rails. Colors to match house, with black hand rails.  
COMMENTS: As of 15 Dec 14: Underway. (FU: McDonald)
- 17) OWNER: Mainord CONTRACTOR: Rocky Mtn Constr Permitted 4 Sep 14  
LEGAL: DPW; U1; L26 STREET: 149 Deer Park Dr  
REQUEST: Room addition (924 sq ft), roofed to match existing  
COMMENTS: As of 12 Jan 15: Underway. (FU: McDonald)
- 18) 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. Entry revision (see letter detail) permitted on 21 Aug 14  
COMMENTS: As of 12 Jan 15: Underway. (FU: McDonald)

- 19) 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 12 Jan 15: Underway. (FU: McDonald)
- 20) OWNER: Jowitt CONTRACTOR: Aztec Stucco Permitted 20 Nov 14  
 LEGAL: DPV; U1; L18 STREET: 132 Deer Valley Dr  
 REQUEST: New roof over deck; asphalt existing gravel drive; bumpouts around windows  
 COMMENTS: As of 12 Jan 15: Underway. (FU: McDonald)
- 21) OWNER: Reed CONTRACTOR: Owner Permitted 18 Aug 14  
 LEGAL: DPV, U1, L40 STREET: 156 Deer Valley Dr  
 REQUEST: NEW CONSTRUCTION (2116 sq ft; slab; comp roof; Hardi lap siding); CO upon completion  
 COMMENTS: As of 12 Jan 15: Underway. (FU: McDonald)
- 22) 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 12 Jan 15: Underway. (FU: McDonald)
- 23) OWNER: Nichols CONTRACTOR: Ruidoso Quality Builders Permitted 20 Feb 14  
 LEGAL: DPV; U8, L145 STREET: 240 Saddleback  
 REQUEST: NEW CONSTRUCTION. CO upon completion  
 COMMENTS: As of 12 Jan 15: Underway. (FU: Santos)
- 24) OWNER: Boone CONTRACTOR: Barney Rue Permitted 18 Dec 14  
 LEGAL: HM; U1; B4; L22 STREET: 154 Twin Tree Lp  
 REQUEST: Re-grade driveway, lay down 6" base coarse, asphalt  
 COMMENTS: As of 12 Jan 15: Underway. (FU: Santos)
- 25) OWNER: Neill CONTRACTOR: OWNER Permitted 2 Oct 14  
 LEGAL: HM; U1; B1; L10 & 10A STREET: 118 Eagle Ridge Rd  
 REQUEST: Garage addition: stucco (beige with brown trim; brown door; shingles); attached to house by hallway; front to match existing. Convert existing garage to play room.  
 COMMENTS: As of 12 Jan 15: Underway. (FU: Santos)
- 26) OWNER: Brooke CONTRACTOR: B&B Redi-Mix Permitted 4 Sep 14  
 LEGAL: HM; U1; B3; L27 STREET: 113 Mira Monte  
 REQUEST: Construction of attached shed-roof carport, running 26' along the length of east wall of house; 14' wide. Roof to be shingled to match house, siding & trim to match house.  
 COMMENTS: As of 12 Jan 15: Underway. (FU: Santos)
- 27) OWNER: Olson CONTRACTOR: Owner Permitted 18 Dec 14  
 LEGAL: HM; U1; B3; L26 STREET: 115 Mira Monte  
 REQUEST: Add additional 4 feet to ground-level back deck. No set back infringement will occur.  
 COMMENTS: As of 12 Jan 15: Underway. (FU: Santos) Pending \$25 Payment