

# 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, 16 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](http://www.ALSZD.org) no later than seventy-two hours prior to meeting.

### AGENDA – 16 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 2015 and 2 July Regular Meetings:
6. VARIANCE/PERMIT REQUESTS (Part 1)

A. Variance Hearing:

B. Zoning Permits:

- |           |  |             |                          |    |
|-----------|--|-------------|--------------------------|----|
| 1) OWNER: | Schmidt  | CONTRACTOR: | Ascent Builders          | \$ |
| LEGAL:    | SB; U1; B1; L53  | STREET:     | 131 Pine Cone            |    |
| REQUEST:  | Remove & replace old decking & rails; add 6' x 29' deck to existing deck; 2x10 treated joist w/redwood deck. 42" high redwood rails. |             |                          |    |
| MOTION:   |  | SECOND:     |                          |    |
| COMMENTS: | (FU: )   |             |                          |    |
| 2) OWNER: | Adkins   | CONTRACTOR: | Paint Pros               |    |
| LEGAL:    | ALGCC; U7; B17; L46A   | STREET:     | 130 Alto Drive           |    |
| REQUEST:  | Paint house as existing; white trim  |             |                          |    |
| MOTION:   |  | SECOND:     |                          |    |
| COMMENTS: | (FU: )   |             |                          |    |
| 3) OWNER: | Harvey   | CONTRACTOR: | Noel Bowley Constr       | \$ |
| LEGAL:    | ALGCC; U4; B4; L21   | STREET:     | 150 Broadmoor            |    |
| REQUEST:  | Add 7 x 22 closet to existing deck   |             |                          |    |
| MOTION:   |  | SECOND:     |                          |    |
| COMMENTS: | (FU: )   |             |                          |    |
| 4) OWNER: | Munson   | CONTRACTOR: | Elias Rue Unl Constr Inc | \$ |
| LEGAL:    | DPW; U6; L177  | STREET:     | 242 Deer Park Dr         |    |
| REQUEST:  | Pave existing gravel drive – only from road to garage along side of house.   |             |                          |    |
| MOTION:   |  | SECOND:     |                          |    |
| COMMENTS: | (FU: )   |             |                          |    |
| 5) OWNER: | Ramage   | CONTRACTOR: | ReCom                    | \$ |
| LEGAL:    | DPW; UH; BTH; L31  | STREET:     | 144 Crooked Stick        |    |
| REQUEST:  | Re-roof (repair, finish) 200 sq ft of plywood & roof; torchdown tan  |             |                          |    |
| MOTION:   |  | SECOND:     |                          |    |
| COMMENTS: | (FU: )   |             |                          |    |

- 6) OWNER: Amparan CONTRACTOR: Younger  
 LEGAL: DPW; U2; B54; L42A STREET: 102 Wild Turkey  
 REQUEST: Re-roof (remove asphalt shingle; install timberline laminated asphalt shingle)  
 MOTION: SECOND:  
 COMMENTS: (FU: )
- 7) OWNER: Faulkner CONTRACTOR: Spruce It Up TABLED 2 Jul 15  
 LEGAL: DPW; U3, L81 STREET: 201 Flicker Ct  
 REQUEST: Landscaping?  
 MOTION: SECOND:  
 COMMENTS: (FU: ) Tabled due to missing info
- 8) OWNER: Gwyn CONTRACTOR: Owner  
 LEGAL: DPW; U1; L28 STREET: 106 Valley Court  
 REQUEST: PERMIT EXTENSION for work permitted 7 Aug (for 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)
- 9) OWNER: Pool CONTRACTOR: Paint Pros  
 LEGAL: HM; U1; B4; L37 STREET: 1391 High Mesa Rd  
 REQUEST: Paint exterior new color (quiver tan - body, latte - trim, superior bronze – base, garage)  
 MOTION: SECOND:  
 COMMENTS: (FU: )
- 10) OWNER: Pool CONTRACTOR: Mark Warren Constr \$  
 LEGAL: HM; U1; B4; L37 STREET: 1391 High Mesa Rd  
 REQUEST: Shed-style deck roof over rear exterior deck; approx. 92” out from house, 28’ wide;  
 asphalt shingles to match roof; 3 electrical boxes for lighting fixtures and switches to be  
 located inside.  
 MOTION: SECOND:  
 COMMENTS: (FU: )
- 11) OWNER: Wilkes CONTRACTOR: Owner \$  
 LEGAL: HM; U2; B6; L25A STREET: 1411 High Mesa  
 REQUEST: Install French Drain  
 MOTION: SECOND:  
 COMMENTS: (FU: )
- 12) OWNER: Ragland CONTRACTOR: Glen Remington \$  
 LEGAL: HM; U1; B1; L18 STREET: 134 Eagle Ridge  
 REQUEST: Cover existing deck (20x20); roof and stucco to match existing  
 MOTION: SECOND:  
 COMMENTS: (FU: )
- 13) OWNER: Baize CONTRACTOR: Barney Rue; Paint Pros TABLED 18 Jun 15  
 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  
 MOTION: SECOND:  
 COMMENTS: (FU: ) Tabled due to missing info

14) OWNER: Miller CONTRACTOR: Owner  
LEGAL: HM; U4; L9A STREET: 185 Mira Monte  
REQUEST: 25' x 25' concrete inside of courtyard  
MOTION: SECOND:  
COMMENTS: (FU: ) Tabled due to missing info

