

# Alto Lakes Special Zoning District

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## MINUTES – 19 March 2015

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

### B. Zoning Permits:

- 1) OWNER: Kidd CONTRACTOR: Younger \$25  
LEGAL: SB; U2; B5; L16 STREET: 111 Pinecone  
REQUEST: Re-roof (install Mueller 26-gauge R panel - Coco Brown)  
MOTION: Meunier SECOND: Kranz
- 2) OWNER: Rankin CONTRACTOR: Younger \$25  
LEGAL: DPW; U1; L146 STREET: 103 Bull Elk  
REQUEST: Re-roof: remove existing metal; repl w/Mueller R-panel, 26-gauge (Coco brown)  
MOTION: McDonald SECOND: Kranz
- 3) OWNER: Sumrall CONTRACTOR: Younger \$25  
LEGAL: DPW; U2; L42 STREET: 101 Fox Hollow  
REQUEST: Re-roof - removing existing, install Mueller 26-gauge R panel – Burnished Slate  
MOTION: Kranz SECOND: McDonald
- 4) OWNER: Grever CONTRACTOR: Maldonado Constr \$0  
LEGAL: DPW; U6; L195B1 STREET: 102 Doe Ct  
REQUEST: Repl old boards; re-level; paint wrought iron black (as existing)  
MOTION: Meunier SECOND: McDonald  
COMMENTS: (FU: ) No fee permit issued as deemed maintenance
- 5) OWNER: Mace CONTRACTOR: Owner \$50  
LEGAL: ALGCC; U2; B6; L31 STREET: 106 Bent Tree  
REQUEST: Add additional 20 x 16 redwood deck; same color as existing  
MOTION: Meunier SECOND: McDonald  
COMMENTS: (FU: Santos) Setbacks are front 15'; back 30"; side 15). Back of home is along the 5<sup>th</sup> Green, proposed deck addition is to be built on side along the 6<sup>th</sup> Green, so does not intrude into the 15' side setback. Pending VOR.
- 6) OWNER: Aldridge CONTRACTOR: Southwest Greens (Scott Forester) \$  
LEGAL: DPM; U14; L2 STREET: 147 Water Spirit Trail  
REQUEST: Landscaping: Repair existing & add new artificial turf; add flagstone walkway; remove rip-rap from bar ditch and replace with gravel; add 2 mounds/berms to be planted in the future. No irrigation at this time.  
MOTION: Meunier SECOND: Kranz  
COMMENTS: Pending \$25 Payment

- C. Short-term Rental Permits: None
- D. Re-plats: None
7. OLD BUSINESS (Part 2)
- A. Issues/Concerns/Complaints:
- 1) 103 Valley Meadow – owner Michael Moore. No permit issued for stucco work/repair involving all the scaffolding. ACC following up.
- B. Past Actions:
- 1) Forest Health – Santos gave report from Forest Health Committee meeting on 11 March. Basically they met, and the plan is to drive around to verify whether lots on which complaints have been filed are now compliant or not. If not, the committee will send a letter repeating past notices of the need to clear lots of forest waste, forest debris, dead trees, and insect infested trees and to trim trees from the ground to the lesser of 8 feet or 25% of the height of the tree.
- C. Permit Follow-Up: See Attachment 1.
8. New Business (Part 3)
- A. New topics:
- 1) Insurance – Commission approved paperwork to be sent to Meghan Kanno, our POC with Strategic Insurance Company to obtain D&O insurance. She will send a cost for the insurance to be bound, which will be followed by an invoice from the Chubb Group when the renewal is processed.
- 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) 20 Aug 15 meeting - Meunier absent
- A. Informal Discussions: None
- B. Treasurer’s Report.
- 1) Permit Fees:
    - a. Total of permit fees received: \$50.00, with three pending \$25 each payments
    - b. Additional fees received: None
    - c. Bank account: As of 19 March 2015: \$35,631.06
  - 2) Invoice Approvals: None
- 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: Meunier moved to adjourn at 9:55am, seconded by McDonald.

