

# 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 March, 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 March 2015

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 5 Mar 2014 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)
  - A. Variance Hearing:
  - B. Zoning Permits:
    - 1) OWNER: Kidd CONTRACTOR: Younger \$  
LEGAL: SB; U2; B5; L16 STREET: 111 Pinecone  
REQUEST: Re-roof (install Mueller 26-gauge R panel - Coco Brown)  
MOTION: SECOND:  
COMMENTS: (FU: )
    - 2) OWNER: Rankin CONTRACTOR: Younger \$  
LEGAL: DPW; U1; L146 STREET: 103 Bull Elk  
REQUEST: Re-roof: remove existing metal; repl w/Mueller R-panel, 26-gauge (Coco brown)  
MOTION: SECOND:  
COMMENTS: (FU: )
    - 3) OWNER: Sumrall CONTRACTOR: Younger \$  
LEGAL: DPW; U2; L42 STREET: 101 Fox Hollow  
REQUEST: Re-roof - removing existing, install Mueller 26-gauge R panel – Burnished Slate  
MOTION: SECOND:  
COMMENTS: (FU: )
    - 4) OWNER: Grever CONTRACTOR: Maldonado Constr \$  
LEGAL: DPW; U6; L195B1 STREET: 102 Doe Ct  
REQUEST: Repl old boards; re-level; paint wrought iron black (as existing)  
MOTION: SECOND:  
COMMENTS: (FU: )
    - 5) OWNER: Mace CONTRACTOR: Owner TABLED  
LEGAL: ALGCC; U2; B6; L31 STREET: 106 Bent Tree  
REQUEST: Add additional 20 x 16 redwood deck; same color as existing  
MOTION: SECOND:  
COMMENTS: (FU: Santos)

6) OWNER: Aldridge CONTRACTOR: Southwest Greens (Scott Forester) \$  
LEGAL: DPM; U14; L2 STREET: 147 Water Spirit Trail  
REQUEST: Landscaping: Repair existing & add new artificial turf; add flagstone walkway; remove  
rip-rap from Bar ditch and replace with gravel; add 2 mounds/berms to be planted in the  
future. No irrigation at this time.  
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:

1) Insurance – Meghan Kanno is our POC with Strategic Insurance Company (formerly Martin Burlingame) –go-between agency with Chubb insurance for the Director's & Officer's and Financial liability policy we have had since 2011. She has asked for some documentation in order to provide a current quote for insurance from June 2015-June 2016. (Cost in 2014 was \$1,667 for the year.)

B. Public Comments:

C. Commissioner Comments:

- 1) 2 Apr 15 - Santos absent
- 2) 16 Apr 15 – Kranz absent
- 3) 14 May 15 – Kranz absent
- 4) 4 Jun 15 – Santos might be absent
- 5) 18 Jun 15 – Santos absent
- 6) One August 15 meeting - Meunier absent

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: 2 April 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.  
Submission deadline for permit applications is 3:00pm 26 March 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: Bodin                      CONTRACTOR: Rocky Mtn Constr (Griffin)      Permitted 5 Mar 15  
LEGAL: SB, U1, B1, L81              STREET: 151 Crown Ridge  
REQUEST: Remove existing home; NEW CONSTRUCTION  
COMMENTS: (FU: Meunier)
  
- 2) 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 17 Feb 15: Underway. (FU: Meunier)
  
- 3) 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 17 Feb 15: Underway. (FU: Meunier)
  
- 4) 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 17 Feb 15: Underway. (FU: Meunier)
  
- 5) 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 17 Feb 15: Underway. (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: 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: (FU: )
  
- 9) 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: )

- 10) 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 17 Feb 15: Underway. (FU: Meunier)
- 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 17 Feb 15: Underway. (FU: Santos)
- 12) OWNER: Drahan CONTRACTOR: Permitted 19 Feb 15  
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.  
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: ON HOLD (FU: Meunier)
- 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 17 Feb 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 17 Feb 14: RED-TAGGED by Village. No ACC/Zoning permits posted. (FU: McDonald)
- 16) OWNER: Mason CONTRACTOR: Younger Permitted 5 Mar 15  
LEGAL: DPW; B7; L16A STREET: 105 Deer Park Dr  
REQUEST: Re-roof - removing existing, install Gerard 26-gauge shaka – Barclay color  
COMMENTS: (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 17 Feb 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 17 Feb 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 17 Feb 15: Underway. (FU: McDonald)
- 20) OWNER: Montelban CONTRACTOR: Owner Permitted 5 Mar 15  
 LEGAL: DPV; U4; L99 STREET: 167 Deer Valley Drive  
 REQUEST: Re-build rotting stairs leading to front porch, following original design and adding lattice underneath  
 COMMENTS: (FU: McDonald)
- 21) OWNER: Handel CONTRACTOR: Chris Register (son-in-law) Permitted 5 Mar 15  
 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  
 COMMENTS: (FU: McDonald)
- 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 17 Feb 15: Underway. (FU: McDonald)
- 23) 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 17 Feb 15: Underway. (FU: Santos)
- 24) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (??!) Permitted 5 Mar 15  
 LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: (FU: Santos)
- 25) 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 17 Feb 15: Underway. (FU: Santos)
- 26) 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 17 Feb 15: Underway. (FU: Santos)
- 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: As of 2 Feb 15: Underway. (FU: Santos)