

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, 6 August, 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 – 6 August 2015

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 16 July Regular Meetings:
6. VARIANCE/PERMIT REQUESTS:

A. Variance Hearing:

Open Public Hearing

Owner/rep presents reasons/arguments; certified letters and proof of publication received

Open discussion of proposal

Call for any interested parties to be heard

Close Public Hearing

Motion/second, voice vote

- 1) OWNER: Lovett CONTRACTOR: Date 6 Aug 15
LEGAL: ALGCC; U4; B12; L41 STREET: 127 Broadmoor
REQUEST: Right rear corner of existing home was built into side setback by 1' 10" thirty years ago.
To bring house into compliance prior to its sale, requesting Variance to reduce side setback to 13'2".
MOTION: SECOND:
COMMENTS: Plat, notice of newspaper publication and proof of letters sent to neighbors rc'd

B. Zoning Permits:

- 1) OWNER: Mills CONTRACTOR: Younger \$
LEGAL: ALGCC; U3; B10; L34 STREET: 133 Crown Ridge
REQUEST: re-roof metal with Mueller metal 26-gauge R-panel (mansard brown)
MOTION: SECOND:
COMMENTS: (FU:)
- 2) OWNER: Greer CONTRACTOR: Prewitt \$
LEGAL: ALGCC; U1; B3; L18 STREET: 114 White Court
REQUEST: Re-build west deck, expanding from 25 x 8 to 25 x 10; redwood. Cover deck expansion with metal roof to match existing on home. Re-surface existing decks with new redwood with no change in footprint.
MOTION: SECOND:
COMMENTS: (FU:)
- 3) OWNER: Sanford CONTRACTOR: High Country Landscape \$
LEGAL: LS; U1; B3; L53A STREET: 326 Lake Shore Dr
REQUEST: Landscaping (create berm, add rock & boulders); flagstone sitting area with fire pit, stepping stones, plants with drip line.

- MOTION: SECOND:
COMMENTS: (FU:)
- 4) OWNER: Beale CONTRACTOR: Paint Pros \$
LEGAL: LS; U2; B3; L62 STREET: 342 Lake Shore Dr
REQUEST: Exterior Paint
MOTION: SECOND:
COMMENTS: (FU:) No zoning permit needed, no fee
- 5) OWNER: Murguia CONTRACTOR: Express Stucco \$
LEGAL: ALGCC; U1; B2; L7 STREET: 361 Lake Shore Dr
REQUEST: Repl existing shingle roof with metal roofing (cocoa brown); R&R patio roof; R&R front & patio decks; install 6” pop-up moldings around windows & doors; asphalt driveway
MOTION: SECOND:
COMMENTS: (FU:)
- 6) OWNER: Spencer CONTRACTOR: Younger \$
LEGAL: SB; U1; B2; L1 STREET: 272 Lake Shore Dr
REQUEST: Re-roof (remove metal; repl with metal 26-gauge Mueller R-panel – Ivy Green)
MOTION: SECOND:
COMMENTS: (FU:)
- 7) OWNER: Ramage CONTRACTOR: ReCom TABLED
LEGAL: DPW AV TH; U4; L31 STREET: 144 Crooked Stick
REQUEST: Re-roof (repair, finish) 200 sq ft of plywood & roof; torchdown tan
MOTION: SECOND:
COMMENTS: (FU:)
- 8) OWNER: McIntosh-Trigg CONTRACTOR: McIntosh & Dutton \$
LEGAL: ALGCC, U2, B6, L35 STREET: 103 Incredible Ln
REQUEST: Change of roofing – wood frame cricket on “W” style roof; Re-build deck
MOTION: SECOND:
COMMENTS: (FU:)
- 9) OWNER: Cromeens CONTRACTOR: Santa Fe Awnings \$
LEGAL: DPM; U8; L6 STREET: 109 Blazing Star Trail
REQUEST: Paint metal trim around roof edges same as current color; install retractable electric awnings to back porch
MOTION: SECOND:
COMMENTS: (FU:)
- 10) OWNER: Solomon CONTRACTOR: ZiaScapes \$
LEGAL: HM; U1; B2; L15 STREET: 130 Mira Monte
REQUEST: Landscaping
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 –
 - a. Forest health Committee Report re status –
 - b. Simonson/Santos Report re database –
 - c. McDonald Report re BoD meeting/their support –

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) Possible non-compliant construction – 177 Saddleback.
Ref complaint received concerning new construction home at 177 Saddleback. ALGCC employee Eddie Candelaria visited the construction site, contacted the owner and contractor to determine what the markings were, and stepped off the distance from the construction markers to the property line markers. Candelaria believes the construction markers to be and appropriate distance from the setbacks.

