

# Alto Lakes Special Zoning District

## MINUTES – 5 March 2015

1. Call to order: 9:02am
2. Roll call: Kranz, McDonald, McMasters, Meunier, Santos
3. Pledge of Allegiance
4. Approval of Meeting Agenda: McDonald moved; Kranz seconded approval
5. Approval of Meeting Minutes for 19 Feb 2014 Regular Meeting: Kranz moved; Meunier seconded approval
6. VARIANCE/PERMIT REQUESTS (Part 1)
  - A. Variance Hearing: None.

### B. Zoning Permits:

- 1) OWNER: Bodin CONTRACTOR: Rocky Mtn Constr (David Griffin) \$717.20  
LEGAL: SB, U1, B1, L81 STREET: 151 Crown Ridge  
REQUEST: Remove existing home; NEW CONSTRUCTION  
MOTION: Kranz SECOND: Meunier  
COMMENTS: (FU: Meunier) approved pending VOR
- 2) OWNER: Mason CONTRACTOR: Younger \$25.00  
LEGAL: DPW; B7; L16A STREET: 105 Deer Park Dr  
REQUEST: Re-roof - removing existing, install Gerard 26-gauge shaka – Barclay color  
MOTION: McDonald SECOND: Meunier  
COMMENTS: (FU: McDonald)
- 3) OWNER: Montelban CONTRACTOR: Owner \$0  
LEGAL: DPV; U4; L99 STREET: 167 Deer Valley Drive  
REQUEST: Re-build rotting stairs leading to front porch, following original design and adding lattice underneath  
MOTION: McMasters SECOND: McDonald  
COMMENTS: (FU: McDonald) Moved and approved with no fee as deemed maintenance
- 4) OWNER: Handel CONTRACTOR: Chris Register (son-in-law) \$  
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: Meunier SECOND: Kranz  
COMMENTS: (FU: McDonald) approved pending \$25 fee
- 5) OWNER: Mace CONTRACTOR: Owner TABLED  
LEGAL: ALGCC; U2; B6; L31 STREET: 106 Bent Tree  
REQUEST: Add additional 20 x 16 redwood deck; same color as existing  
MOTION: SECOND:  
COMMENTS: (FU: Santos) Insufficient info: Who is the builder? How high? Rear setback on plat. VOR
- 6) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (?!?) \$672.00  
LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop  
REQUEST: NEW CONSTRUCTION  
MOTION: Meunier SECOND: Kranz  
COMMENTS: (FU: Santos) approved pending VOR

7) OWNER: Gore CONTRACTOR: Damian Hernandez \$0  
LEGAL: ALGCC; U2; B9; L4 STREET: 142 MidIron  
REQUEST: Replace wood siding damaged by woodpeckers with Hardie Plank siding (same color as existing)  
MOTION: McDonald SECOND: Kranz  
COMMENTS: (FU: ) Moved and approved with no fee as deemed maintenance

C. Short-term Rental Permits: None.

D. Re-plats: None.

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints:

1) Forest Health:

Home Owner DeAnne Rogers spoke to the Commission regarding Forest Health. She has removed many trees from her property – both those dead due to bark beetle and with an eye to the Ordinance guidelines concerning thinning. Her neighbors' properties have many dead trees that need to be addressed and she asked that the Commission follow-up. (see 7. B. 1) below.)

B. Past Actions:

1) Forest Health – The Commission has asked residents to volunteer to serve on a committee to assist with identifying properties and notifying owners of their responsibility to comply with the guidelines in the ALSZD Ordinance, Section 29, concerning Forest Health. ALGCC Owners Mike Dudman and DeAnne Rogers have volunteered to work with Commissioners McDonald and Santos, and a meeting will be set up in the next week to determine next steps. (Ideas: Database cleanup, Violation/Complaint process – to be passed by ALSZD attorney; Draft letters to be sent.)

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics: None.

B. Public Comments: None.

C. Commissioner Comments:

- 1) 2 Apr 15 - Santos absent
- 2) 16 Apr 15 – Kranz absent
- 3) 14 May 15 – Kranz absent
- 4) 4 Jun 15 – Santos might be absent
- 5) 18 Jun 15 – Santos absent
- 6) One August 15 meeting - Meunier absent

A. Informal Discussions: None.

B. Treasurer's Report.

1) Permit Fees:

- a. Total of permit fees received: Permit fees of \$1,414.20 received today
- b. Additional fees received: None.
- c. Bank account: As of 5 March 2015, \$34,266.86

2) Invoice Approvals:

ALGCC Club invoice: Kranz moved, McMasters seconded payment of \$50 for meeting room.

C. Announcement of Upcoming Meetings:

Next Regular meeting: 2 April 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.  
Submission deadline for permit applications is 3:00pm 26 March 2015.

D. Adjournment: McDonald moved to adjourn at 10:52am, seconded by McMasters.

/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: 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)
  
- 6) 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)
  
- 7) 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: )
  
- 8) 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)
  
- 9) 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)

- 10) OWNER: Drahan CONTRACTOR: Permitted 19 Feb 15  
 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.  
 COMMENTS: (FU: )
- 11) OWNER: Welch CONTRACTOR: TBD 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 5 Mar 15: ON HOLD (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: 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)
- 14) 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)
- 15) 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)
- 16) 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. (FU: McDonald)
- 17) 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)
- 18) 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)

- 19) 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)
- 20) 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)
- 21) 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)