

# Alto Lakes Special Zoning District

## MINUTES – 4 February 2016

1. Call to order: 9:00am
2. Roll call: Kranz, McMasters, Meunier
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Kranz moved to approve, seconded by McMasters
5. Approval of Meeting Minutes for 21 January Regular Meeting: Kranz moved to approve, seconded by McMasters

6. VARIANCE/PERMIT REQUESTS:

A. Variance Hearing: None.

B. Zoning Permits:

1) OWNER: Batte CONTRACTOR: Tower Constr (Alex Armendariz) \$50  
LEGAL: SB; U1; B1; L42 STREET: 158 Crown Ridge  
REQUEST: Retaining wall by front parking/driveway – pave existing  
MOTION: Kranz SECOND: McMasters  
COMMENTS: (FU: )

2) OWNER: Jenkins CONTRACTOR: Jack Johnson Excavating \$  
LEGAL: SB; U1; B1; L75,76 STREET: 267 Lake Shore  
REQUEST: 36" high retaining walls following inside edge of existing blacktop drive. New wall to run from property line on each side of driveway. Contractor acknowledged responsibility for both design & construction of 6' wall (vs planned 36" wall)  
MOTION: Meunier SECOND: McMasters  
COMMENTS: (FU: ) Pending: Plan; \$50 Payment, VOR

3) OWNER: Thompson CONTRACTOR: John Cornelius TABLED  
LEGAL: AV Site A; THS 18 STREET: 112 Augusta Ct  
REQUEST: Replace condo deck  
MOTION: SECOND:  
COMMENTS: (FU: ) TABLED

4) OWNER: Middleton CONTRACTOR: Chandler Constr (Rogers) \$600.30  
LEGAL: HM; U3; B5; L27A STREET: El Camino  
REQUEST: NEW CONSTRUCTION (3,875 sq ft)  
MOTION: McMasters SECOND: Kranz  
COMMENTS: (FU: ) Pending???: VOR, plat; 911 addressing; LC Road permit; NMED

5) OWNER: Carvill CONTRACTOR: Zook Enterprises \$  
LEGAL: HM; U3; B5; L29 STREET: 110 El Sendero Tr  
REQUEST: Re-roof (26 gauge PBR metal; burnished slate)  
MOTION: Meunier SECOND: McMasters  
COMMENTS: (FU: ) Pending \$25 Payment, VOR

C. Short-term Rental Permits: None.

D. Re-plats:

- 1) Lot Combo – Alto Village DPW TownHomes – Recently acquired Lot 64 with adjacent common area

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 –
    - 2) Report on ALW&SD coordination.
  - C. Permit Follow-Up: See Attachment 1.
8. New Business (Part 3)
  - A. New topics:
  - B. Public Comments:
  - C. Commissioner Comments:
    - 1) Zoning Elections to be held in September. More info to follow.
    - 2) Known Upcoming Commissioner absences:
      - Santos – 7 & 21 Apr, 5 & 19 May, 23 Jun
      - McDonald – 17 Mar
9. Informal Discussions: None.
10. Treasurer's Report.
  - A. Permit Fees:
    - 1) Total of permit fees received: \$650.00 received (pending \$50 x Jenkins; \$25 x Carvill)
    - 2) Additional fees received:
  - B. Bank account: As of 4 Feb 2015 - \$39,683.27
  - C. Invoice Approvals: Motion made by Kranz, seconded by McMasters to approve payment of \$200 for Club room rental fees
11. Announcement of Upcoming Meetings:

Next Regular meeting: 18 February 2016 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 11 February 2016.
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: Hiller CONTRACTOR: Maheng Constr Permitted 17 Dec 15  
LEGAL: DPW; U2; L41A&B STREET: 104 Stag Loop  
REQUEST: NEW CONSTRUCTION  
COMMENTS: (FU: ) CO upon completion
- 2) OWNER: Adkins CONTRACTOR: Permitted 18 Dec 14  
LEGAL: ALGCC; U7; B17; L46A STREET: 130 Alto Drive  
REQUEST: Asphalt driveway  
COMMENTS: As of 15 Dec 15: Underway. (FU: McDonald)
- 3) OWNER: Saldivar CONTRACTOR: Eric Taylor Permitted 19 Nov 15  
LEGAL: SB; U2; B3; L7 STREET: 141 Sunset  
REQUEST: Re-roof (Mueller metal; dark green); Repl deck in same footprint  
COMMENTS: As of 14 Dec 15: Underway. (FU: )
- 4) OWNER: Bodin CONTRACTOR: Rocky Mtn Constr Permitted 5 Mar 15  
LEGAL: SB, U1, B1, L81 STREET: 151 Crown Ridge  
REQUEST: NEW CONSTRUCTION. Permit amended on 3 Dec to include courtyard enclosure & dog run.  
COMMENTS: As of 28 Jan 16: Underway. (FU: Santos)
- 5) OWNER: Vance CONTRACTOR: Owner Permitted 19 Nov 15  
LEGAL: SB; U1; B1; L16 STREET: 167 Crown Ridge  
REQUEST: Replace decking, no change in footprint. Repaint home exterior  
COMMENTS: As of 28 Jan 16: Underway. (FU: )
- 6) 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 28 Jan 16: Not started. (FU: Santos)
- 7) OWNER: Weatherford CONTRACTOR: BAC Enterprises Permitted 21 Jan 16  
LEGAL: LS; U1; B2; L7A STREET: 105 Buena Vista  
REQUEST: Re-roof (white IB membrane roof)  
COMMENTS: (FU: ) Pending \$25 Payment
- 8) 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: As of 28 Jan 16: Underway. (FU: Santos)
- 9) 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 (can't see); asphalt driveway (not started)  
COMMENTS: As of 28 Jan 16: Underway. (FU: Santos)

