

# Alto Lakes Special Zoning District

## Minutes – 21 April 2016

1. Call to order: 9:00am
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 7 April Regular Meeting:
6. VARIANCE/PERMIT REQUESTS:

### A. Variance Hearing:

- 1) OWNER: Featherstone                      CONTRACTOR: Peralta                      \$  
LEGAL: ALGCC; U2; B6; L18      STREET: 108 French  
REQUEST: Existing home intrudes into setback; owner wants to add a courtyard. Variance request would be to bring home into compliance as well as reduce the setback NTE 50% to allow for courtyard. (setbacks = 15 front, 30 back, 15 side)  
MOTION:                                              SECOND:  
COMMENTS:

### B. Zoning Permits:

- 1) OWNER: Singleton                      CONTRACTOR: High Country Landscaping                      TABLED  
LEGAL: ALGCC; U4; B13; L20      STREET: 117 Pinehurst  
REQUEST: NO DESCRIPTION  
MOTION:                                              SECOND:  
COMMENTS: TABLED - INSUFFICIENT INFO
- 2) OWNER: Gibbs                              CONTRACTOR: RC Long Constr                      TABLED  
LEGAL: ALGCC; U3; B12; L11      STREET: 309 High Mesa Rd  
REQUEST: Repair & replace fascia boards at house corners; Remove deck, handrails, stairs from rear deck & walkway; remove lattice from under deck; Power wash to clean surface. Replace old deck with composite deck, stairs, handrails. Add handrails on lower patio perimeter; add iron gates at both ends of patio. Install hot tub on upper deck (behind home). Install iron handrails between columns at house front. Repair cracked stucco-paint as existing. Repaint home as existing; re-stain & seal front exterior doors.  
MOTION:                                              SECOND:  
COMMENTS: TABLED -Extensive work - no show
- 3) OWNER: Helton                              CONTRACTOR:                                              TABLED  
LEGAL: ALGCC; U3; B11; L2      STREET: 411 High Mesa Rd  
REQUEST: Install 8-10 boulders as a border along Water District utility road (landscaping?)  
MOTION:                                              SECOND:  
COMMENTS: TABLED - no show
- 4) OWNER: ALGCC                              CONTRACTOR: Club Staff                                              TABLED  
LEGAL:                                              STREET: #1 Country Club  
REQUEST: Replace siding on gable end of Club (Hardy Board); re-paint (same as existing)  
MOTION:                                              SECOND:  
COMMENTS: TABLED
- 5) OWNER: Madera                              CONTRACTOR: Rick Gonzales                                              TABLED  
LEGAL: HM; U1; B6; L4                      STREET: 125 Twin Tree

REQUEST: Fill to level driveway; reinforce retaining wall; add concrete blocks along side of drive/parking area

MOTION: SECOND:

COMMENTS: Tabled - no show

6) OWNER: Melton CONTRACTOR: TBD TABLED

LEGAL: HM; U2; B9; L29 STREET: 114 Alta Mesa

REQUEST: Courtyard approved (vs dog run); dirt work/sloping wall; 500 sq ft; 5' high; 5' out from under porch . Excavation slope large; needs better definition on plat to verify it falls within the setbacks. Add 1500 sq ft asphalt both to widen and to either side of drive to allow access from both directions; - may be permitted separately

MOTION: SECOND:

COMMENTS: Owner will present info at next meeting for excavation & courtyard.

7) OWNER: Mills CONTRACTOR: Griffin's Wood Works \$

LEGAL: HM; U2; B9; L4 STREET: 140 Mira Monte

REQUEST: Remove brick walkways and front entry stairs, to be replaced with stamped concrete.

MOTION: SECOND:

COMMENTS:

8) OWNER: Roberts CONTRACTOR: Steve Pedroni \$

LEGAL: AL; U3; B12; L10 STREET: 311 High Mesa

REQUEST: Renovating existing yard at rear of house, remove old grass, install weed barrier, rock borders, and decorative rock, plant 12 5gal perennials. See attached plan.

