

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, 2 July, 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 – 2 July 2015

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 18 June 2014 Regular Meeting:
6. VARIANCE/PERMIT REQUESTS (Part 1)
 - A. Variance Hearing:
 - B. Zoning Permits:
 - 1) OWNER: Schiflett CONTRACTOR: Copperleaf \$
LEGAL: ALGCC; U4; B14; L18 STREET: 136 Pinehurst
REQUEST: Landscaping (cobblestone for drainage; decorative rock along sidewalk and wrap around into dry river bed. Rock bed under front trees. Cobblestone along sloped areas to prevent erosion. Drip system timer. Misc plantings.
MOTION: SECOND:
COMMENTS: (FU:)
 - 2) OWNER: Wood CONTRACTOR: Fred Cowan \$
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.
MOTION: SECOND:
COMMENTS: (FU:)
 - 3) OWNER: Hamilton CONTRACTOR: Gabe Gilmore Constr, LLC \$
LEGAL: SB; U3; B9; L9 STREET: 111 Sunset Dr
REQUEST: Remove deck handrails & replace with new to meet code. Replace existing redwood surface; extend deck under covered area; add 66 sq ft; underpin deck to match house
MOTION: SECOND:
COMMENTS: (FU:)
 - 4) OWNER: Sanford CONTRACTOR: Herrera Installation \$
LEGAL: LS; U1; B3; L53A STREET: 326 Lakeshore
REQUEST: Minimal dirt work to level out area, base coarse already existing. New drive & parking area installation, with 3000 psi concrete; heavy broom finish.
MOTION: SECOND:
COMMENTS: (FU:)

- 5) OWNER: Golder CONTRACTOR: BAC Enterprises \$
 LEGAL: DPW; U3; L95 STREET: 211 Deer Park Dr
 REQUEST: Re-roof (white membrane)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 6) OWNER: McBride CONTRACTOR: Thunderbolt Ent \$
 LEGAL: DPW; U1; LTR3A STREET: 102 Wolf Run Lane
 REQUEST: Repl existing wrought iron between rock columns to same specs & color as existing.
 MOTION: SECOND:
 COMMENTS: (FU:)
- 7) OWNER: Hilburn CONTRACTOR: Jody Fromknecht (J.F. Constr, Inc) \$
 LEGAL: DPW; U2, L128 STREET: 104 Bobcat
 REQUEST: Re-stucco – new color
 MOTION: SECOND:
 COMMENTS: (FU:)
- 8) OWNER: Faulkner CONTRACTOR: Spruce It Up \$
 LEGAL: DPW; U3, L81 STREET: 201 Flicker Ct
 REQUEST: Landscaping?
 MOTION: SECOND:
 COMMENTS: (FU:)
- 9) OWNER: Fisher CONTRACTOR: Seasons Nursery \$
 LEGAL: DPM; U13; L5A STREET:
 REQUEST: Extend landscaping permit granted 19 June '14 (to 19 Dec 15)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 10) OWNER: Meeks CONTRACTOR: Rudy Lopez \$
 LEGAL: HM; U2; B8; L37 STREET: 153 Mira Monte Rd
 REQUEST: Courtyard wall - plan is way into the setbacks, she was going to get back with me on what she wants to do, or she just may come to the meeting to get the opinion of the commissions.
 MOTION: SECOND:
 COMMENTS: (FU:)

C. Short-term Rental Permits:

D. Re-plats:

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints:

Mr. Turberville would like to appear before the commission to discuss his complaint of a year ago on dead trees on neighboring property.

B. Past Actions:

- 1) Forest Health – Email sent to Attorney Liam Griffin ref next steps in Forest Health process.

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

B. Public Comments:

C. Commissioner Comments:

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: 16 July 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 9 July 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: Hancock CONTRACTOR: Rocky Mtn Constr (Griffin) Permitted 7 May 15
LEGAL: SB; U3; B10; L19 STREET: 114 Brentwood Dr
REQUEST: Sound abatement wall (road noise from Mechem) to rise from ground level to 10' above existing deck floor. Walls will be painted and built to match house, sitting inside the deck dimensions. Will appear to be part of existing home.
COMMENTS: As of 3 June 15: Underway (FU:)
- 2) OWNER: Threadgill CONTRACTOR: Ascent Builders (Eddie Sanchez) 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 3 June 15: Underway. (FU:) Pending VOR & payment
- 3) OWNER: Bodin CONTRACTOR: Rocky Mtn Constr (Griffin) Permitted 5 Mar 15
LEGAL: SB, U1, B1, L81 STREET: 151 Crown Ridge
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 3 June 15: Underway. (FU: Meunier)
- 4) OWNER: Turberville CONTRACTOR: Rocky Mtn Const Permitted 21 May 15
LEGAL: SB; U1; B1; L38 STREET: 166 Crown Ridge
REQUEST: Replace hail-damaged deck flooring same as existing (evergrain weathered wood synthetic decking)
COMMENTS: As of 3 June 15: Cannot see from street. (FU:)
- 5) OWNER: Kirby CONTRACTOR: L.D. "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 3 June 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)
COMMENTS: As of 3 June 15: Not started. (FU:) Pending VOR
- 7) 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)
- 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: As of 3 June 15: Not started. (FU:)

