

Alto Lakes Special Zoning District

MINUTES – 5 February 2015

1. Call to order: 9:03am
2. Roll call: Kranz, Meunier, McDonald, McMasters, Santos
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Kranz moved to approve, seconded by Meunier
5. Approval of Meeting Minutes for 15 Jan 2014 Regular Meeting: Meunier moved to approve, Kranz seconded
6. VARIANCE/PERMIT REQUESTS (Part 1)
 - A. Variance Hearing: None
 - B. Zoning Permits:
 - 1) OWNER: Slack CONTRACTOR: Tanner Constr (Hernandez/Armendariz) \$0
LEGAL: SB; U3; B1; L43 STREET: 156 Crown Ridge
REQUEST: Exterior stucco (sandbrown) and stone (Madison County/Country rubble) on exterior walls
MOTION: Kranz SECOND: Meunier
COMMENTS: No fee as deemed akin to “exterior paint” work.
 - 2) OWNER: Stokes CONTRACTOR: Pedroni \$25
LEGAL: ALGCC; U2; B7; L19 STREET: 117 French Drive
REQUEST: Amend landscaping permit issued 16 Oct 14
MOTION: Meunier SECOND: Kranz
COMMENTS: Work was begun and completed without permit. (FU:)
 - 3) OWNER: Adams CONTRACTOR: Adam Chavez \$0
LEGAL: DPW; U4; L124 STREET: 226 Deer Park Drive
REQUEST: Landscape – Desert Tan & Franklin Red rock to be spread around the house 4’ wide to prevent mud from splattering onto new stucco home.
MOTION: Meunier SECOND: Kranz
COMMENTS: No fee as deemed addendum to previous permit (issued 19 Jun 14)
 - 4) OWNER: Ingram/McCubbin CONTRACTOR: Herrera Installations \$50
LEGAL: DPM; U7; L11 STREET: 109 Goldenrod Lane
REQUEST: Add 22 x 22’ garage; attached by walkway and pergola. Matching roofline, pitch, stucco. Facia, soffit, and windows. Shingle roof to match existing. Pergola to visually tie in the garage with existing home, with landscaped walkway beneath.
MOTION: McMasters SECOND: Meunier
COMMENTS: (FU:)
 - C. Short-term Rental Permits: None
 - D. Re-plats: None
7. OLD BUSINESS (Part 2)
 - A. Issues/Concerns/Complaints: None
 - B. Past Actions:
 - 1) Forest Health – McDonald and Santos to begin review of spreadsheet and to drive around verifying status of past complaints and identifying properties with possible Forest Health concerns.

- 2) Discussion re amending Zoning Ordinance for non-solicitation (or possibly issuing a Conditional or Special Use permit). Commission to continue monitoring, but no Ordinance action proposed at this time.
- 3) Status of revision of Joint Complaint Form. ACC to begin using the Joint form.

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Discussion regarding possible Town home construction. Nothing new at this point; Commission is aware and will address if/when any additional activity is proposed.
- 2) ALGCC asked if permits are needed for work done at the Club and/or at the Outlaw. Santos to convey that yes for exterior work at the ALGCC Club, and that as the Outlaw course was not replatted into the ALSZD that no permits are required for exterior work done there.

B. Public Comments:

Neighbor of Homeowner Stone had received a letter concerning Variance projected to be heard on 19 Feb 15 (regarding reducing rear setback) and had a question. Commission responded, satisfying the concern of the neighbor.

C. Commissioner Comments:

- 1) Santos reported on conversion of the ALSZD website to an internet-based program. Work is progressing on transferring documents from current website to new WordPress (internet-based) website. Invoice for transfer to be presented when work is complete.
- 2) Meunier submitted Q2 Quarterly Report to Tom Dixon.
- 3) Santos to be absent for 2 April 2015 meeting.
- 4) Meunier to be absent for one meeting in August 2015.

A. Informal Discussions:

B. Treasurer's Report.

- 1) Permit Fees:
 - a. Total of permit fees received: \$75.00
 - b. Additional fees received: \$25 from Adkins for past permitted work
 - c. Bank account: As of 5 Feb: \$34,399.61
- 2) Invoice Approvals: Meunier moved, McMasters seconded reimbursement of \$457.75 to Santos for extending GoDaddy domain name registration (.com, .org, .net), and to contract with GoDaddy for hosting web-based WordPress website.

C. Announcement of Upcoming Meetings:

Next Regular meeting: 19 February 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 12 February 2015.

D. Adjournment: Meunier moved to adjourn at 10:21am, seconded by Kranz

/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 2 Feb 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 2 Feb 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 2 Feb 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 2 Feb 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 2 Feb 15: Roofing complete, deck work 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 2 Feb 15: Not started. (FU: Meunier)

- 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 2 Feb 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 2 Feb 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, re-stain deck existing natural color, touch up exterior paint (same as existing).
COMMENTS: As of 2 Feb 15: Underway. (FU: Meunier)

- 10) 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: COMPLETE
- 11) 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 2 Feb 15: Underway. (FU: Santos)
- 12) 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)
- 13) 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 2 Feb 15: Underway. (FU: McDonald)
- 14) 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 2 Feb 15: Underway. (FU: McDonald)
- 15) 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 2 Feb 14: Underway. (FU: McDonald)
- 16) 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 2 Feb 15: Underway. (FU: McDonald)
- 17) 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 2 Feb 15: Underway. (FU: McDonald)
- 18) 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 2 Feb 15: Underway. (FU: McDonald)

- 19) 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 2 Feb 15: Underway – almost complete. (FU: McDonald)
- 20) 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 2 Feb 15: Underway. (FU: McDonald)
- 21) 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 2 Feb 15: Underway. (FU: McDonald)
- 22) OWNER: Nichols CONTRACTOR: Ruidoso Quality Builders Permitted 20 Feb 14
LEGAL: DPV; U8, L145 STREET: 240 Saddleback
REQUEST: NEW CONSTRUCTION. CO received
COMMENTS: COMPLETE
- 23) 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 2 Feb 15: Underway. (FU: Santos)
- 24) 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 2 Feb 15: Underway. (FU: Santos)
- 25) 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: COMPLETE
- 26) 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 2 Feb 15: Underway. (FU: Santos) Pending \$25 Payment