

# Alto Lakes Special Zoning District

## MINUTES – 3 September 2015

1. Call to order: 9:00am
2. Roll call: Kranz, McDonald, McMasters, Santos – Meunier absent
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Kranz moved to approve, seconded by McMasters
5. Approval of Meeting Minutes for 20 August Regular Meetings: McDonald moved to approve, seconded by McMasters
6. VARIANCE/PERMIT REQUESTS:

### A. Variance Hearing:

- 1) OWNER: Welch CONTRACTOR:  
LEGAL: SB; U3, B8, L7A STREET: 201 Lake Shore Dr  
REQUEST: Request variance to 26' height restriction – want to increase height by 4' (to 30') due to unique characteristic of steep lot facing the street. Rationale: “Similar to several structures on same street having higher profiles due to the slope being upward rather than downward from the street. ...”

MOTION:

SECOND:

COMMENTS: Public Hearing opened at 9:45. Owner presented both proof of newspaper publication and of notification of neighbors within 200' of property. Reasons for requesting Variance to increased allowed structure height were presented – however the Commissioners remain concerned of just how the height should be measured –without the New Construction Permit Application reflecting exactly how high the structure will be, McDonald moved to Table to 17 September – seconded by Kranz. The ALSZD Commission will schedule a special meeting with the ACC in order to assure both committees are on the same page in how to view this structure.

Jim & Carol Brophy attended 25 August and 3 September meeting expressing concerns about drainage from 201 Lake Shore. (On 25 July their business, the Tree House Café, was flooded by the waters routed from across the street.) Carol Brophy has no issue with the building height – it is aesthetically pleasing and does not block the view of others on the street. Her concern lies with how the new construction will address drainage.

### B. Zoning Permits:

- 1) OWNER: Mills CONTRACTOR: Younger \$25  
LEGAL: ALGCC; U3; B10; L34 STREET: 133 Crown Ridge  
REQUEST: Re-roof metal with Mueller metal 26-gauge R-panel (mansard brown)  
MOTION: McDonald SECOND: Kranz  
COMMENTS: (FU: )
- 2) OWNER: ALGCC CONTRACTOR: BAC Enterprises \$  
LEGAL: STREET: 1 Country Club  
REQUEST: Re-roof w/50 mil IB membrane, mechanically fastened & hot air welded  
MOTION: Kranz SECOND: McDonald  
COMMENTS: (FU: ) Pending \$25 Payment
- 3) OWNER: Dobbins CONTRACTOR: Slick Graham \$25  
LEGAL: DP TH STREET: 108 Turnberry Ln  
REQUEST: Extend carport 6' for golf cart; no additional vertical supports; re-stain chimney to match existing roof.  
MOTION: McMasters SECOND: McDonald  
COMMENTS: (FU: ) Pending VOR

- |           |  |             |                |      |
|-----------|--|-------------|----------------|------|
| 4) OWNER: | Brown  | CONTRACTOR: | Younger        | \$25 |
| LEGAL:    | DPW; U1; L139  | STREET:     | 116 Bull Elk   |      |
| REQUEST:  | Re-roof; Gerard stone-coated steel; Country Blend  |             |                |      |
| MOTION:   | Kranz  | SECOND:     | McDonald       |      |
|           |  |             |                |      |
| 5) OWNER: | Lovett   | CONTRACTOR: |                | N/A  |
| LEGAL:    | ALGCC; U4; B12; L41  | STREET:     | 127 Broadmoor  |      |
| REQUEST:  | Deemed to be repair of roof leak only – not a re-roof  |             |                |      |
| MOTION:   | Santos   | SECOND:     | McDonald       |      |
|           |  |             |                |      |
| 6) OWNER: | Brown  | CONTRACTOR: | High Country   | \$25 |
| LEGAL:    | ALGCC; U1; B4; L19   | STREET:     | 1009 High Mesa |      |
| REQUEST:  | Landscaping  |             |                |      |
| MOTION:   | McMasters  | SECOND:     | Kranz          |      |
|           |  |             |                |      |
| 7) OWNER: | Cole   | CONTRACTOR: | JM Constr      | \$25 |
| LEGAL:    | DPM; U2; L6  | STREET:     | 1313 High Mesa |      |
| REQUEST:  | Install drainage ditch to drain water from the street just in front of the approachment pad.<br>As this doesn't cross the culver – no County involvement required. |             |                |      |
| MOTION:   | McMasters  | SECOND:     | Kranz          |      |
| COMMENTS: | (FU: )   |             |                |      |

