

# 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, 19 November, 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 – 19 November 2015

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

A. Variance Hearing:

B. Zoning Permits:

- |           |  |             |                                 |    |
|-----------|--|-------------|---------------------------------|----|
| 1) OWNER: | Saldivar   | CONTRACTOR: | Eric Taylor                     | \$ |
| LEGAL:    | SB; U2; B3; L7   | STREET:     | 141 Sunset                      |    |
| REQUEST:  | Re-roof (Mueller metal; dark green); Repl deck in same footprint   |             |                                 |    |
| MOTION:   |  | SECOND:     |                                 |    |
| COMMENTS: | (FU: ) Tabled as missing plan & VORs for both re-roof & deck   |             |                                 |    |
|           |  |             |                                 |    |
| 2) OWNER: | Vance  | CONTRACTOR: | Owner                           | \$ |
| LEGAL:    | SB; U1; B1; L16  | STREET:     | 167 Crown Ridge                 |    |
| REQUEST:  | Replace decking, no change in footprint. Repaint home exterior   |             |                                 |    |
| MOTION:   |  | SECOND:     |                                 |    |
| COMMENTS: | (FU: ) Tabled as missing plat and plan   |             |                                 |    |
|           |  |             |                                 |    |
| 3) 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: ) Owner was to re-submit required paperwork, not yet received   |             |                                 |    |
|           |  |             |                                 |    |
| 4) OWNER: | McClure  | CONTRACTOR: | Pine Tree Constr (Brian Chavez) | \$ |
| LEGAL:    | LS; U1; B3; L40  | STREET:     | 208 Lake Shore                  |    |
| REQUEST:  | Deck repair to bring up to code  |             |                                 |    |
| MOTION:   |  | SECOND:     |                                 |    |
| COMMENTS: | (FU: )   |             |                                 |    |
|           |  |             |                                 |    |
| 5) OWNER: | ALGCC  | CONTRACTOR: | R.C. Long Constr                | \$ |
| LEGAL:    |  | STREET:     | 1 Country Club                  |    |
| REQUEST:  | Excavate behind pool house; add rubber coating to concrete block wall; install French drain. Install new pipe to existing drain in patio near banquet room to drain into rocks near pool patio area. |             |                                 |    |
| MOTION:   |  | SECOND:     |                                 |    |
| COMMENTS: | (FU: )   |             |                                 |    |

- 6) OWNER: ALGCC CONTRACTOR: R.C. Long Constr \$  
 LEGAL: STREET: 1 Country Club  
 REQUEST: Replace truss over ProShop entrance w/new cedar beams. Re-use gusset plates; paint.  
 MOTION: SECOND:  
 COMMENTS: (FU: )
- 7) OWNER: ALGCC CONTRACTOR: Iron Seal Coating \$  
 LEGAL: STREET: 1 Country Club  
 REQUEST: Remove, replace, seal 40' x 40' section of asphalt in front of maintenance barn  
 MOTION: SECOND:  
 COMMENTS: (FU: )
- 8) OWNER: Payne CONTRACTOR: J.O. Constr (Joseph Ontiveros) \$  
 LEGAL: DPW; U1; L32 STREET: 106 Bull Elk  
 REQUEST: Remove & replace existing deck and deck roof  
 MOTION: SECOND:  
 COMMENTS: (FU: )
- 9) OWNER: Madera Family Trust CONTRACTOR: RG Quality Constr (Rick Gonzales) \$  
 LEGAL: HM; U1; B6; L4 STREET: 125 Twin Tree  
 REQUEST: New 12 x 15 trex deck  
 MOTION: SECOND:  
 COMMENTS: (FU: )

C. Short-term Rental Permits:

D. Re-plats:

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints:

- 1) Ware complaint ref dead trees & deadfall on lot adjoining 102 Grapevine.

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: 3 December 2015 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 26 November 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: As of 13 Oct 15: Not started. Pending 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 13 Oct 15: Underway – note original retaining wall was removed. (FU: Santos)
  
- 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 13 Oct 15: Underway. (FU: Santos)
  
- 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 13 Oct 15: Not started. (FU: Santos)
  
- 5) 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 13 Oct 15: Underway. (FU: Santos)
  
- 6) OWNER: Martell                      CONTRACTOR: Thunderbolt Custom Fab                      Permitted 5 Nov 15  
LEGAL: ALGCC; U4; B12; L30A              STREET: 100 Grapevine  
REQUEST: courtyard (30 x 38) & two 6x4 wrought iron gates painted antique bronze; pickets 3" approx. centers; hardware to match porch lamp (antique bronze)  
COMMENTS: (FU: )
  
- 7) 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 13 Oct 15: Can't see – but evidence this is underway. (FU: Santos)
  
- 8) 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 13 Oct 15: Can't see – but evidence this is underway. (FU: Santos)
  
- 9) 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 13 Oct 15: Underway. Pending VOR

