

# 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, 19 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.

## AGENDA – 19 February 2015

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 5 Feb 2014 Regular Meeting:
6. **VARIANCE/PERMIT REQUESTS (Part 1)**
  - A. Variance Hearing:
    - 1) OWNER: Stone (rep = Vadner) CONTRACTOR: N/A  
LEGAL: DPM; U3; L7 STREET: Larkspur Loop  
REQUEST: Reduce current setback from 30' to 20' from property line due to unique setting of his lot. Lot is narrow, and neighbors to the east combined 3 lots, centering their home in the corner. Neighbors to the west angled home back into the corner of their property. Variance will allow owners to maximize their enjoyment of the property and its surroundings, and allow their planned home design to be more handicap accessible. Rear setback backs onto non-ALGCC property.  
  
MOTION: SECOND:  
COMMENTS:
  - B. Zoning Permits:
    - 1) OWNER: Drahan CONTRACTOR: \$  
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.  
  
MOTION: SECOND:  
COMMENTS: (FU: )
    - 2) OWNER: Handel CONTRACTOR: Chris Register (son-in-law) \$  
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  
  
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 –

- C. Permit Follow-Up: See Attachment 1.
- 8. New Business (Part 3)
  - A. New topics:
  - B. Public Comments:
  - C. Commissioner Comments:
    - 1) Santos to be absent for 2 April 2015 meeting.
    - 2) Meunier to be absent for one meeting in August 2015.
  - 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 March 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
    - Submission deadline for permit applications is 3:00pm 26 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 2 Feb 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 2 Feb 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 2 Feb 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 2 Feb 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 2 Feb 15: Roofing complete, deck work 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 2 Feb 15: Not started. (FU: Meunier)
  
- 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 2 Feb 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 2 Feb 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, re-stain deck existing natural color, touch up exterior paint (same as existing).  
COMMENTS: As of 2 Feb 15: Underway. (FU: Meunier)

- 10) 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 2 Feb 15: Underway. (FU: Santos)
- 11) 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)
- 12) 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 2 Feb 15: Underway. (FU: McDonald)
- 13) 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 2 Feb 15: Underway. (FU: McDonald)
- 14) 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 2 Feb 14: Underway. (FU: McDonald)
- 15) 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 2 Feb 15: Underway. (FU: McDonald)
- 16) 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 2 Feb 15: Underway. (FU: McDonald)
- 17) 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 2 Feb 15: Underway. (FU: McDonald)
- 18) 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 2 Feb 15: Underway – almost complete. (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 2 Feb 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 2 Feb 15: Underway. (FU: McDonald)
- 21) OWNER: Ingram/McCubbin CONTRACTOR: Herrera Installations Permitted 19 Feb 14  
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: (FU: Santos)
- 22) 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 2 Feb 15: Underway. (FU: Santos)
- 23) 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 2 Feb 15: Underway. (FU: Santos)
- 24) 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 2 Feb 15: Underway. (FU: Santos) Pending \$25 Payment