- 10) 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 28 Jan 16: Underway. (FU: Santos)
- 11) 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: As of 28 Jan 16: Not started. (FU: Santos)
- 12) 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 28 Jan 16: Can’t see – but evidence this is underway. (FU: Santos)
- 13) 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 28 Jan 16: Can’t see – but evidence this is underway. (FU: Santos)
- 14) OWNER: Bowling CONTRACTOR: Beuchter Permitted 18 Jun 15  
LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 28 Jan 16: Underway. (FU: Santos)
- 15) OWNER: Gibson CONTRACTOR: Finecraft Building Permitted 17 Dec 15  
LEGAL: LS; U1; B2; L38 STREET: 504 High Mesa  
REQUEST: Remove & replace front redwood deck ACC issued emergency permit for safety  
COMMENTS: (FU: )
- 16) 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
- 17) OWNER: Foreman CONTRACTOR: Owner Permitted 5 Nov 15  
LEGAL: HM; U4; L5A STREET: 1441 High Mesa  
REQUEST: Replace boards with composite decking  
COMMENTS: As of 28 Jan 16: Can’t tell – but appears not started.
- 18) 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 28 Jan 16: Not started – PROJECT ON HOLD. (FU: McDonald) Pending VOR

- 19) OWNER: ALGCC CONTRACTOR: R.C. Long Constr Permitted 19 Nov 15  
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.  
COMMENTS: As of 28 Jan 16: Underway.
- 20) OWNER: Hicks CONTRACTOR: Herrera Permitted 7 Jan 16  
LEGAL: ALGCC; U5; B14; L25 STREET: 221 Midiron  
REQUEST: Repl siding w/fibered cement board, color as existing. Stone accents around the base of house. Door & window trim (forest green). Paint all decking (color desert tan)  
COMMENTS: As of 28 Jan 16: Underway. (FU: ) Pending \$25 Payment
- 21) OWNER: Mainord CONTRACTOR: Rocky Mtn (D. Griffin) Permitted 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 28 Jan 16: Not started. (FU: McDonald)
- 22) 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: As of 28 Jan 16: Underway. (FU: McDonald)
- 23) 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 28 Jan 16: Not started. (FU: McDonald) Pending VOR
- 24) OWNER: Murphy CONTRACTOR: Classic Pioneer Constr Permitted 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 28 Jan 16: Not started. (FU: McDonald)
- 25) OWNER: Payne CONTRACTOR: TBD Permitted 19 Nov 15  
LEGAL: DPW; U1; L32 STREET: 106 Bull Elk  
REQUEST: Remove & replace existing deck and deck roof  
COMMENTS: As of 28 Jan 16: Not started. (FU: )
- 26) OWNER: Gwyn CONTRACTOR: Owner Extended to 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 6 Jan 16: 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 15 Dec 15: Underway; work stopped by Village pending resolution of blueprints, re-bar, etc. Permits not posted, no Port-A-Pot, no roll-away. CO upon completion (FU: McDonald)

- 28) 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: As of 15 Dec 15: Underway. (FU: )
- 29) 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 28 Jan 16: Underway. (FU: Santos)
- 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 28 Jan 16: Not started. Can't see. (FU: Santos)
- 31) 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 28 Jan 16: Underway. (FU: Santos)
- 32) OWNER: Work CONTRACTOR: MP Chavez Permitted 7 Jan 16  
 LEGAL: DPM; U8; L1 STREET: 111 Blazing Star Trail  
 REQUEST: Slightly expand one portion of circular drive to accommodate passage of 2 cars; re-gravel. Repaint home, trim, courtyard wall same as existing.  
 COMMENTS: As of 28 Jan 16: Not started. (FU: Santos)
- 33) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner (??!!) Permitted 5 Mar 15  
 LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 28 Jan 16: Almost done. CO upon completion (FU: Santos)
- 34) 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 28 Jan 16: Underway. (FU: Santos)
- 35) OWNER: Diebel CONTRACTOR: Sierra Blanca Ent. Permitted 5 Nov 15  
 LEGAL: HM; U3; B5; L14 STREET: 230 El Camino  
 REQUEST: Deck replacement & expansion  
 COMMENTS: As of 28 Jan 16: Underway. (FU: )
- 36) OWNER: Baize CONTRACTOR: J. Johnson Excavating Permitted 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 28 Jan 16: Not started. (FU: Santos)
- 37) OWNER: Madera Trust CONTRACTOR: RG Quality Constr (Gonzales) Permitted 19 Nov 15  
 LEGAL: HM; U1; B6; L4 STREET: 125 Twin Tree  
 REQUEST: New 12 x 15 trex deck. Amended on 7 Jan 16 for additional deck supports, repair side steps; add/repair fence at top of property.  
 COMMENTS: As of 28 Jan 16: Underway. (FU: )

38) OWNER: Classen                      CONTRACTOR: Chandler Bldrs                      Permitted 21 Jan 16  
LEGAL: HM, U4, L31                      STREET: 107 Cougar  
REQUEST: Add 14 x 17 room connecting into house through existing exterior door. Stucco new and  
existing exterior to match existing.  
COMMENTS: As of 28 Jan 16: Underway. (FU: )