- 10) 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 13 Oct 15: Underway. (FU: Santos)
- 11) OWNER: Bowling CONTRACTOR: Beuchter Permitted 18 Jun 15  
 LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 13 Oct 15: Underway. (FU: Santos)
- 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: Pool CONTRACTOR: Permitted 15 Oct 15  
 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. Square footage = 1,806, and non-growing requirement will be met.  
 COMMENTS: (FU: Santos)
- 14) OWNER: Foreman CONTRACTOR: Owner Permitted 5 Nov 15  
 LEGAL: HM; U4; L5A STREET: 1441 High Mesa  
 REQUEST: Replace boards with composite decking  
 COMMENTS: No fee due to simply replacing decking
- 15) 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 13 Oct 15: Underway. (FU: Santos)
- 16) 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: (FU: Santos) Pending VOR
- 17) 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 13 Oct 15: Underway. (FU: Santos)
- 18) 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: As of 13 Oct 15: Underway. (FU: Santos)

- 19) 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 13 Oct 15: Not started. (FU: McDonald) Pending VOR
- 20) 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: McDonald)
- 21) OWNER: ALGCC CONTRACTOR: Permitted 3 Oct 15  
 LEGAL: STREET: 1 Country Club  
 REQUEST: Panels for Pavilion patio doors; ADA-compliant ramp  
 COMMENTS: (FU: )
- 22) OWNER: ALGCC CONTRACTOR: Cyn-Mar Permitted 3 Oct 15  
 LEGAL: STREET: 1 Country Club  
 REQUEST: Pool Repair (leaks, cracked tile, scuppers, etc.)  
 COMMENTS: (FU: )
- 23) 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: )
- 24) OWNER: ALGCC CONTRACTOR: R.C. Lang Permitted 5 Nov 15  
 LEGAL: STREET: 1 Country Club  
 REQUEST: Remove section of sidewalk (approx. 5 x 8) and tree root; replace w/stamped concrete  
 COMMENTS: (FU: )
- 25) OWNER: Westbrook CONTRACTOR: Owner Permitted 5 Nov 15  
 LEGAL: ALGCC; U2; B7; L13 STREET: 105 Midiron Dr  
 REQUEST: Repl garage door (color: chocolate; manufacturer: Clopay)  
 COMMENTS: (FU: )
- 26) 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 13 Oct 15: Complete except for painting of wood supports. (FU: McDonald)
- 27) 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 13 Oct 15: Not started. (FU: McDonald)
- 28) OWNER: Michaels/Harris CONTRACTOR: Pine Tree Permitted 15 Oct 15  
 LEGAL: DPW; U2; L73 STREET: 187 Deer Park Dr  
 REQUEST: Demo & Re-build deck  
 COMMENTS: (FU: McDonald) Pending VOR

- 29) 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 13 Oct 15: Not started. (FU: McDonald) Pending VOR
- 30) 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 13 Oct 15: Not started. (FU: McDonald)
- 31) 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 13 Oct 15: Underway. (FU: McDonald)
- 32) OWNER: Gwyn CONTRACTOR: Owner Expiration 7 Feb 16  
 LEGAL: DPW; 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 13 Oct 15: Not started. (FU: McDonald)
- 33) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15  
 LEGAL: DPV; U8; L214 STREET: 177 Saddleback  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 13 Oct 15: Underway; work stopped by Village pending resolution of blueprints, re-  
 bar, etc. CO upon completion (FU: McDonald)
- 34) OWNER: Stanford CONTRACTOR: Chavez; Elias Rue Permitted 5 Nov 15  
 LEGAL: HM; U3; B12; L13A STREET: 152 Stable Rd  
 REQUEST: Asphalt existing gravel drive; repair curb surrounding drive  
 COMMENTS: (FU: )
- 35) 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 13 Oct 15: Not started. Can't see. (FU: Santos)
- 36) 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 13 Oct 15: Underway. (FU: Santos)
- 37) 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 13 Oct 15: Underway. (FU: Santos)

- 38) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (?!?) Permitted 5 Mar 15  
 LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 13 Oct 15: Underway. CO upon completion (FU: Santos)
- 39) OWNER: Massey CONTRACTOR: Alto Mesa Bldrs Permitted 17 Sep 15  
 LEGAL: DPM; U6; L12 STREET: 124 Larkspur Lp  
 REQUEST: Add 1,053 sq ft garage to south end of existing building. All finishes to match.  
 COMMENTS: As of 13 Oct 15: Not started. (FU: Santos) Pending VOR
- 40) OWNER: Diebel CONTRACTOR: Sierra Blanca Ent. Permitted 5 Nov 15  
 LEGAL: HM; U3; B5; L14 STREET: 230 El Camino  
 REQUEST: Deck replacement & expansion  
 COMMENTS: (FU: ) Pending \$50 Payment, VOR
- 41) 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 13 Oct 15: Underway. (FU: Santos)
- 42) 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 13 Oct 15: Not started. (FU: ) Santos
- 43) OWNER: Helmke CONTRACTOR: Owner Permitted 15 Oct 15  
 LEGAL: HM; U1; B2; L9 STREET: 118 Mira Monte  
 REQUEST: Add 12x14 deck  
 COMMENTS: (FU: Santos) Pending \$50 Payment
- 44) 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 13 Oct 15: Underway. (FU: Santos)