MOTION: SECOND:

COMMENTS:

9) OWNER: Schuetze CONTRACTOR: High Country Landscaping \$

LEGAL: DPW; U6; L186A STREET: 109 Doe Ct

REQUEST: Xeriscape in front yard (decorative rock, artificial grass, native drought tolerant plants) no irrigation.

MOTION: SECOND:

COMMENTS:

10) OWNER: Duke CONTRACTOR: Owner \$

LEGAL: HM; U1; B2; L34 STREET: 125 Eagle Ridge

REQUEST: Replace worn decking with trex. Color: Madeira (matches existing).

MOTION: SECOND:

COMMENTS:

11) OWNER: Featherstone CONTRACTOR: Peralta \$

LEGAL: AL; U2; B6; L18 STREET: 108 French Dr

REQUEST: Courtyard 700sqft, 4' high, CMU block stucco finish, color Sedona.

MOTION: SECOND:

COMMENTS:

### 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 –
- 2) Report on ALW&SD coordination. Letter is at Water Department for Zoning signatures.

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) D & O Insurance coming due.

B. Public Comments:

C. Commissioner Comments:

- 1) Election Resolution - 2016-01
- 2) Budget Resolution - 2016-02
- 3) Status of articles (Zoning website, Avalanche, ALPOA Echo) re Zoning's responsibilities and importance, & call for volunteers willing to serve on the Commission.
- 4) Known Upcoming Commissioner absences:  
Santos – 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:
- 2) Additional fees received:

B. Bank account:

C. Invoice Approvals:

11. Announcement of Upcoming Meetings:

Next Regular meeting: 5 May 2016 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm 28 April 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: As of 15 Mar 16: Underway. 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 15 Mar 16: Underway.
- 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 15 Mar 16: Underway.
- 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 15 Mar 16: Not started.
- 5) OWNER: Foote CONTRACTOR: Alto Mesa Constr Extension exp 5 Sep 16  
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.  
COMMENTS: As of 15 Mar 16: Underway.
- 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: As of 15 Mar 16: Underway.
- 7) OWNER: Wilson CONTRACTOR: CSA Bldrs Permitted 17 Mar 16  
LEGAL: ALGCC; U4; B13; L2 STREET: 116 Broadmoor  
REQUEST: 2 room additions on front sides of house  
COMMENTS:
- 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: As of 15 Mar 16: Not started.
- 9) OWNER: Gaspard CONTRACTOR: MP Chavez Permitted 17 Mar 16  
LEGAL: LS; U1; B3; L13 STREET: 114 Buena Vista  
REQUEST: Remove existing RR ties and widen drive to full width; asphalt to existing footprint  
COMMENTS:
- 10) OWNER: Drahan CONTRACTOR: Owner Permitted 17 Mar 16

