

Alto Lakes Special Zoning District

MINUTES – 19 February 2015

1. Call to order: 8:58am
2. Roll call: Kranz, McDonald, McMasters, Meunier, Santos
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Kranz moved to approve, seconded by McDonald
5. Approval of Meeting Minutes for 5 Feb 2014 Regular Meeting: Meunier moved to approve, seconded by McDonald
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing:

- 1) OWNER: Stone (rep = Vadner) CONTRACTOR: N/A \$300
LEGAL: DPM; U3; L7 STREET: Larkspur Loop
REQUEST: Reduce current setback from 30' to 20' from property line due to unique setting of his lot. Lot is narrow, and neighbors to the east combined 3 lots, centering their home in the corner. Neighbors to the west angled home back into the corner of their property. Variance would allow owners to maximize their enjoyment of the property and its surroundings, and allow their planned home design to be more handicap accessible. Rear setback backs onto non-ALGCC property.
MOTION: McMasters SECOND: Meunier

COMMENTS:

Public Hearing opened

Owner/rep presented reasons/arguments; certified letters and proof of publication received

Opened discussion of proposal to reduce rear setback by 10 feet

Call made for any interested parties to be heard

Public Hearing closed

McMasters moved to approve reduction of rear setback by 10'. Motion seconded by Meunier. Voice vote was unanimous in favor.

B. Zoning Permits:

- 1) OWNER: Drahan CONTRACTOR: \$50
LEGAL: LS; U1; B4; L1 STREET: 140 Buena Vista Dr
REQUEST: Add deck (8 x 50) to lower level. Railing around deck to match existing deck in style, material, color.
MOTION: McMasters SECOND: Meunier
COMMENTS: (FU:)

- 2) OWNER: Handel CONTRACTOR: Chris Register (son-in-law) TABLED
LEGAL: DPV; U4; L103 STREET: 127 Antler Dr
REQUEST: Repair soffit (underside) of front porch (water damage). Scaffolding required to reach due to height. Repainted metal railings as existing
MOTION: SECOND:
COMMENTS: (FU:)

C. Short-term Rental Permits: None.

D. Re-plats: None.

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints:

McDonald was approached about safety concerns concerning overgrown vegetation at intersection of Sage and High Mesa. County does not have funds to clear the vegetation. Complaint will be made to Club, who will then officially contact the owner to remove the visual obstruction to line of sight at the intersection. Non-club member is willing to address the problem/remove the occlusion.

B. Past Actions:

1) Forest Health –

- a. McDonald and Santos to work on notice for inclusion in Avalanche regarding upcoming Fire Season and need to comply with Ordinance concerning lot clearing.
- b. McDonald and Santos to compile and consolidate past year's complaints and determine which complaints have been resolved.

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) 103 Valley Meadow – scaffolding up, no permit. ACC contacted and they have no knowledge and will follow-up.
- 2) 417 Deer Valley – stairs and railing have been removed. ACC contacted and they have no knowledge and will follow-up.
- 3) 173 Mira Monte – ACC permit in the window – ACC issued for re-paint of home as existing

B. Public Comments: None

C. Commissioner Comments:

- 1) No feedback from the State from Quarterly submission of financial statement.
- 2) Santos to be absent for 2 April 2015 meeting.
- 3) 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: \$350
- b. Additional fees received: None.
- c. Bank account: As of 18 Feb 15: \$33,916.86

2) Invoice Approvals: None

C. Announcement of Upcoming Meetings:

Next Regular meeting: 5 March 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 26 February 2015.

D. Adjournment: Kranz moved to adjourn at 9:26am, seconded by Meunier

/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 17 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 17 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 17 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 17 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: COMPLETE.

- 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 17 Feb 15: Underway. (FU: Meunier)

- 10) 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 17 Feb 15: Underway. (FU: Santos)
- 11) 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 17 Feb 15: Underway. (FU: Meunier)
- 12) 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 17 Feb 15: Underway. (FU: McDonald)
- 13) 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: COMPLETE
- 14) 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 17 Feb 14: RED-TAGGED by Village. No ACC/Zoning permits posted. (FU: McDonald)
- 15) 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: COMPLETE.
- 16) 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 17 Feb 15: Underway. (FU: McDonald)
- 17) 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 17 Feb 15: Underway. (FU: McDonald)
- 18) 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: COMPLETE.

- 19) 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 17 Feb 15: Underway. No permits posted (Village, ACC, Zoning) (FU: McDonald)
- 20) 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 17 Feb 15: Underway. (FU: McDonald)
- 21) OWNER: Ingram/McCubbin CONTRACTOR: Herrera Installations Permitted 19 Feb 14
 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.
 COMMENTS: As of 17 Feb 15: Underway. (FU: Santos)
- 22) 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 17 Feb 15: Underway. (FU: Santos)
- 23) 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 17 Feb 15: Underway. (FU: Santos)
- 24) 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