C. Short-term Rental Permits: None.

D. Re-plats: None.

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints: None.

B. Past Actions:

- 1) Forest Health –
  - a. Forest Health Committee Report re status – No report
  - b. Simonson/Santos Report re database – No report
  - c. McDonald Report re BoD meeting/their support – No report

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Dan Knorr and David Eddington of the Alto Lakes Water & Sanitation District (ALW&SD) spoke concerning the upcoming deadline for all broadcast irrigation systems to be removed by 31 December 2016. They would like to work with the ALSZD to educate, advertise/notify the community of the requirement to shut off such systems. The ALW&SD will begin devising a method to identify properties with broadcast irrigation systems (perhaps use water usage statistics from May and June to ID high usage homes). Santos will identify 2 Commissioners willing to coordinate with the ALW&SD.

B. Public Comments: None.

C. Commissioner Comments:

- 1) Commissioner McDonald was apprised of a process used in the past regarding on-going compliance violations. She spoke with former Commissioner Ron Duncan and called the Lincoln County Clerk, who sent some documentation (Lien Notice) that had been issued in the past.
  - a. Using information in Ordinance Section 32 – Enforcement and Penalties, McDonald and Santos will meet to draft similar notices that can be sent to Owners whose property remains non-compliant after documented notification has been made.
  - b. Basically notification of possible non-compliance will be sent, followed by a Violation notification (which includes a \$50 fine). If necessary, subsequent notifications would be sent, each incurring additional fines (\$100 and \$200).
  - c. If necessary, a filing will be made with the Lincoln County Clerk – incurring an additional \$300 fine (which is in addition to the outstanding permit fees).
  - d. To release the cloud on the property, the ALSZD must be satisfied the non-compliance has been resolved, with a decision made on a case-by-case basis concerning payment of the fine(s).

9. Informal Discussions: None.

10. Treasurer's Report.

A. Permit Fees:

- 1) Total of permit fees received: \$125 (pending an additional \$25)
- 2) Additional fees received: None.

B. Bank account: As of 3 September: \$

C. Invoice Approvals: None.

11. Announcement of Upcoming Meetings:

Next Regular meeting: 17 September 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 10 September 2015.

12. Adjournment: Kranz moved to adjourn at 11:00am, 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: Threadgill                      CONTRACTOR: Finecraft Bldrs                      Permitted 7 May 15  
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)  
COMMENTS: As of 1 Sep 15: Underway – note original retaining wall was removed. (FU: )
  
- 2) OWNER: Bodin                                      CONTRACTOR: Rocky Mtn Constr                      Permitted 5 Mar 15  
LEGAL: SB, U1, B1, L81                      STREET: 151 Crown Ridge  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 1 Sep 15: Underway. (FU: Meunier)
  
- 3) OWNER: Wood                                      CONTRACTOR: Fred Cowan                      Permitted 2 Jul 15  
LEGAL: ALGCC; U4; B13; L5                      STREET: 126 Broadmoor  
REQUEST: Remove approx. 580 sq ft of existing lattice under back deck; repl w/hardiplank siding to match house. Paint to match existing.  
COMMENTS: As of 1 Sep 15: Underway. (FU: )
  
