

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, 1 October, 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 – 1 October 2015

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 17 September Regular Meeting:
6. VARIANCE/PERMIT REQUESTS:

A. Variance Hearing:

B. Zoning Permits:

- | | | | | |
|-----------|--|-------------|-------------------|--------|
| 1) OWNER: | Saldivar | CONTRACTOR: | TBD | \$ |
| LEGAL: | SB; U2; B3; L7 | STREET: | 141 Sunset | |
| REQUEST: | Re-roof (composite shingle). ACC to issue emergency permit due to leakage; will let us know contractor name ASAP | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| 2) OWNER: | Welch | CONTRACTOR: | TBD | TABLED |
| LEGAL: | SB; U3, B8, L7A | STREET: | 201 Lake Shore Dr | |
| REQUEST: | Addition of garage, living area, balcony – to match existing. | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | Info below addresses the following concerns: NMED issues, the “rock wall” as shown on the plat, actual plat showing setback, on-going construction debris. | | | |

Drainage: Concerns were expressed about drainage from 201 Lake Shore. (On 25 July their business, the Tree House Café, was flooded by the waters routed from 201 Lake Shore.)

Rock Wall: Owner to have plat re-drawn showing berms vs rock walls due to public safety concerns of the proposed rock wall being constructed parallel to the road, 6-8 feet inside the front setback to assist in diverting drainage into the culvert.

Construction Debris: The property is to be “cleaned up.”

Plat: Revised plat to be submitted showing setbacks & existing home/construction, re-design the rock walls as berms, and obtain topographic information on the plat. Commissioner McDonald took the revised plat (without topo) and other pertinent documents to the Village of Ruidoso Inspector to determine if he is satisfied with the plat and can use the info provided for a Village Construction permit.

- 3) OWNER: Ramsey CONTRACTOR: ZiaScapes \$
 LEGAL: DPW; U2; L59 STREET: 173 Deer Park
 REQUEST: Landscaping (plant 3 trees, driop irrigation from existing system; boulders, stackers, or ledgestone)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 4) OWNER: Akin Family LLC (Brooks) CONTRACTOR: Gabe Gilmore Constr \$
 LEGAL: ALGCC; U1; B4; L9 STREET: 114 Mulligan
 REQUEST: Repl tile on front & back porches
 MOTION: SECOND:
 COMMENTS: (FU:)

C. Short-term Rental Permits:

D. Re-plats:

- 1) Jonz/Dinnwiddie combo
- 2) Bill Bishop combo

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 –
- 2) Report on Violation/Compliance Process.
 - a. Using information in Ordinance Section 32 – Enforcement and Penalties, McDonald and Santos met to draft similar notices that can be sent to Owners whose property remains non-compliant after documented notification has been made.
 - Basically notification of possible non-compliance will be sent, followed by a Violation notification (which includes a \$50 fine). If necessary, subsequent notifications would be sent, each incurring additional fines (\$100 and \$200).
 - If necessary, a filing will be made with the Lincoln County Clerk – incurring an additional \$300 fine (which is in addition to the outstanding permit fees).
 - To release the cloud on the property, the ALSZD must be satisfied the non-compliance has been resolved, with a decision made on a case-by-case basis concerning payment of the fine(s).
 - b. Notice will be made to the public via the ALSZD website, and Santos will request the Club approve posting of the process in the Avalanche and via an email blast. Santos will ask the ALPOA to include the info in the Echo.
 - c. McDonald will draft letters (per a., above) for approval and discussion at October meetings.
- 3) Report on ALW&SD coordination.

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics: None

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: 15 October 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 8 October 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: Finecraft Bldrs 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 14 Sep 15: Underway – note original retaining wall was removed. (FU:)

- 2) 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 14 Sep 15: Underway. (FU: Meunier)

- 3) OWNER: Divis CONTRACTOR: Christian Constr Permitted 17 Sep 15
LEGAL: SB; U1; B1; L32 STREET: 178 Crown Ridge
REQUEST: Retaining wall (4' high; 65' long – stucco) in front of home
COMMENTS: (FU:) Pending \$50 Payment

- 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 14 Sep 15: Can't see – but evidence this is 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: As of 14 Sep 15: Can't see – but evidence this is underway. (FU:)

- 6) OWNER: Hicks CONTRACTOR: Pine Tree Permitted 17 Sep 15
LEGAL: SB; U2; B7; L20A STREET: 115 Tanglewood
REQUEST: Re-roof – Mueller 26 gauge R-panel; coco brown
COMMENTS: (FU:) Pending VOR

- 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 14 Sep 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) CO upon completion
COMMENTS: As of 1 Sep 15: Underway. (FU:)

