

Alto Lakes Special Zoning District

Meeting Notice for Upcoming Regular Meeting

The Alto Lakes Special Zoning District Commission will hold a Regular meeting on Thursday, 15 January, 2015 at 9:00am at the Alto Lakes Golf and Country Club, 1 Mulligan Drive, Alto, NM. Actual meeting room to be posted before the meeting. Agenda to be posted on www.ALSZD.org no later than seventy-two hours prior to meeting.

AGENDA – 15 January 2015

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 18 Dec 2014 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)
 - A. Variance Hearing:
 - B. Zoning Permits:
 - 1) OWNER: Ford CONTRACTOR: Express Stucco \$
LEGAL: ALGCC; U1, B4, L34 STREET: 516 High Mesa
REQUEST: Re-stucco, different color. (ACC issued emergency permit for this work.)
MOTION: SECOND:
COMMENTS: (FU:)
 - C. Short-term Rental Permits:
 - D. Re-plats: One replat – Jontz
7. OLD BUSINESS (Part 2)
 - A. Issues/Concerns/Complaints:
 - B. Past Actions:
 - 1) Forest Health
 - 2) Discussion re amending Zoning Ordinance for non-solicitation (or possibly issuing a Conditional or Special Use permit).
 - 3) Status of revision of Joint Complaint Form.
 - C. Permit Follow-Up: See Attachment 1.
8. New Business (Part 3)
 - A. New topics:
 - 1) Discussion regarding possible Town home construction?
 - B. Public Comments:

C. Commissioner Comments:

- 1) Santos to report in January on conversion of the ALSZD website to an internet-based program be made. Initial inquiries trend to Word Press. Current website host is GoDaddy, which interfaces well with Word Press. Santos is continuing to investigate costs associated – to include the cost of hiring someone to migrate current files – with future website work to be done by Commissioners as appropriate.

A. Informal Discussions:

B. Treasurer's Report.

- 1) Permit Fees:
 - a. Total of permit fees received:
 - b. Additional fees received:
 - c. Bank account:
- 2) Invoice Approvals:

C. Announcement of Upcoming Meetings:

Next Regular meeting: 5 February 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 29 January 2015.

D. Adjournment:

/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: (FU:)

- 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 15 Dec: Underway. (FU:)

- 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 15 Dec: Underway. (FU:)

- 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 15 Dec: Underway. (FU:)

- 5) OWNER: Westmoreland CONTRACTOR: John Cornelius Permitted 18 Dec 14
LEGAL: ALGCC; U4; B12; L36 STREET: 104 Mountain Oak
REQUEST: Re-roof (Mueller; 26-gauge; Cocoa Brown); Re-deck with trex (color as existing)
COMMENTS: (FU:)

- 6) OWNER: Adkins CONTRACTOR: Permitted 18 Dec 14
LEGAL: ALGCC; U7; B17; L46A STREET: 130 Alto Drive
REQUEST: Asphalt driveway
COMMENTS: (FU:)

- 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: (FU:)

- 8) 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: (FU:)

- 9) 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, restain deck existing natural color, touch up exterior paint (same as existing).
COMMENTS: (FU:)

- 10) OWNER: Coats CONTRACTOR: Ray Barela Permitted 20 Nov 14
 LEGAL: HM; U2; B6; L41A STREET: 1435 High Mesa
 REQUEST: Permitted 21 Aug 14: Repair & replace 16 x 24 deck floor only. Same footprint and color as existing (natural redwood color).
Permitted 20 Nov 14: expand deck footprint, however will remain within setbacks.
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 11) OWNER: Clark CONTRACTOR: Christian Constr (Marc Anthony) Permitted 3 Jul 14
 LEGAL: LS; U1; L3 & 4 STREET: 110 Buena Vista
 REQUEST: Remove & repl deck boards and rails, ballisters; paint as existing; Re-stain/seal house same as existing; 2 Oct: amended to add replacement windows
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 12) 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 15 Dec 14: Underway. (FU:)
- 13) OWNER: Welch CONTRACTOR: ZiaSuns Green Constr 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 1 Dec 14: Underway. (FU:)
- 14) 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 15 Dec 14: Underway. (FU:)
- 15) OWNER: Parks CONTRACTOR: VICI Builders LLC Permitted 21 Aug 14
 LEGAL: DPW THS; L36A STREET: 138 Crooked Stick
 REQUEST: Repair cracked boards & repaint entire townhome & decks to match existing & adjacent townhomes
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 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 15 Dec 14: Underway. (FU:)
- 17) OWNER: Mainord CONTRACTOR: Rocky Mtn Constr Permitted 4 Sep 14
 LEGAL: DPW; U1; L26 STREET: 149 Deer Park
 REQUEST: Room addition (924 sq ft), roofed to match existing
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 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 15 Dec 14: Underway. (FU:)

- 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 15 Dec 14: Underway. (FU:)
- 20) OWNER: Jowitt CONTRACTOR: Aztec Stucco Permitted 20 Nov 14
 LEGAL: DPV; U1; L18 STREET: 132 Deer Valley Dr
 REQUEST: New roof over deck; asphalt existing gravel drive; bumpouts around windows
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 21) 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 15 Dec 14: Underway. (FU:)
- 22) 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 15 Dec 14: Underway. (FU:)
- 23) OWNER: Nichols CONTRACTOR: Ruidoso Quality Builders Permitted 20 Feb 14
 LEGAL: DPV; U8, L145 STREET: 240 Saddleback
 REQUEST: NEW CONSTRUCTION. CO upon completion
 COMMENTS: As of 15 Dec 14: 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: (FU:)
- 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 15 Dec 14: Underway. (FU:)
- 26) OWNER: Brooke CONTRACTOR: B&B Redi-Mix Permitted 4 Sep 14
 LEGAL: HM; U1; B3; L27 STREET: 113 Mira Monte
 REQUEST: Construction of attached shed-roof carport, running 26' along the length of east wall of house; 14' wide. Roof to be shingled to match house, siding & trim to match house.
 COMMENTS: As of 15 Dec 14: Underway. (FU:)
- 27) 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: (FU:)