- 9) OWNER: Humes CONTRACTOR: Maldonado Constr
LEGAL: ALGCC; U5; B15; L20 STREET: 186 Midiron
REQUEST: Repl rotten areas; rebuild guard rails; paint same as existing; repair sheetrock inside garage
COMMENTS: (FU:)
- 10) OWNER: Veytia CONTRACTOR: Rocky Mtn Const Exp 15 Nov 15
LEGAL: ALGCC, U5, B14, L27 STREET: 217 Midiron
REQUEST: Deck repair extension (originally permitted on 15 May '14; expiration now 15 Nov 15)
COMMENTS: As of 3 June 15: Underway. (FU:)
- 11) OWNER: Bowling CONTRACTOR: Beuchter
LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa
REQUEST: NEW CONSTRUCTION
COMMENTS: Due to unique characteristics of lot (between High Mesa and golf course) on 7 May it was the opinion of the Commission that reducing rear setback between 10' and 15' was a reasonable request. Variance procedures were explained, and Santos to forward examples to Beuchter.
- 12) 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 3 June 15: Underway. (FU: Meunier)
- 13) OWNER: Gann CONTRACTOR: Cyclone Constr Permitted 21 May 15
LEGAL: ALGCC; U1; B4; L32 STREET: 801 High Mesa Blvd
REQUEST: Replace deck boards with trex (deck is low to ground)
COMMENTS: As of 3 June 15: Not started. (FU:)
- 14) OWNER: Bennett CONTRACTOR: Owner Permitted 21 May 15
LEGAL: ALGCC; U1; B4; L31 STREET: 803 High Mesa Blvd
REQUEST: Landscaping, remove trees, plant trees, decorative rock in front. Pave side of house, remove existing rock and dead trees. Extend patio in back yard.
COMMENTS: As of 3 June 15: Underway. (FU:) Pending \$25 Payment
- 15) 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: (FU:) Pending VOR
- 16) OWNER: Alcorn-Pierce CONTRACTOR: Frank VanderVeen Permitted 16 Apr 15
LEGAL: HM; U1; B4; L43 STREET: 1379 High Mesa
REQUEST: Courtyard enclosure – 40' wide x 18' deep. Deck and planters/planting area will satisfy the 50% non-growing area. 5' high with stucco pillars and black wrought iron inserts; one gate.
COMMENTS: As of 3 June 15: Underway. (FU:)

- 17) 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: As of 3 June 15: Not started. (FU:) Pending \$25 Payment
- 18) OWNER: Laswell CONTRACTOR: Owner
 LEGAL: HM; U2; B6; L27A1 STREET: 1413 High Mesa
 REQUEST: Paint exterior same as existing
 COMMENTS: (FU:)
- 19) OWNER: Gray CONTRACTOR: Peralta 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 3 June 15: Not started. (FU:) Pending \$50 Payment, VOR
- 20) 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 19 May 15: Underway. (FU: Meunier)
- 21) 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: HOA approval email received (FU:)
- 22) 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 3 June 15: Underway. (FU: McDonald)
- 23) OWNER: DeGroat CONTRACTOR: GDM Permitted 21 May 15
 LEGAL: DPW; U2; LTR43A STREET: 103 Wild Turkey
 REQUEST: Re-stain deck as existing
 COMMENTS: As of 3 June 15: Underway. (FU:)
- 24) OWNER: McBride CONTRACTOR: Younger
 LEGAL: DPW; U1; L3A STREET: 102 Wolf Run
 REQUEST: Re-roof (26 gauge R-panel metal roof; coco brown)
 COMMENTS: (FU:)
- 25) OWNER: Hacker CONTRACTOR: Cyclone Constr (M. Pritchett)
 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: (FU:)
- 26) OWNER: Reed CONTRACTOR: Owner Permitted 18 Aug 14
 LEGAL: DPW, 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 3 June 15: Underway. (FU: McDonald) Email sent to Reed on 20 Apr 15. Response is that permits will be posted in front window. 3 June: ACC permit was posted, no VOR, no ALSZD permit visible.

- 27) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough)
LEGAL: DPV; U8; L214 STREET: 177 Saddleback
REQUEST: NEW CONSTRUCTION
COMMENTS: (FU:)
- 28) 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 3 June 15: Underway. (FU: McDonald)
- 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 3 June 15: Can't see. (FU: Santos)
- 30) OWNER: Maldonado CONTRACTOR: All About Spas (Patio, cover)
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: (FU:)
- 31) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (?!?) Permitted 5 Mar 15
LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 3 June 15: Underway. (FU: Santos)
- 32) 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 3 June 15: Underway. (FU: Santos)
- 33) OWNER: Baize CONTRACTOR: Barney Rue; Paint Pros
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
COMMENTS: (FU:)
- 34) 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 3 June 15: Underway. (FU: Santos)
- 35) OWNER: Miller CONTRACTOR: Owner
LEGAL: HM; U4; L9A STREET: 185 Mira Monte
REQUEST: 25' x 25' concrete inside of courtyard
COMMENTS: (FU:)