- 4) OWNER: Harvey                                      CONTRACTOR: Noel Bowley Constr                      Permitted 16 Jul 15  
LEGAL: ALGCC; U4; B4; L21                      STREET: 150 Broadmoor  
REQUEST: Add 7 x 22 closet to existing deck  
COMMENTS: As of 1 Sep 15: Underway. (FU: )
  
- 5) OWNER: Kirby                                      CONTRACTOR: Slick Graham Constr                      Permitted 7 May 15  
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)  
COMMENTS: As of 1 Sep 15: Underway. (FU: )
  
- 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) CO upon completion  
COMMENTS: As of 1 Sep 15: Underway. (FU: )
  
- 7) OWNER: Bowling                                      CONTRACTOR: Beuchter                      Permitted 18 Jun 15  
LEGAL: ALGCC, U3, B12, L5                      STREET: 323 High Mesa  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 1 Sep 15: Underway. (FU: )
  
- 8) OWNER: Vuicich                                      CONTRACTOR: Owner                      Permitted 4 Jun 15  
LEGAL: ALGCC; U1; B2; L5                      STREET: 908 High Mesa Rd  
REQUEST: Remove existing deck; replace with concrete block courtyard wall with one opening (4' gate. Wall to total 100' long, no higher than 5', conform to Ordinance requirements, and stuccoed to match home. 90% of area to be flooring pavers (Setbacks are Front: 30; Back: 15; Side: 5')
  
- COMMENTS: As of 1 Sep 15: Underway. (FU: )

- 9) OWNER: Turner CONTRACTOR: Spruce It Up Permitted 7 May 15  
 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)  
 COMMENTS: COMPLETE. Pending \$25 Payment
- 10) OWNER: Pool CONTRACTOR: Mark Warren Constr Permitted 16 Jul 15  
 LEGAL: HM; U1; B4; L37 STREET: 1391 High Mesa Rd  
 REQUEST: Shed-style deck roof over rear exterior deck; approx. 92" out from house, 28' wide; asphalt shingles to match roof; 3 electrical boxes for lighting fixtures and switches to be located inside.  
 COMMENTS: COMPLETE
- 11) OWNER: Wilkes CONTRACTOR: Owner Permitted 16 Jul 15  
 LEGAL: HM; U2; B6; L25A STREET: 1411 High Mesa  
 REQUEST: Install French Drain  
 COMMENTS: COMPLETE
- 12) OWNER: Gray CONTRACTOR: Gabe Gilmore Permitted 7 May 15  
 LEGAL: HM; U4; L22 STREET: 1442 High Mesa Rd  
 REQUEST: Add 16 x 16 room (pergola?) (256 sq ft); roof & stucco same as existing.  
 COMMENTS: As of 1 Sep 15: Underway. (FU: )
- 13) OWNER: Greer CONTRACTOR: Prewitt Permitted 6 Aug 15  
 LEGAL: ALGCC; U1; B3; L18 STREET: 114 White Court  
 REQUEST: Re-build west deck, expanding from 25 x 8 to 25 x 10; redwood. Cover deck expansion with metal roof to match existing on home. Re-surface existing decks with new redwood with no change in footprint.  
 COMMENTS: As of 1 Sep 15: Underway. (FU: )
- 14) OWNER: Welch CONTRACTOR: TBD Permitted 2 Oct 14  
 LEGAL: SB; U3, B8, L7A STREET: 201 Lake Shore Dr  
 REQUEST: Addition of garage, living area, balcony – to match existing  
 COMMENTS: PERMIT REVOKED. Variance & new construction application to be heard 17 Sep 15.
- 15) OWNER: Sanford CONTRACTOR: Herrera Installation Permitted 2 Jul 15  
 LEGAL: LS; U1; B3; L53A STREET: 326 Lake Shore  
 REQUEST: Minimal dirt work to level out area, base coarse already existing. New drive & parking area installation, with 3000 psi concrete; heavy broom finish.  
 COMMENTS: As of As of 1 Sep 15: Underway. (FU: )
- 16) OWNER: Murguia CONTRACTOR: Express Stucco Permitted 6 Aug 15  
 LEGAL: ALGCC; U1; B2; L7 STREET: 361 Lake Shore Dr  
 REQUEST: Repl existing shingle roof with metal roofing (cocoa brown); R&R patio roof; R&R front & patio decks; install 6" pop-up moldings around windows & doors; asphalt driveway  
 COMMENTS: As of 1 Sep 15: Not started. (FU: )
- 17) OWNER: Adkins CONTRACTOR: Permitted 18 Dec 14  
 LEGAL: ALGCC; U7; B17; L46A STREET: 130 Alto Drive  
 REQUEST: Asphalt driveway  
 COMMENTS: As of 19 May 15: Possibly underway. (FU: Meunier)

