

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, 3 September, 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 – 3 September 2015

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 20 August Regular Meetings:
6. VARIANCE/PERMIT REQUESTS:

A. Variance Hearing:

- 1) OWNER: Welch CONTRACTOR:
LEGAL: SB; U3, B8, L7A STREET: 203 Lakeshore Dr
REQUEST: Request variance to 26' height restriction – want to increase height by 4' (to 30') due to unique characteristic of steep lot facing the street. Rationale: “Similar to several structures on same street having higher profiles due to the slope being upward rather than downward from the street. ...”

MOTION: SECOND:
COMMENTS:

B. Zoning Permits:

- 1) OWNER: Mills CONTRACTOR: Younger TABLED
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: ALGCC CONTRACTOR: BAC Enterprises \$
LEGAL: STREET: 1 Country Club
REQUEST: Re-roof w/50 mil IB membrane, mechanically fastened & hot air welded
MOTION: SECOND:
COMMENTS: (FU:)
- 3) OWNER: Dobbins CONTRACTOR: James Blackmon (license exp 8/26/15) \$
LEGAL: DP TH STREET: 108 Turnberry Ln
REQUEST: Extend carport 6' for golf cart; no additional vertical supports; re-stain chimney to match existing roof.
MOTION: SECOND:
COMMENTS: (FU:)
- 4) OWNER: Brown CONTRACTOR: Younger \$
LEGAL: DPW; U1; L139 STREET: 116 Bull Elk
REQUEST: Re-roof; Gerard stone-coated steel; Country Blend
MOTION: SECOND:
COMMENTS: (FU:)

- 5) OWNER: Lovett CONTRACTOR: \$
 LEGAL: ALGCC; U4; B12; L41 STREET: 127 Broadmoor
 REQUEST: Repair roof leak
 MOTION: SECOND:
 COMMENTS: (FU:)
- 6) OWNER: Brown CONTRACTOR: High Country \$
 LEGAL: ALGCC; U1; B4; L19 STREET: 1009 High Mesa
 REQUEST: Landscaping
 MOTION: SECOND:
 COMMENTS: (FU:)
- 7) OWNER: Cole CONTRACTOR: JM Constr \$
 LEGAL: DPM; U2; L6 STREET: 1313 High Mesa
 REQUEST: Install Drainage ditches to drain water from the street into garage
 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) Alto Lakes Water & Sanitation concerns ref irrigation systems. (Commissioner McDonald)

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: 17 September 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 10 September 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.

- 9) 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 19 Aug 15: Underway. (FU:) Pending VOR
- 10) 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: As of 19 Aug 15: Underway. (FU:)
- 11) OWNER: Wilkes CONTRACTOR: Owner Permitted 16 Jul 15
 LEGAL: HM; U2; B6; L25A STREET: 1411 High Mesa
 REQUEST: Install French Drain
- COMMENTS: As of 19 Aug 15: Can't see. (FU:)
- 12) 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 19 Aug 15: Underway. (FU:)
- 13) OWNER: Greer CONTRACTOR: Prewitt Permitted 6 Aug 15
 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.
- COMMENTS: (FU:) Pending: VOR
- 14) OWNER: Welch CONTRACTOR: TBD Permitted 2 Oct 14
 LEGAL: SB; U3, B8, L7A STREET: 201 Lake Shore Dr
 REQUEST: Addition of garage, living area, balcony – to match existing
- COMMENTS: PERMIT REVOKED. Variance & new construction application to be heard 20 Aug 15.
- 15) OWNER: Murguia CONTRACTOR: Express Stucco Permitted 6 Aug 15
 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
- COMMENTS: (FU:)
- 16) OWNER: Sanford CONTRACTOR: Herrera Installation Permitted 2 Jul 15
 LEGAL: LS; U1; B3; L53A STREET: 326 Lake Shore
 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: As of 4 Aug: Underway. (FU:)
- 17) 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:)

- 18) OWNER: Humes CONTRACTOR: Maldonado Constr Permitted 18 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: As of 19 Aug 15: Underway. (FU:)
- 19) 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:)
- 20) OWNER: Mainord CONTRACTOR: Rocky Mtn (D. Griffin) Approved 25 Aug 15
 LEGAL: DPW; U1; L26 STREET: 149 Deer Park Dr
 REQUEST: 3' high courtyard wall, finish to match existing courtyard walls.
 COMMENTS: (FU:)
- 21) OWNER: Murphy CONTRACTOR: Classic Pioneer Constr Approved 25 Aug 15
 LEGAL: DPW, U3, L93 STREET: 209 Deer Park Dr
 REQUEST: Roof expansion; replace with metal roof. Replace existing front & rear decks with Trex. Add courtyard wall in front attached to front deck
 COMMENTS: (FU:) Pending: VOR
- 22) OWNER: Miller CONTRACTOR: Herrera Installations Approved 25 Aug 15
 LEGAL: DPW; U1; B54; L9C STREET: 207 Raccoon Ct
 REQUEST: Concrete driveway - approx 2200 sq ft - w/2 trench drains. Pad will have 12 ga wire remesh. Light dirtwork to fill in & remove any humps in drive
 COMMENTS: (FU:)
- 23) 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: As of 19 Aug 15: Underway. (FU:)
- 24) 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 19 Aug 15: Underway. (FU: McDonald)
- 25) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15
 LEGAL: DPV; U8; L214 STREET: 177 Saddleback
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 19 Aug 15: Underway, work stopped by Village pending resolution of blueprints. CO upon completion (FU:)
- 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 4 Aug 15: Underway (construction trucks in front); can't see. (FU: Santos)

- 27) OWNER: McIntosh-Trigg CONTRACTOR: McIntosh & Dutton Permitted 6 Aug 15
 LEGAL: ALGCC, U2, B6, L35 STREET: 103 Incredible Ln
 REQUEST: Change of roofing – wood frame cricket on “W” style roof; Re-build deck
 COMMENTS: (FU: Santos)
- 28) 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:)
- 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: As of 19 Aug 15: Underway. (FU:)
- 30) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (??!) Permitted 5 Mar 15
 LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 19 Aug 15: Underway. (FU: Santos)
- 31) 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: As of 19 Aug 15: Not started. (FU:)
- 32) OWNER: Baize CONTRACTOR: J. Johnson Excavating Approved 25 Aug 15
 LEGAL: HM; U2; B7; L59 STREET: 177 Eagle Ridge Road
 REQUEST: Extend existing culver to divert water away from front of house
 COMMENTS: (FU:)
- 33) 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 19 Aug 15: Underway. (FU: Santos)
- 34) 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 19 Aug 15: Underway. (FU:)
- 35) 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: As of 19 Aug 15: Cannot see. (FU:)