

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

## AGENDA – 15 October 2015

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

A. Variance Hearing:

B. Zoning Permits:

- |           |  |             |                   |    |
|-----------|--|-------------|-------------------|----|
| 1) OWNER: | Wilson   | CONTRACTOR: | Elias Rue (??)    | \$ |
| LEGAL:    | ALGCC; U4; B13; L2   | STREET:     | 116 Broadmoor     |    |
| REQUEST:  | 2 room additions; re-pave driveway; landscaping  |             |                   |    |
| MOTION:   |  | SECOND:     |                   |    |
| COMMENTS: | (FU: )   |             |                   |    |
| 2) OWNER: | Pool   | CONTRACTOR: |                   | \$ |
| LEGAL:    | HM; U1; B4; L37  | STREET:     | 1391 High Mesa Rd |    |
| REQUEST:  | Re-do back courtyard fence – enclosing additional area & re-using existing cedar fencing as possible.  |             |                   |    |
| MOTION:   |  | SECOND:     |                   |    |
| COMMENTS: | (FU: )   |             |                   |    |
| 3) OWNER: | Michaels   | CONTRACTOR: | Pine Tree         | \$ |
| LEGAL:    | DPW; U2; L73   | STREET:     | 187 Deer Park Dr  |    |
| REQUEST:  | Demo & Re-build deck   |             |                   |    |
| MOTION:   |  | SECOND:     |                   |    |
| COMMENTS: | (FU: ) Emergency permit issued by ACC as owner had fallen thru deck!   |             |                   |    |
| 4) OWNER: | Dobbins  | CONTRACTOR: | BAC               | \$ |
| LEGAL:    | AV DP TH; UH; L5   | STREET:     | 108 Turnberry Ln  |    |
| REQUEST:  | Re-roof; replace skylights   |             |                   |    |
| MOTION:   |  | SECOND:     |                   |    |
| COMMENTS: | (FU: )   |             |                   |    |
| 5) OWNER: | Linley   | CONTRACTOR: | High Country      | \$ |
| LEGAL:    | DPM; U7; L10   | STREET:     | 111 Goldenrod     |    |
| REQUEST:  | Landscaping (Prep area; weed eat and clear all vegetation. Prep & re-shape berms; cap all sprinkler heads; plant 3 aspens with drip irrigation; protective coyote fencing around aspens & 2 existing spruces; replace border rock. Decoratively rock over sections.) |             |                   |    |
| MOTION:   |  | SECOND:     |                   |    |
| COMMENTS: | (FU: )   |             |                   |    |

6) OWNER: Helmke CONTRACTOR: Owner §  
LEGAL: HM; U1; B2; L9 STREET: 118 Mira Monte  
REQUEST: Add 12x14 deck  
MOTION: SECOND:  
COMMENTS: (FU: )

C. Short-term Rental Permits:

D. Re-plats: Replat of 172 Crooked Stick

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. Santos & Meunier to meet as needed with Knorr/Eddington.

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

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: 5 November 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 29 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: Saldivar CONTRACTOR: TBD Permitted 1 Oct 15  
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  
COMMENTS: (FU: ) Pending \$25 Payment, VOR
- 2) 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 29 Sep 15: Underway – note original retaining wall was removed. (FU: )
- 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 29 Sep 15: Underway. (FU: Meunier)
- 4) 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: As of 29 Sep 15: Not started. (FU: )
- 5) 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/hardi plank siding to match house. Paint to match existing.  
COMMENTS: As of 29 Sep 15: Can't see – but evidence this is underway. (FU: )
- 6) 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 29 Sep 15: Can't see – but evidence this is underway. (FU: )
- 7) 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: As of 29 Sep 15: Not started. (FU: ) Pending VOR
- 8) 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 29 Sep 15: Underway. (FU: )
- 9) 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 29 Sep 15: Underway. (FU: )

- 10) OWNER: Bowling CONTRACTOR: Beuchter Permitted 18 Jun 15  
LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 29 Sep 15: Underway. (FU: )
- 11) 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
- 12) 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 29 Sep 15: Underway. (FU: )
- 13) OWNER: Welch CONTRACTOR: TBD Permitted 1 Oct 15  
LEGAL: SB; U3, B8, L7A STREET: 201 Lake Shore Dr  
REQUEST: Addition of garage, living area, balcony – to match existing.  
COMMENTS: Pending VOR & \$300/Variance
- 14) 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 29 Sep 15: Underway. (FU: )
- 15) OWNER: Brooks (Akin Family LLC) CONTRACTOR: Gilmore Constr Permitted 1 Oct 15  
LEGAL: ALGCC; U1; B4; L9 STREET: 114 Mulligan  
REQUEST: Repl tile on front & back porches  
COMMENTS: (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: As of 29 Sep 15: Not started. (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
- 20) OWNER: ALGCC CONTRACTOR: Permitted 3 Oct 15  
 LEGAL: STREET: 1 Country Club  
 REQUEST: Panels for Pavilion patio doors; ADA-compliant ramp  
 COMMENTS: (FU: ) Pending \$75 Payment
- 21) OWNER: ALGCC CONTRACTOR: Cyn-Mar Permitted 3 Oct 15  
 LEGAL: STREET: 1 Country Club  
 REQUEST: Pool Repair (leaks, cracked tile, scuppers, etc.)  
 COMMENTS: (FU: )
- 22) OWNER: ALGCC CONTRACTOR: White Mtn Glass Permitted 3 Oct 15  
 LEGAL: STREET: 1 Country Club  
 REQUEST: Install sliding glass doors on Pavilion back wall  
 COMMENTS: (FU: )
- 1) 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 29 Sep 15: Not started. (FU: )
- 23) 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: )
- 24) 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 29 Sep 15: Not started. (FU: )
- 25) 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: As of 29 Sep 15: Not started. (FU: ) Pending VOR
- 26) 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 29 Sep 15: Not started. (FU: )
- 27) 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 29 Sep 15: Underway. (FU: )

- 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 29 Sep 15: Not started. (FU: McDonald)
- 29) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15  
 LEGAL: DPV; U8; L214 STREET: 177 Saddleback  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 29 Sep 15: Underway; work stopped by Village pending resolution of blueprints, re-bar, etc. CO upon completion (FU: )
- 30) 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 29 Sep 15: Not started. Can't see. (FU: Santos)
- 31) OWNER: McIntosh-Trigg CONTRACTOR: McIntosh & Dutton Permitted 6 Aug 15  
 LEGAL: ALGCC, U2, B6, L35 STREET: 103 Incredible Ln  
 REQUEST: Re-build deck  
 COMMENTS: As of 29 Sep 15: Underway. (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 29 Sep 15: Underway. (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 29 Sep 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 29 Sep 15: Underway. CO upon completion (FU: Santos)
- 35) 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: As of 29 Sep 15: Not started. (FU: ) Pending VOR
- 36) 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 29 Sep 15: Underway. (FU: )
- 37) 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 29 Sep 15: Not started. (FU: )

- 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 29 Sep 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: As of 29 Sep 15: Cannot see. (FU: )