/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: Bodin CONTRACTOR: Rocky Mtn Constr (Griffin) Permitted 5 Mar 15  
LEGAL: SB, U1, B1, L81 STREET: 151 Crown Ridge  
REQUEST: Remove existing home; NEW CONSTRUCTION  
COMMENTS: As of 16 Mar 15: Not started. (FU: Meunier) Pending VOR
  
- 2) 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: COMPLETE
  
- 3) 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: COMPLETE
  
- 4) 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 16 Mar 15: Underway. (FU: Meunier) Email sent to Rocky Mtn Constr re permit expiration.
  
- 5) 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 16 Mar 15: Underway. (FU: Meunier) Owner/Contractor called re permit expiration.
  
- 6) OWNER: Adkins CONTRACTOR: Permitted 18 Dec 14  
LEGAL: ALGCC; U7; B17; L46A STREET: 130 Alto Drive  
REQUEST: Asphalt driveway  
COMMENTS: As of 16 Mar 15: Possibly underway. (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 16 Mar 15: Underway. (FU: Meunier)
  
- 8) OWNER: Gore CONTRACTOR: Damian Hernandez Permitted 5 Mar 15  
LEGAL: ALGCC; U2; B9; L4 STREET: 142 Midiron  
REQUEST: Replace wood siding damaged by woodpeckers with Hardie Plank siding (same color as existing)  
COMMENTS: (FU: )
  
- 9) 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: COMPLETE

- 10) 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 16 Mar 15: Underway. (FU: Meunier)
- 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 16 Mar 15: Underway. (FU: Santos)
- 12) 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: As of 16 Mar 15: Underway. (FU: )
- 13) 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)
- 14) OWNER: Apodaca CONTRACTOR: Quinones Constr Extension exp 17 Apr 15  
 LEGAL: ALGCC; U2; B7; L15 STREET: 129 French  
 REQUEST: 6 month Permit Extension for NEW CONSTRUCTION (16 Oct 14 to expire 17 Apr 15). CO upon completion.  
 COMMENTS: As of 16 Mar 15: Underway. (FU: McDonald) Email sent to Quinones Constr re permit expiration.
- 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 16 Mar 14: RED-TAGGED by Village. Santos sent email re no posted ALSZD permit (FU: McDonald)
- 16) OWNER: Mason CONTRACTOR: Younger Permitted 5 Mar 15  
 LEGAL: DPW; B7; L16A STREET: 105 Deer Park Dr  
 REQUEST: Re-roof - removing existing, install Gerard 26-gauge shaka – Barclay color  
 COMMENTS: COMPLETE
- 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: COMPLETE. (Port-a-Pot to be removed.) Eddie to follow-up.
- 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 16 Mar 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 17 Feb 15: Underway. (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 16 Mar 15: Underway. (FU: McDonald) Per Eric, ACC sent ltr re permits not posted.
- 21) OWNER: Montelban CONTRACTOR: Owner Permitted 5 Mar 15  
 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  
 COMMENTS: COMPLETE
- 22) OWNER: Handel CONTRACTOR: Chris Register (son-in-law) Permitted 5 Mar 15  
 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  
 COMMENTS: COMPLETE. Santos emailed that permit was approved pending \$25 fee; reply indicated payment would be forthcoming. Not yet received.
- 23) 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 16 Mar 15: Underway. (FU: McDonald)
- 24) OWNER: Ingram/McCubbin CONTRACTOR: Herrera Installations Permitted 19 Feb 15  
 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 16 Mar 15: Underway. (FU: Santos)
- 25) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (??!!) Permitted 5 Mar 15  
 LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 16 Mar 15: Underway. (FU: Santos)
- 26) 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 16 Mar 15: Underway. (FU: Santos)
- 27) 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 16 Mar 15: Underway. (FU: Santos)

28) 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: COMPLETE. (FU: Santos) Pending \$25 Payment –owner emailed several times.