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# Alto Lakes Special Zoning District

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## Meeting Notice for Upcoming Regular Meeting

The Alto Lakes Special Zoning District Commission will hold a Regular meeting on Thursday, 5 February, 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](http://www.ALSZD.org) no later than seventy-two hours prior to meeting.

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### AGENDA – 5 February 2015

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 15 Jan 2014 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)
  - A. Variance Hearing:
  - B. Zoning Permits:
    - 1) OWNER: Slack CONTRACTOR: Tanner Constr (Hernandez/Armendariz) \$  
LEGAL: SB; U3; B1; L43 STREET: 156 Crown Ridge  
REQUEST: Exterior stucco (sandbrown) and stone (Madison County/Country rubble) on exterior walls  
MOTION: SECOND:  
COMMENTS: (FU: )
    - 2) OWNER: Stokes CONTRACTOR: Pedroni \$  
LEGAL: AL; U2; B7; L19 STREET: 117 French  
REQUEST: Amend landscaping permit issued 16 Oct 14  
MOTION: SECOND:  
COMMENTS: (FU: )
    - 3) OWNER: Adams CONTRACTOR: Adam Chavez \$  
LEGAL: DPW; U4; L124 STREET: 226 Deer Park  
REQUEST: Landscape – Desert Tan & Franklin Red rock to be spread around the house 4’ wide to prevent mud from splattering onto new stucco home.  
MOTION: SECOND:  
COMMENTS: (FU: )
    - 4) OWNER: Ingram/McCubbin CONTRACTOR: Herrera Installations \$  
LEGAL: DPM; U7; L11 STREET: 109 Goldenrod  
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.  
MOTION: SECOND:  
COMMENTS: (FU: )
  - C. Short-term Rental Permits:
  - D. Re-plats:

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. Nothing new at this point.
  - B. Public Comments:
  - C. Commissioner Comments:
    - 1) Santos report on conversion of the ALSZD website to an internet-based program.
    - 2) Santos to be absent for 2 April 2015 meeting.
  - 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: 19 February 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 12 February 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: As of 12 Jan 15: Underway. (FU: Meunier)
  
- 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 12 Jan 15: Underway. (FU: Meunier)
  
- 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 12 Jan 15: Underway. (FU: Meunier)
  
- 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 12 Jan 15: Underway. (FU: Meunier)
  
- 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: As of 12 Jan 15: Not started. (FU: Meunier)
  
- 6) OWNER: Adkins                              CONTRACTOR:    Permitted 18 Dec 14  
LEGAL: ALGCC; U7; B17; L46A                      STREET: 130 Alto Drive  
REQUEST: Asphalt driveway  
COMMENTS: As of 12 Jan 15: Not started. (FU: Meunier) Pending \$25 Payment
  
- 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 12 Jan 15: Not started. (FU: Meunier)
  
- 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: As of 12 Jan 15: Not started. (FU: ) Pending VOR
  
- 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: As of 12 Jan 15: Not started. (FU: Meunier)

- 10) 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 12 Jan 15: Underway. (FU: Santos)
- 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 12 Jan 15: Underway. (FU: Santos)
- 12) 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 12 Jan 15: Underway. (FU: Meunier)
- 13) 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 12 Jan 15: Underway. (FU: McDonald)
- 14) 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 12 Jan 15: Underway. (FU: McDonald)
- 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 15 Dec 14: Underway. (FU: McDonald)
- 16) 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: As of 12 Jan 15: Underway. (FU: McDonald)
- 17) 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 12 Jan 15: Underway. (FU: McDonald)
- 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 12 Jan 15: Underway. (FU: McDonald)

- 19) 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 12 Jan 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 12 Jan 15: Underway. (FU: McDonald)
- 21) 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 12 Jan 15: Underway. (FU: McDonald)
- 22) 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 12 Jan 15: Underway. (FU: Santos)
- 23) 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 12 Jan 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 12 Jan 15: Underway. (FU: Santos)
- 25) 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 12 Jan 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: As of 12 Jan 15: Underway. (FU: Santos) Pending \$25 Payment