

Alto Lakes Special Zoning District

MINUTES – 16 April 2015

1. Call to order: 9:00am
2. Roll call: McDonald, Meunier, Santos present
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Meunier moved to approve, McDonald seconded
5. Approval of Meeting Minutes for 2 Apr 2014 Regular Meeting: McDonald moved to approve, Meunier seconded
6. VARIANCE/PERMIT REQUESTS (Part 1)
 - A. Variance Hearing: None.
 - B. Zoning Permits:
 - 1) OWNER: Wall CONTRACTOR: Travanon Ash \$25
LEGAL: ALGCC; U7; B15; L58A STREET: 344 Ft Stanton Rd
REQUEST: Extend existing driveway around to back door for level access using gravel & railroad ties
MOTION: Meunier SECOND: McDonald
COMMENTS: (FU:)
 - 2) OWNER: Foote CONTRACTOR: Alto Mesa Constr (exp Sep 15) \$744
LEGAL: ALGCC; U4; B13; L13 STREET: 129 Pinehurst
REQUEST: NEW CONSTRUCTION (stucco exterior; asphalt roof; 3300 sq ft heated with 5944 under roof)
MOTION: McDonald SECOND: Meunier
COMMENTS: (FU:)
 - 3) OWNER: Goodman CONTRACTOR: Pine Tree \$25
LEGAL: ALGCC; U3; B12; L17 STREET: 112 Tanglewood
REQUEST: Re-roof (Mueller 26-gauge; R-panel; light grey)
MOTION: McDonald SECOND: Meunier
COMMENTS: (FU:)
 - 4) OWNER: Hoffman CONTRACTOR: David Vasquez \$25
LEGAL: DPW; U3; L18C STREET: 107 Dove Court
REQUEST: Add concrete patio – stamped & colored concrete
MOTION: Meunier SECOND: McDonald
COMMENTS: (FU:)
 - 5) OWNER: Porter CONTRACTOR: Christian Constr \$25
LEGAL: LS; U1; B4; L14 STREET: 319 Lake Shore
REQUEST: Re-roof half of Aframe roof; Heritage
MOTION: McDonald SECOND: Meunier
COMMENTS: (FU:)
 - 6) OWNER: Alcorn-Pierce CONTRACTOR: Frank VanderVeen \$50
LEGAL: HM; U1; B4; L43 STREET: 1379 High Mesa
REQUEST: Courtyard enclosure – 40' wide x 18' deep. Deck and planters/planting area will satisfy the 505% non-growing area. 5' high with stucco pillars and black wrought iron inserts; one gate.
MOTION: Meunier SECOND: McDonald
COMMENTS: (FU:)

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|-----------|---------------------|-------------|----------------|------|
| 7) OWNER: | Scroggin | CONTRACTOR: | Younger | \$25 |
| LEGAL: | HM; U2; B8; L12 | STREET: | 1420 High Mesa | |
| REQUEST: | Re-roof as existing | | | |
| MOTION: | McDonald | SECOND: | Meunier | |
| COMMENTS: | (FU:) | | | |

C. Short-term Rental Permits: None.

D. Re-plats: None.

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints:

B. Past Actions:

1) Forest Health –

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

1) Insurance – Waiting for Chubb to activate and then bill.

B. Public Comments: None.

C. Commissioner Comments: None.

A. Informal Discussions: None.

B. Treasurer's Report.

1) Permit Fees:

- Total of permit fees received: \$894.00
- Additional fees received: None.
- Bank account: As of 16 Apr 15: \$35,625.06

2) Invoice Approvals: Santos moved, McDonald seconded payment of \$100 to Club for March

C. Announcement of Upcoming Meetings:

Next Regular meeting: 7 May 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 30 April 2015.

D. Adjournment: Meunier moved, McDonald seconded adjournment at 10:30am

/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 14 Apr 15: Underway. (FU: Meunier)

- 2) 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 14 Apr 15: Underway. (FU: Meunier)

- 3) 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 14 Apr 15: LOOKS COMPLETE. (FU: Meunier)

- 4) 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)

- 5) 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: COMPLETE.

- 6) 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: As of 14 Apr 15: Not started. (FU:)

- 7) 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 14 Apr 15: Underway. (FU: Meunier)

- 8) 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: COMPLETE.

- 9) 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: COMPLETE.

- 10) 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: Underway. (FU: Meunier)
- 11) 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 14 Apr 15: Underway. (FU: McDonald)
- 12) 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 14 Apr 14: Underway.. (FU: McDonald)
- 13) 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
- 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: COMPLETE.
- 15) OWNER: Grever CONTRACTOR: Maldonado Constr Permitted 19 Mar 15
 LEGAL: DPW; U6; L195B1 STREET: 102 Doe Ct
 REQUEST: Repl old boards; re-level; paint wrought iron black (as existing)
 COMMENTS: COMPLETE
- 16) 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 14 Apr 15: Underway. (FU: McDonald)
- 17) 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)
- 18) 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.

- 19) 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)
- 20) OWNER: Mace CONTRACTOR: Owner Permitted 19 Mar 15
 LEGAL: ALGCC; U2; B6; L31 STREET: 106 Bent Tree
 REQUEST: Add additional 20 x 16 redwood deck; same color as existing
 COMMENTS: As of 14 Apr 15: Can't see. (FU: Santos)
- 21) OWNER: Aldridge CONTRACTOR: Southwest Greens Permitted 19 Mar 15
 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.
 COMMENTS: COMPLETE
- 22) 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 14 Apr 15: Underway. (FU: Santos)
- 23) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (??!!) Permitted 5 Mar 15
 LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 14 Apr 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: COMPLETE
- 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 14 Apr 15: Underway. (FU: Santos)
- 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: COMPLETE. (FU: Santos)