

Alto Lakes Special Zoning District

MINUTES – 7 May 2015

1. Call to order: 9:01AM
2. Roll call: Present were McDonald, McMasters, Meunier, Santos
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Meunier moved, McMasters seconded approval
5. Approval of Meeting Minutes for 16 Apr 2014 Regular Meeting: McMasters moved, Meunier seconded approval
6. VARIANCE/PERMIT REQUESTS (Part 1)
 - A. Variance Hearing: None.

B. Zoning Permits:

- 1) OWNER: Hancock CONTRACTOR: Rocky Mtn Constr (Griffin) \$50
LEGAL: SB; U3; B10; L19 STREET: 114 Brentwood Dr
REQUEST: Sound abatement wall (road noise from Mechem) to rise from ground level to 10' above existing deck floor. Walls will be painted and built to match house, sitting inside the deck dimensions. Will appear to be part of existing home.
MOTION: McMasters SECOND: Meunier
COMMENTS: All in favor with exception of Santos (FU:) Pending VOR
- 2) OWNER: Threadgill CONTRACTOR: Ascent Builders (Eddie Sanchez) \$50
LEGAL: SB; U3; B10; L13 STREET: 138 Brentwood Dr
REQUEST: 16' x 46' 12" block-filled retaining wall to create a parking area at street level. Wall will be stucco, with 2' redwood railing. Parking area will be gravel. Four 6'-wide redwood steps from parking to deck to access home. (Letter from Engineering Company included)
MOTION: McDonald SECOND: Meunier
COMMENTS: (FU:) Pending VOR
- 1) OWNER: Kirby CONTRACTOR: L.D. "Slick" Graham Constr \$
LEGAL: SB, U2, B7, L16 STREET: 123 Tanglewood Ln
REQUEST: Remove existing and build larger covered deck (all natural redwood) – 10-14' off ground. Repair siding. Re-roof (metal, deep river blue)
MOTION: Meunier SECOND: McDonald
COMMENTS: (FU:)
- 2) OWNER: Marshall CONTRACTOR: Younger \$25
LEGAL: ALGCC; U1; B3; L8A STREET: 806 High Mesa
REQUEST: Re-roof (Remove & install new laminated asphalt – same as weathered wood)
MOTION: Meunier SECOND: McMasters
- 3) OWNER: Yule & Gonzales CONTRACTOR: Cyclone Constr (Mike Pritchett) \$25
LEGAL: DPM; U2; L2 & 4 STREET: 1381 High Mesa
REQUEST: Re-roof (metal with metal)
MOTION: McDonald SECOND: Meunier

- 4) OWNER: Turner CONTRACTOR: Spruce It Up \$
 LEGAL: HM; U1; B3; L6 STREET: 1384 High Mesa
 REQUEST: Light landscaping (turf in rear of home; relocate existing flagstone; add ¾" desert tan rock. North elevation will dig watershed trench, directing water westward away from home. Some tree trimming, dead tree removal)
 MOTION: Meunier SECOND: McMasters
 COMMENTS: (FU:)
- 5) OWNER: Gray CONTRACTOR: Peralta \$
 LEGAL: HM; U4; L22 STREET: 1442 High Mesa Rd
 REQUEST: Add 16 x 16 room (pergola?) (256 sq ft); roof & stucco same as existing.
 MOTION: McMasters SECOND: Meunier
 COMMENTS: (FU:)
- 6) OWNER: Rogers CONTRACTOR: Alto Mesa Bldrs (Mike Buechter) \$0
 LEGAL: DPW; U7; L11A STREET: 117 Deer Park Dr
 REQUEST: Repl existing deck rail w/lighted metal rail
 MOTION: Meunier SECOND: McMasters
 COMMENTS: (FU:) Payment waived
- 7) OWNER: Farah CONTRACTOR: Vincent Tello \$50
 LEGAL: DPM; U13; L4 STREET: 100 Paintbrush
 REQUEST: 15' long wall/enclosure to disguise unsightly utility meters/cables; height 5'9". Attached to garage. Stucco, color same as home.
 MOTION: Meunier SECOND: McDonald
 COMMENTS: Owner may try painting meters. If enclosure is built – NTE 5' in height. (FU:)
- 8) OWNER: Hughes CONTRACTOR: Christian Constr \$25
 LEGAL: HM; U2; B10; L17 STREET: 182 Eagle Ridge Dr
 REQUEST: Re-roof (Same as existing)
 MOTION: Meunier SECOND: McDonald
 COMMENTS: (FU:)

C. Short-term Rental Permits: 1 permit issued to Condotel.

D. Re-plats: None.

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints: None.