- 9) OWNER: Bowling CONTRACTOR: Beuchter Permitted 18 Jun 15
LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa
REQUEST: NEW CONSTRUCTION
COMMENTS: As of 14 Sep 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 14 Sep 15: Underway. (FU:)
- 11) OWNER: Cole CONTRACTOR: JM Constr Permitted 3 Sep 15
 LEGAL: DPM; U2; L6 STREET: 1313 High Mesa
 REQUEST: Install drainage ditch to drain water from the street just in front of the approachment pad. As this doesn't cross the culver – no County involvement required.
- COMMENTS: (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: COMPLETE. Pending \$25 Payment
- 13) 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 14 Sep 15: Underway – almost done. (FU:)
- 14) 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: As of 14 Sep 15: Underway. (FU:)
- 15) OWNER: Murguia CONTRACTOR: Express Stucco Permitted 6 Aug 15
 LEGAL: ALGCC; U1; B2; L7 STREET: 361 Lake Shore Dr
 REQUEST: R&R patio roof; R&R front & patio decks; asphalt driveway
- COMMENTS: As of 14 Sep 15: Underway. (FU:)
- 16) OWNER: Apodaca CONTRACTOR: Pedroni Permitted 17 Sep 15
 LEGAL: ALGCC; U2; B7; L15 STREET: 129 French Dr
 REQUEST: Landscaping: Install rock for erosion control, and decorative rock. Plant pine trees & drip irrigation.
- COMMENTS: (FU:) Pending VOR
- 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: Can't see due to road work. (FU:)
- 18) OWNER: Adkins CONTRACTOR: Permitted 18 Dec 14
 LEGAL: ALGCC; U7; B17; L46A STREET: 130 Alto Drive
 REQUEST: Asphalt driveway
- COMMENTS: As of 14 Sep 15: Underway. (FU: Meunier)

- 19) OWNER: ALGCC CONTRACTOR: BAC Enterprises Permitted 3 Sep 15
 LEGAL: STREET: 1 Country Club
 REQUEST: Re-roof w/50 mil IB membrane, mechanically fastened & hot air welded
 COMMENTS: (FU:) Pending \$25 Payment
- 5) OWNER: Dobbins CONTRACTOR: Slick Graham Permitted 3 Sep 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.
 COMMENTS: As of 14 Sep 15: Not started. (FU:) Pending VOR
- 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: As of 15 Jul 15: Cannot see due to road work. (FU:)
- 21) 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: As of 14 Sep 15: Not started. (FU:)
- 22) OWNER: Stern Trust (Shelley K.) CONTRACTOR: TBD (Stan Cape) Permitted 17 Sep 15
 LEGAL: DPW; U3; L76 STREET: 194 Deer Park Dr
 REQUEST: Add 400 sq ft to existing building for a Library.
 COMMENTS: (FU:) Pending VOR
- 23) 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: As of 14 Sep 15: Not started. (FU:)
- 24) 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: As of 14 Sep 15: Underway. (FU:)
- 25) 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 14 Sep 15: Underway. (FU:)
- 26) 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 14 Sep 15: Not started. (FU: McDonald)

- 27) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15
 LEGAL: DPV; U8; L214 STREET: 177 Saddleback
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 14 Sep 15: Not started, work stopped by Village pending resolution of blueprints. CO upon completion (FU:).
- 28) 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 14 Sep 15: Not started. Can't see. (FU: Santos)
- 29) OWNER: McIntosh-Trigg CONTRACTOR: McIntosh & Dutton Permitted 6 Aug 15
 LEGAL: ALGCC, U2, B6, L35 STREET: 103 Incredible Ln
 REQUEST: Re-build deck – not started
 COMMENTS: As of 14 Sep 15: Underway. (FU: Santos)
- 30) 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 14 Sep 15: Underway. (FU:)
- 31) 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 14 Sep 15: Not started. (FU:)
- 32) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (??!) Permitted 5 Mar 15
 LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 14 Sep 15: Underway. CO upon completion (FU: Santos)
- 33) OWNER: Massey CONTRACTOR: Alto Mesa Bldrs Permitted 17 Sep 15
 LEGAL: DPM; U6; L12 STREET: 124 Lark Spur Lp
 REQUEST: Add 1,053 sq ft garage to south end of existing building. All finishes to match.
 COMMENTS: (FU:) Pending VOR (email sent 22 Sep)
- 34) 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 14 Sep 15: Not started. (FU:)
- 35) 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: COMPLETE. Pending \$25 Payment. (Email sent 16 Jul & 14 Sep notifying of approval pending \$25 permit fee. Emailed Eric on 4 Aug)
- 36) 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: As of 14 Sep 15: Not started. (FU:)

37) 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 14 Sep 15: Underway. (FU:)

38) 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 14 Sep 15: Cannot see. (FU:)