

# Alto Lakes Special Zoning District

## MINUTES – 18 February 2016

1. Call to order: 8:58am
2. Roll call: Kranz, McDonald, Meunier, Santos
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Meunier moved to approve, seconded by Kranz
5. Approval of Meeting Minutes for 4 February Regular Meeting: Kranz moved to approve, seconded by McDonald
6. VARIANCE/PERMIT REQUESTS:
  - A. Variance Hearing: None
  - B. Zoning Permits:
    - 1) 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 x 2
    - 2) OWNER: Gwyn CONTRACTOR: Owner \$50  
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. Cover – with roofing coco brown by Mueller to match existing  
MOTION: Kranz SECOND: McDonald  
COMMENTS: (FU: McDonald)
  - C. Short-term Rental Permits: None
  - D. Re-plats: None
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: None
  - B. Public Comments: None
  - C. Commissioner Comments:
    - 1) Zoning Elections to be held in September. More info to follow.
    - 2) Santos to begin composing articles for Zoning website, Avalanche, ALPOA Echo re Zoning’s responsibilities and importance, and put out a call for volunteers willing to serve on the Commission. Input from all Commissioners is welcomed.

- 3) Known Upcoming Commissioner absences:  
Santos – 7 & 21 Apr, 5 & 19 May, 23 Jun  
McDonald – 17 Mar
- 4) Santos to email document containing all duties needing to be performed for a more equitable distribution due to upcoming absences.

9. Informal Discussions: None

10. Treasurer's Report.

A. Permit Fees:

- 1) Total of permit fees received: \$50
- 2) Additional fees received: None

B. Bank account: \$40,283.27

C. Invoice Approvals: None

11. Announcement of Upcoming Meetings:

Next Regular meeting: 3 March 2016 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.  
Submission deadline for permit applications is 3:00pm 25 February 2016.

12. Adjournment: Meunier moved to adjourn at 9:30am; seconded by Kranz.

/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: As of 16 Feb 16: Underway. (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: COMPLETE.
- 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 16 Feb 16: 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: COMPLETE (construction debris & port-a-pot remains). CO due
- 5) OWNER: Batte CONTRACTOR: Tower Constr Permitted 4 Feb 16  
LEGAL: SB; U1; B1; L42 STREET: 158 Crown Ridge  
REQUEST: Retaining wall by front parking/driveway – pave existing  
COMMENTS: As of 16 Feb 16: Underway. (FU: )
- 6) 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: COMPLETE
- 7) 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 16 Feb 16: Not started. (FU: Santos)
- 8) 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: )
- 9) 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 16 Feb 16: Underway. (FU: Santos)

- 10) OWNER: Jenkins CONTRACTOR: Jack Johnson Excavating Permitted 4 Feb 16  
 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)  
 COMMENTS: (FU: ) Pending Plan; \$50 Payment, VOR
- 11) 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 16 Feb 16: Underway. (FU: Santos)
- 12) 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 16 Feb 16: Underway. (FU: Santos)
- 13) 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 16 Feb 16: Not started. (FU: Santos)
- 14) 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: COMPLETE.
- 15) 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: COMPLETE.
- 16) OWNER: Bowling CONTRACTOR: Beuchter Permitted 18 Jun 15  
 LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 16 Feb 16: Underway. (FU: Santos)
- 17) 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: As of 16 Feb 16: Underway. (FU: )
- 18) OWNER: Foreman CONTRACTOR: Owner Permitted 5 Nov 15  
 LEGAL: HM; U4; L5A STREET: 1441 High Mesa  
 REQUEST: Replace boards with composite decking  
 COMMENTS: COMPLETE
- 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: Changed mind - COMPLETE

- 20) 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 16 Feb 16: Underway.
- 21) 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 16 Feb 16: Underway. (FU: ) Pending \$25 Payment
- 22) 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 16 Feb 16: Not started. (FU: McDonald)
- 23) 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: COMPLETE
- 24) OWNER: Stern Trust (Shelley K.) CONTRACTOR: Rocky Mtn Constr 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 16 Feb 16: Underway. (FU: McDonald)
- 25) 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 16 Feb 16: Underway. (FU: McDonald)
- 26) 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 16 Feb 16: Not started. (FU: )
- 27) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15  
 LEGAL: DPV; U8; L214 STREET: 177 Saddleback  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 16 Feb 16: 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 16 Feb 16: 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: COMPLETE.
- 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 16 Feb 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 16 Feb 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 16 Feb 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 16 Feb 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 16 Feb 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: COMPLETE
- 36) OWNER: Middleton CONTRACTOR: Chandler Constr (Rogers) Permitted 4 Feb 16  
 LEGAL: HM; U3; B5; L27A STREET: 104 El Sendero Trl  
 REQUEST: NEW CONSTRUCTION (3,875 sq ft)  
 COMMENTS: (FU: ) Pending: VOR, plat; NMED
- 37) OWNER: Carvill CONTRACTOR: Zook Enterprises Permitted 4 Feb 16  
 LEGAL: HM; U3; B5; L29 STREET: 110 El Sendero Trl  
 REQUEST: Re-roof (26 gauge PBR metal; burnished slate)  
 COMMENTS: As of 16 Feb 16: Underway. (FU: ) Pending \$25 Payment
- 38) 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)

- 39) 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 16 Feb 16: Underway. (FU: )
- 40) 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 16 Feb 16: Underway. (FU: )