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:

11. Announcement of Upcoming Meetings:

Next Regular meeting: 20 August 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 13 August 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: 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 15 Jul 15: Underway. (FU:) Pending \$50 payment

- 2) OWNER: Schmitz CONTRACTOR: Ascent Builders Permitted 16 Jul 15
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.
COMMENTS: (FU:) Pending VOR

- 3) 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 15 Jul 15: Underway. (FU: Meunier)

- 4) 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: As of 15 Jul 15: Underway. (FU:)

- 5) OWNER: Harvey CONTRACTOR: Noel Bowley Constr Permitted 16 Jul 15
LEGAL: ALGCC; U4; B4; L21 STREET: 150 Broadmoor
REQUEST: Add 7 x 22 closet to existing deck
COMMENTS: (FU:) Pending \$150 Payment, VOR

- 6) 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 15 Jul 15: Underway. (FU:)

- 7) 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 15 Jul 15: Underway. (FU:) Pending VOR

- 8) 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)

- 9) OWNER: Bowling CONTRACTOR: Beuchter Permitted 18 Jun 15
LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 15 Jul 15: Underway. (FU:)

- 10) 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 15 Jul 15: Underway. (FU:) Pending VOR
- 11) 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 15 Jul 15: Underway. (FU:)
- 12) 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 15 Jul 15: Not started. (FU:) Pending \$25 Payment
- 13) OWNER: Pool CONTRACTOR: Mark Warren Constr Permitted 16 Jul 15
 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.
- COMMENTS: (FU:)
- 14) OWNER: Wilkes CONTRACTOR: Owner Permitted 16 Jul 15
 LEGAL: HM; U2; B6; L25A STREET: 1411 High Mesa
 REQUEST: Install French Drain
 COMMENTS: (FU:)
- 15) OWNER: Gray CONTRACTOR: 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 15 Jul 15: Underway. (FU:)
- 16) 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: PERMIT REVOKED.
- 17) 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:)

- 18) 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:)
- 19) 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
- 20) 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:)
- 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: As of 15 Jul 15: Cannot see. (FU:)
- 22) OWNER: Golder CONTRACTOR: BAC Enterprises Permitted 2 Jul 15
 LEGAL: DPW; U3; L95 STREET: 211 Deer Park Dr
 REQUEST: Re-roof (white membrane)
 COMMENTS: As of 15 Jul 15: Underway. (FU:)
- 23) OWNER: Munson CONTRACTOR: Elias Rue Unl Constr Inc Permitted 16 Jul 15
 LEGAL: DPW; U6; L177 STREET: 242 Deer Park Dr
 REQUEST: Pave existing gravel drive – only from road to garage along side of house.
 COMMENTS: (FU:)
- 24) OWNER: McBride CONTRACTOR: Younger Permitted 18 Jun 15
 LEGAL: DPW; U1; L3A STREET: 102 Wolf Run
 REQUEST: Re-roof (26 gauge R-panel metal roof; coco brown); on 2 Jul: Repl existing wrought iron between rock columns to same specs & color as existing.
 COMMENTS: As of 15 Jul 15: Underway.
- 25) OWNER: Amparan CONTRACTOR: Younger Permitted 16 Jul 15
 LEGAL: DPW; U2; B54; L42A STREET: 102 Wild Turkey
 REQUEST: Re-roof (remove asphalt shingle; install timberline laminated asphalt shingle)
 COMMENTS: (FU:) Pending VOR
- 26) 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:)
- 27) OWNER: Faulkner CONTRACTOR: Spruce It Up Permitted 16 Jul 15
 LEGAL: DPW; U3, L81 STREET: 201 Flicker Ct
 REQUEST: Landscaping?
 COMMENTS: (FU:) Pending \$25 fee.

- 28) OWNER: Gwyn CONTRACTOR: Owner Expiration 7 Feb 16
 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. Permit extension granted 16 Jul 15 (originally permitted 7 Aug 14)
 COMMENTS: As of 15 Jul 15: Underway. (FU: McDonald)
- 29) 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 15 Jul 15: Underway. (FU: McDonald)
- 30) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15
 LEGAL: DPV; U8; L214 STREET: 177 Saddleback
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 15 Jul 15: Underway. CO upon completion (FU:)
- 31) 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 15 Jul 15: Can't see. (FU: Santos)
- 32) 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 15 Jul 15: Not started. (FU:)
- 33) 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: As of 15 Jul 15: Underway. (FU:)
- 34) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (??!) Permitted 5 Mar 15
 LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 15 Jul 15: Underway. (FU: Santos)
- 35) OWNER: Ragland CONTRACTOR: Glen Remington Permitted 16 Jul 15
 LEGAL: HM; U1; B1; L18 STREET: 134 Eagle Ridge
 REQUEST: Cover existing deck (20x20); roof and stucco to match existing
 COMMENTS: (FU:) Pending VOR
- 36) OWNER: Baize CONTRACTOR: Barney Rue Permitted 16 Jul 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 by Paint Pros (no fee, no permit required).
 COMMENTS: (FU:) Pending \$25 Payment.

- 37) 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 15 Jul 15: Underway. (FU: Santos)
- 38) OWNER: Meeks CONTRACTOR: Rudy Lopez Permitted 2 Jul 15
LEGAL: HM; U2; B8; L37 STREET: 153 Mira Monte Rd
REQUEST: Courtyard wall
COMMENTS: As of 15 Jul 15: Underway. (FU:)
- 39) OWNER: Miller CONTRACTOR: Owner Permitted 16 Jul 15
LEGAL: HM; U4; L9A STREET: 185 Mira Monte
REQUEST: 25' x 25' concrete inside of courtyard
COMMENTS: (FU:)