Alto Lakes Special Zoning District

MINUTES - 3 March 2016

- 1. Call to order: 8:57am
- 2. Roll call: Quorum met with Kranz, McMasters, Meunier, Santos
- 3. Pledge of Allegiance
- 4. Approval of Meeting Agenda: Kranz moved to approve, seconded by McMasters
- 5. Approval of Meeting Minutes for 21 February Regular Meeting: McMasters moved to approve, seconded by Meunier
- 6. VARIANCE/PERMIT REQUESTS:
 - A. Variance Hearing: None.

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1) OWNER: Bodin CONTRACTOR: Rocky Mtn Constr \$0

LEGAL: SB, U1, B1, L81 STREET: 151 Crown Ridge

REQUEST: Extension to 5 Mar 15 NEW CONSTRUCTION permit (amended 3 Dec to include

courtyard enclosure & dog run).

MOTION: Meunier SECOND: Kranz

COMMENTS: No fee Extension to expire on 5 Sep 16.

2) OWNER: Foote CONTRACTOR: Alto Mesa Constr \$0

LEGAL: ALGCC; U4; B13; L13 STREET: 129 Pinehurst

REQUEST: Extension to 5 Mar 15 NEW CONSTRUCTION permit (stucco exterior; asphalt roof;

3300 sq ft heated with 5944 under roof). CO upon completion

MOTION: Meunier SECOND: Kranz

COMMENTS: No fee extension to expire on 16 Oct 16.

3) OWNER: Torres CONTRACTOR: Owner \$0

LEGAL: AVTH, Site C, L4 STREET: 106 Pinetop

REQUEST: Repl windows with energy-efficient Pella windows; repl sunken patio

MOTION: Kranz SECOND: Meunier

COMMENTS: (FU:) No fee permit issued as deemed routine maintenance

4) OWNER: Dalton CONTRACTOR: Barney Rue \$25

LEGAL: DPW; U2; 33B STREET: 205 Quail Run

REQUEST: Paving of existing gravel drive

MOTION: Kranz SECOND: McMasters

COMMENTS: (FU:)

5) OWNER: Mace CONTRACTOR: Owner

LEGAL: ALGCC; U2; B6; L31 STREET: 106 Bent Tree

REQUEST: Extension to 19 Mar 15 permit (to add additional 20 x 16 redwood deck; same color as

\$0

existing)

MOTION: Meunier SECOND: Kranz

COMMENTS: No fee Extension to expire on 19 Sep 16.

6) OWNER: Suiter CONTRACTOR: Owner \$0

LEGAL: HM; U4; L48 STREET: 201 Eagle Ridge

REQUEST: Add retractable screen storm door on front & rear entry doors; refinish door jams/trim

(brown); refinish front & rear entry doors (burnt Cinnamon)

MOTION: Kranz SECOND: Meunier

COMMENTS: (FU:) No fee permit issued as deemed routine maintenance

- 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
 - a.) Correspondence with ACC regarding Mistletoe discussed. The Ordinance was written to from a higher-level/broader level with no specific mention of forest health issues (such as mistletoe or pine bark beetle) other than the need to remove dead vegetation. No action at this point.
 - 2) Report on ALW&SD coordination.
 - C. Permit Follow-Up: See Attachment 1.
- 8. New Business (Part 3)
 - A. New topics:
 - B. Public Comments: None.
 - C. Commissioner Comments:
 - 1) Zoning Elections to be held in September. Santos spoke with the County Clerk, who will contact Santos after the current election has been completed with information & dates.
 - 2) Meunier contacted City Bank re recent unrecognized fees being deducted. City Bank began charging a \$5/month fee for paper statements, and agreed to refund fees collected as no notice was received. Meunier changed the ALSZD election to electronic statements, which will be available on-line to all approved to view banking information.
 - 3) Meunier was also told by City Bank account liaison that due to their home office changing, New Mexico routing numbers would all be changed. ALSZD currently has a book of checks (cost is \$125), however due to the limited number of checks written by ALSZD, Meunier requested business-like duplicate checks instead of the book of checks (cost is \$39.25).
 - 4) With upcoming ALSZD elections, 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.
 - 5) Known Upcoming Commissioner absences:

McDonald – 17 Mar Santos – 7 & 21 Apr, 5 & 19 May, 23 Jun Kranz – 21 Apr, 5 May

- 9. Informal Discussions:
- 10. Treasurer's Report.
 - A. Permit Fees:
 - 1) Total of permit fees received: \$25 in permit fees received today.
 - 2) Additional fees received: None.

- B. Bank account: As of 3 March 2016, \$40,
- C. Invoice Approvals: Kranz moved, seconded by Meunier to pay \$60 1 year Post Office Box lease fee.
- 11. Announcement of Upcoming Meetings:

Next Regular meeting: 17 March 2016 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 10 March 2016.

12. Adjournment: Kranz moved to adjourn at 10:01, seconded by Meunier.

/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 1 Mar 16: Underway. (FU:) CO upon completion

2) 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 1 Mar 16: Underway. (FU:)

3) 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 1 Mar 16: Underway. (FU:)

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 1 Mar 16: Not started. (FU: Santos)

5) 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 1 Mar 16: Underway. (FU: Santos)

6) 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:)

7) 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 1 Mar 16: Underway. (FU: Santos)

8) 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

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 1 Mar 16: Underway. (FU: Santos)

10) OWNER: Bowling CONTRACTOR: Beuchter Permitted 18 Jun 15

LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa

REQUEST: NEW CONSTRUCTION

COMMENTS: As of 1 Mar 16: Underway. (FU: Santos)

11) 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:)

12) 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: COMPLETE.

13) 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 1 Mar 16: Underway. (FU:) Pending \$25 Payment

14) 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 1 Mar 16: Not started. (FU: McDonald)

15) 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 1 Mar 16: Underway. (FU: McDonald)

16) 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 1 Mar 16: Underway. (FU: McDonald)

17) 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 1 Mar 16: Underway. (FU:)

18) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15

LEGAL: DPV; U8; L214 STREET: 177 Saddleback

REQUEST: NEW CONSTRUCTION

COMMENTS: As of 1 Mar 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)

19) OWNER: Gwyn CONTRACTOR: Owner Permitted 18 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. Cover –

with roofing coco brown by Mueller to match existing

COMMENTS: As of 1 Mar 16: Not started. (FU: McDonald)

20) 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 1 Mar 16: Underway. (FU: Santos)

21) 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 1 Mar 16: Not started. (FU: Santos)

22) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner Permitted 5 Mar 15

LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop

REQUEST: NEW CONSTRUCTION

COMMENTS: As of 1 Mar 16: Almost done. CO upon completion (FU: Santos)

23) 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 1 Mar 16: Underway. (FU: Santos)

24) 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 1 Mar 16: Underway. (FU:)

25) 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: As of 1 Mar 16: Underway. (FU:) Pending: VOR

26) 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 1 Mar 16: Underway. (FU:) Pending \$25 Payment

27) 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 1 Mar 16: Underway. (FU:)

28) 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)

29) OWNER: LEGAL: CONTRACTOR: Chandler Bldrs Classen Permitted 21 Jan 16

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 1 Mar 16: Underway. (FU:)