- 18) 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 1 Jul 15: Not started. (FU: )
- 19) OWNER: Humes CONTRACTOR: Maldonado Constr Permitted 18 Jun 15  
 LEGAL: ALGCC; U5; B15; L20 STREET: 186 Midiron  
 REQUEST: Repl rotten areas; rebuild guard rails; paint same as existing; repair sheetrock inside garage  
 COMMENTS: As of 1 Sep 15: Underway. (FU: )
- 20) OWNER: Mundy CONTRACTOR: Arquette Constr Permitted 4 Jun 15  
 LEGAL: AV TH; Site C; L3 STREET: 104 Pinetop  
 REQUEST: Repl cement patio with slightly raised wood decking for more comfortable egress.  
 COMMENTS: As of 15 Jul 15: Cannot see. (FU: )
- 21) OWNER: Mainord CONTRACTOR: Rocky Mtn (D. Griffin) Approved 25 Aug 15  
 LEGAL: DPW; U1; L26 STREET: 149 Deer Park Dr  
 REQUEST: 3' high courtyard wall, finish to match existing courtyard walls.  
 COMMENTS: As of 1 Sep 15: Not started. (FU: )
- 22) OWNER: Murphy CONTRACTOR: Classic Pioneer Constr Approved 25 Aug 15  
 LEGAL: DPW, U3, L93 STREET: 209 Deer Park Dr  
 REQUEST: Roof expansion; replace with metal roof. Replace existing front & rear decks with Trex. Add courtyard wall in front attached to front deck  
 COMMENTS: As of 1 Sep 15: Not started. (FU: ) Pending: VOR
- 23) OWNER: Miller CONTRACTOR: Herrera Installations Approved 25 Aug 15  
 LEGAL: DPW; U1; B54; L9C STREET: 207 Raccoon Ct  
 REQUEST: Concrete driveway - approx 2200 sq ft - w/2 trench drains. Pad will have 12 ga wire remesh. Light dirtwork to fill in & remove any humps in drive  
 COMMENTS: As of 1 Sep 15: Not started. (FU: )
- 24) OWNER: Hacker CONTRACTOR: Cyclone Constr Extended to 19 Dec 15  
 LEGAL: DPW; U2; L17B STREET: 104 Quail Run Rd  
 REQUEST: Extend permit granted 6/19/14 to Enclose existing carport into garage. Add room over garage w/deck on sides and front. Roofing and deck to match existing house.  
 COMMENTS: As of 1 Sep 15: Not started. (FU: )
- 25) OWNER: Faulkner CONTRACTOR: Spruce It Up Permitted 16 Jul 15  
 LEGAL: DPW; U3, L81 STREET: 201 Flicker Ct  
 REQUEST: Landscaping?  
 COMMENTS: COMPLETE. Pending \$25 fee.
- 26) OWNER: Gwyn CONTRACTOR: Owner Expiration 7 Feb 16  
 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. Permit extension granted 16 Jul 15 (originally permitted 7 Aug 14)  
 COMMENTS: As of 1 Sep 15: Not started. (FU: McDonald)