TABLED 18 Jun 15

- C. Short-term Rental Permits:
- D. Re-plats:
- 7. OLD BUSINESS (Part 2)
  - A. Issues/Concerns/Complaints:
  - B. Past Actions:
    - 1) Forest Health –
      - a. Committee Report re status
      - b. Spaniel/Meunier Report re Homeowner Insurance
      - c. Simonson/Santos Report re database
      - d. McDonald Report re BoD meeting/their support
  - C. Permit Follow-Up: See Attachment 1.
- 8. New Business (Part 3)
  - A. New topics:
    - 1) NON-COMPLIANT CONSTRUCTION – 201 (203?) Lake Shore Dr (owner Welch)
  - B. Public Comments:
  - C. Commissioner Comments:
- 9. Informal Discussions:
- 10. Treasurer's Report.
  - A. Permit Fees:
    - 1) Total of permit fees received:
    - 2) Additional fees received:
  - B. Bank account:
  - C. Invoice Approvals:
    - 1) Liam Griffin – Attorney - \$500 + \$95.35 (includes \$2.98 outstanding balance + \$85 phone conversation re 201 Lake Shore matter + taxes.)
- 11. Announcement of Upcoming Meetings:

Next Regular meeting: 6 August 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 30 July 2015.
- 12. 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                      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 1 Jul 15: Underway COMPLETE? (FU: )
  
- 2) OWNER: Threadgill                      CONTRACTOR: Ascent Builders                      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 1 Jul 15: Underway. (FU: ) Pending payment
  
- 3) OWNER: Hamilton                      CONTRACTOR: Gabe Gilmore Constr                      Permitted 2 Jul 15  
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  
COMMENTS: (FU: )
  
- 4) OWNER: Bodin                              CONTRACTOR: Rocky Mtn Constr                      Permitted 5 Mar 15  
LEGAL: SB, U1, B1, L81                  STREET: 151 Crown Ridge  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 1 Jul 15: Underway. (FU: Meunier)
  
- 5) 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 1 Jul 15: Cannot see from street. COMPLETE? (FU: )
  
- 6) OWNER: Wood                              CONTRACTOR: Fred Cowan                              Permitted 2 Jul 15  
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.  
COMMENTS: (FU: )
  
- 7) OWNER: Kirby                              CONTRACTOR: 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 1 Jul 15: Underway. (FU: )
  
- 8) 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 1 Jul 15: Underway. (FU: ) Pending VOR

- 9) 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)
- 10) 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 1 Jul 15: Not started. (FU: )
- 11) OWNER: Humes CONTRACTOR: Maldonado Constr Permitted 28 Jun 15  
 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: ) Pending VOR
- 12) 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: )
- 13) OWNER: Bowling CONTRACTOR: Beuchter Permitted 18 Jun 15  
 LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 1 Jul 15: Not started. (FU: ) Pending: new construction addendum, VOR
- 14) 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: As of 1 Jul 15: Underway. (FU: ) Pending VOR (emailed on 4 Jul)
- 15) 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 1 Jul 15: Underway. (FU: )
- 16) 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 1 Jul 15: Not started. (FU: ) Pending \$25 Payment
- 17) OWNER: Gray CONTRACTOR: ~~Peralta~~ Gabe Gilmore 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 1 Jul 15: Underway. (FU: )

- 18) OWNER: Welch CONTRACTOR: TBD Permitted 2 Oct 14  
 LEGAL: SB; U3, B8, L7A STREET: 203 Lakeshore Dr  
 REQUEST: Addition of garage, living area, balcony – to match existing  
 COMMENTS: As of 1 Jul 15: Underway. (FU: Meunier) **PERMIT REVOKED.**
- 19) OWNER: Sanford CONTRACTOR: Herrera Installation Permitted 2 Jul 15  
 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.  
 COMMENTS: (FU: )
- 20) 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: (FU: )
- 21) OWNER: Golder CONTRACTOR: BAC Enterprises Permitted 2 Jul 15  
 LEGAL: DPW; U3; L95 STREET: 211 Deer Park Dr  
 REQUEST: Re-roof (white membrane)  
 COMMENTS: (FU: ) Pending \$25 Payment
- 22) OWNER: Hacker CONTRACTOR: Cyclone Constr Extended to 19 Dec 15  
 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: )
- 23) OWNER: Reed CONTRACTOR: Owner Permitted 18 Sep 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 3 June 15: Underway. (FU: McDonald)
- 24) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15  
 LEGAL: DPV; U8; L214 STREET: 177 Saddleback  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: CO upon completion (FU: )
- 25) 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)
- 26) 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 1 Jul 15: Can't see. (FU: Santos)
- 27) OWNER: Maldonado CONTRACTOR: All About Spas Permitted 18 Jun 15  
 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: As of 1 Jul 15: Not started. (FU: )

- 28) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (?!?) Permitted 5 Mar 15  
LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 1 Jul 15: Underway. (FU: Santos)
- 29) OWNER: Fisher CONTRACTOR: Seasons Nursery Expires 19 Dec 15  
LEGAL: DPM; U13; L5A STREET: 108 Paintbrush  
REQUEST: Extend landscaping permit granted 19 Jun 14 (to 19 Dec 15)  
COMMENTS: (FU: )
- 30) 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 1 Jul15: Underway. (FU: Santos)
- 31) OWNER: Meeks CONTRACTOR: Rudy Lopez Permitted 2 Jul 15  
LEGAL: HM; U2; B8; L37 STREET: 153 Mira Monte Rd  
REQUEST: Courtyard wall  
COMMENTS: (FU: ) Possibly pending VOR