B. Past Actions:

- 1) Forest Health –

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

Variance Discussion:

- 1) OWNER: Bowling CONTRACTOR: Beuchter To be heard on 4 June
LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa
REQUEST: Reduce rear 30' setback to 20' to site house further back from busy road.
COMMENTS: Due to unique characteristics of lot (between High Mesa and golf course) it appeared to the Commissioners that reducing the rear setback between 10' and 15' would be reasonable. Variance procedures were explained, and Santos to forward examples to Beuchter.

B. Public Comments: None.

C. Commissioner Comments: None.

A. Informal Discussions: None.

B. Treasurer's Report.

1) Permit Fees:

- a. Total of permit fees received: \$200.00
- b. Additional fees received: \$100 from Younger for 2 permitted re-roofs.
- c. Bank account: As of 6 May 15 - \$36,644.06

- 2) Invoice Approvals: McDonald moved, McMasters seconded payment of \$100 for April '15 Club bill.

C. Announcement of Upcoming Meetings:

Next Regular meeting: 21 May 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 14 May 2015.

D. Adjournment: McMasters moved, McDonald seconded adjournment at 11:08am.

/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

- 3) OWNER: Wall CONTRACTOR: Travanon Ash Permitted 16 Apr 15
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
COMMENTS: (FU:)
- 4) OWNER: Bodin CONTRACTOR: Rocky Mtn Constr (Griffin) Permitted 5 Mar 15
LEGAL: SB, U1, B1, L81 STREET: 151 Crown Ridge
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 14 Apr 15: Removal of existing home - COMPLETE. (FU: Meunier)
- 5) OWNER: Goodman CONTRACTOR: Pine Tree Permitted 16 Apr 15
LEGAL: ALGCC; U3; B12; L17 STREET: 112 Tanglewood
REQUEST: Re-roof (Mueller 26-gauge; R-panel; light grey)
COMMENTS: COMPLETE
- 6) OWNER: Foote CONTRACTOR: Alto Mesa Constr Permitted 16 Apr 15
LEGAL: ALGCC; U4; B13; L13 STREET: 129 Pinehurst
REQUEST: NEW CONSTRUCTION (stucco exterior; asphalt roof; 3300 sq ft heated with 5944 under roof)
COMMENTS: As of 4 May 15: Not started. (FU:)
- 7) 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: COMPLETE
- 8) 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: COMPLETE (pending stucco color coat – ACC issue).
- 9) 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)
- 10) 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:)
- 11) 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 4 May 15: Underway. (FU: Meunier)

- 12) OWNER: Alcorn-Pierce CONTRACTOR: Frank VanderVeen Permitted 16 Apr 15
 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.
 COMMENTS: (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: Underway. (FU: Meunier)
- 14) OWNER: Porter CONTRACTOR: Christian Constr Permitted 16 Apr 15
 LEGAL: LS; U1; B4; L14 STREET: 319 Lake Shore
 REQUEST: Re-roof half of Aframe roof; Heritage
 COMMENTS: (FU:)
- 15) 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 4 May 15: Underway. (FU: McDonald)
- 16) 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 4 May 14: Underway. Rails are not black; there is an un-readable “Correction Notice” in the permit pouch. (FU: McDonald)
- 17) OWNER: Hoffman CONTRACTOR: David Vasquez Permitted 16 Apr 15
 LEGAL: DPW; U3; L18C STREET: 107 Dove Court
 REQUEST: Add concrete patio – stamped & colored concrete
 COMMENTS: As of 4 May 15 – Cannot see. Marking as COMPLETE. (FU:)
- 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 4 May 15: Underway. (FU: McDonald)
- 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 16 Mar 15: Underway. (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 16 Mar 15: Underway. (FU: McDonald)

- 21) 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)
- 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 4 May 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 4 May 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 4 May 15: Underway. (FU: Santos)
- 25) 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 4 May 15: Underway. (FU: Santos)