- 27) OWNER: Reed CONTRACTOR: Owner Permitted 18 Sep 14  
 LEGAL: DPV, U1, L40 STREET: 156 Deer Valley Dr  
 REQUEST: NEW CONSTRUCTION (2116 sq ft; slab; comp roof; Hardi lap siding);  
 COMMENTS: COMPLETE. Pending CO
- 28) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15  
 LEGAL: DPV; U8; L214 STREET: 177 Saddleback  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 1 Sep 15: Not started, work stopped by Village pending resolution of blueprints.  
 CO upon completion (FU: )
- 29) 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 1 Sep 15: Not started. Can't see. (FU: Santos)
- 30) OWNER: McIntosh-Trigg CONTRACTOR: McIntosh & Dutton Permitted 6 Aug 15  
 LEGAL: ALGCC, U2, B6, L35 STREET: 103 Incredible Ln  
 REQUEST: Wood frame roofing cricket on "W" style roof - COMPLETE; Re-build deck – not started  
 COMMENTS: As of 1 Sep 15: Underway. (FU: Santos)
- 31) OWNER: Maldonado CONTRACTOR: All About Spas Permitted 18 Jun 15  
 LEGAL: DPM; U10; L2A STREET: 103 Purple Sage  
 REQUEST: Solara Adjustable patio cover over existing patio pergola; repl door framing (office &  
 garage exterior doors); repaint front door as existing.  
 COMMENTS: As of 1 Sep 15: Not started. (FU: )
- 32) OWNER: Fisher CONTRACTOR: Seasons Nursery Expires 19 Dec 15  
 LEGAL: DPM; U13; L5A STREET: 108 Paintbrush  
 REQUEST: Extend landscaping permit granted 19 Jun 14 (to 19 Dec 15)  
 COMMENTS: As of 1 Sep 15: Not started. (FU: )
- 33) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (??!) Permitted 5 Mar 15  
 LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 1 Sep 15: Not started. CO upon completion (FU: Santos)
- 34) OWNER: Ragland CONTRACTOR: Glen Remington Permitted 16 Jul 15  
 LEGAL: HM; U1; B1; L18 STREET: 134 Eagle Ridge  
 REQUEST: Cover existing deck (20x20); roof and stucco to match existing  
 COMMENTS: As of 1 Sep 15: Not started. (FU: )
- 35) OWNER: Baize CONTRACTOR: Barney Rue Permitted 16 Jul 15  
 LEGAL: HM; U2; B7; L59 STREET: 177 Eagle Ridge Rd  
 REQUEST: Re-gravel existing area; cut 3 cedars to extend off road parking. Install canvas triangular  
 sails to cover back porch; landscape upper parking area (20' x 10') with rocks and native  
 plants & trees. Repaint house same as existing by Paint Pros (no fee, no permit required).  
 COMMENTS: COMPLETE. Pending \$25 Payment.
- 36) OWNER: Baize CONTRACTOR: J. Johnson Excavating Approved 25 Aug 15  
 LEGAL: HM; U2; B7; L59 STREET: 177 Eagle Ridge Road  
 REQUEST: Extend existing culver to divert water away from front of house  
 COMMENTS: As of 1 Sep 15: Not started. (FU: )

- 37) 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)
- 38) OWNER: Meeks CONTRACTOR: Rudy Lopez Permitted 2 Jul 15  
LEGAL: HM; U2; B8; L37 STREET: 153 Mira Monte Rd  
REQUEST: Courtyard wall  
COMMENTS: As of 1 Sep 15: Underway. (FU: )
- 39) OWNER: Miller CONTRACTOR: Owner Permitted 16 Jul 15  
LEGAL: HM; U4; L9A STREET: 185 Mira Monte  
REQUEST: 25' x 25' concrete inside of courtyard  
COMMENTS: As of 1 Sep 15: Cannot see. (FU: )

Draft