- LEGAL: LS; U1; B4; L1 STREET: 140 Buena Vista  
 REQUEST: Portico at front entrance with metal roof and wood stain to match existing exterior.  
 COMMENTS: Pending VOR
- 11) 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 15 Mar 16: Underway.
- 12) 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: As of 15 Mar 16: Underway. Pending Plan; \$50 Payment
- 13) 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 15 Mar 16: Underway.
- 14) OWNER: Bowling CONTRACTOR: Beuchter Permitted 18 Jun 15  
 LEGAL: ALGCC, U3, B12, L5 STREET: 323 High Mesa  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS: As of 15 Mar 16: Underway.
- 15) OWNER: Timmons CONTRACTOR: Kevin Walker Permitted 7 Apr 16  
 LEGAL: ALGCC; U3; B10; L7A STREET: 408 High Mesa Rd  
 REQUEST: Remove & replace deck  
 COMMENTS: Pending VOR??
- 16) 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 15 Mar 16: Underway.
- 17) OWNER: Yule / Gonzales CONTRACTOR: Cyclone Constr (Pritchett) Permitted 7 Apr 16  
 LEGAL: DPM; U2; L2 STREET: 1305 High Mesa Rd  
 REQUEST: Add attached carport w/gravel drive on side of existing garage; metal roof to match existing  
 COMMENTS: Pending: VOR
- 18) OWNER: Timberlake CONTRACTOR: Cornelius Permitted 7 Apr 16  
 LEGAL: HM; U2; B6; L25A STREET: 1411 High Mesa Rd  
 REQUEST: ADD to existing rear staircase to ground. Timber tech decking to match existing; 36" 1" metal square tubing rail to retaining wall around drive.  
 COMMENTS:
- 19) 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 15 Mar 16: Underway.
- 20) OWNER: ALGCC CONTRACTOR: RC Long Constr Permitted 17 Mar 16  
 LEGAL: STREET: #1 Country Club  
 REQUEST: Repl concrete steps on east side of Club (facing tennis courts)  
 COMMENTS: Pending \$25 payment, VOR
- 21) OWNER: Thompson CONTRACTOR: Cornelius Permitted 7 Apr 16  
 LEGAL: AV TH; Site A THS 18 STREET: 112 Augusta Ct  
 REQUEST: Repl & enlarge 2 existing decks  
 COMMENTS: Pending: VOR
- 22) OWNER: Torres CONTRACTOR: Owner Permitted 3 Mar 16  
 LEGAL: AVTH, Site C, L4 STREET: 106 Pinetop  
 REQUEST: Repl windows with energy-efficient Pella windows; repl sunken patio  
 COMMENTS: As of 15 Mar 16: Can't see.
- 23) 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 15 Mar 16: Not started.
- 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 15 Mar 16: Underway.
- 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 15 Mar 16: Underway.
- 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 15 Mar 16: Underway.
- 27) OWNER: Webb CONTRACTOR: Owner Permitted 17 Mar 16  
 LEGAL: DPW; U2; L72 STREET: 100 Quail Run Ln  
 REQUEST: Courtyard Wall  
 COMMENTS: Pending VOR or signed release from Village
- 28) OWNER: Dalton CONTRACTOR: Barney Rue Permitted 3 Mar 16  
 LEGAL: DPW; U2; 33B STREET: 205 Quail Run  
 REQUEST: Paving of existing gravel drive  
 COMMENTS: As of 15 Mar 16: Underway.
- 29) OWNER: Barreras CONTRACTOR: KimCon (Pat Kimbrough) Permitted 18 Jun 15  
 LEGAL: DPV; U8; L214 STREET: 177 Saddleback  
 REQUEST: NEW CONSTRUCTION

COMMENTS: As of 15 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

- 30) 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 15 Mar 16: Not started.
- 31) OWNER: Mace CONTRACTOR: Owner Extension exp 19 Sep 16  
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 existing).  
COMMENTS: As of 15 Mar 16: Not started.
- 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 15 Mar 16: Underway.
- 33) 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 15 Mar 16: Underway
- 34) OWNER: Almeida CONTRACTOR: Adv. American Constr (Chrzanowski) Permitted 7 Apr 16  
LEGAL: DPM; U6; L4 STREET: 108 Larkspur Lp  
REQUEST: Re-roof; remove asphalt —> gravel; re-stucco exterior  
COMMENTS: Pending: VOR
- 35) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner Permitted 5 Mar 15  
LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop  
REQUEST: NEW CONSTRUCTION  
COMMENTS: As of 15 Mar 16: Almost done. CO upon completion
- 36) 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 15 Mar 16: Underway.
- 37) 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 Mar 16: Underway.
- 38) 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 15 Mar 16: Underway.

- 39) OWNER: Sanders CONTRACTOR: Chandler Constr Permitted 17 Mar 16  
 LEGAL: HM; U1; B2; L2 STREET: 102 Mira Monte  
 REQUEST: Re-roof (remove, replace with 30 yr architectural shingle)  
 COMMENTS: Pending VOR
- 40) OWNER: Ragland CONTRACTOR: MP Chavez Permitted 17 Mar 16  
 LEGAL: HM; U1; B1; L18 STREET: 134 Eagle Ridge  
 REQUEST: Pave driveway  
 COMMENTS:
- 41) 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 15 Mar 16: Not started.
- 42) OWNER: Suiter CONTRACTOR: Owner Permitted 3 Mar 16  
 LEGAL: HM; U4; L48 STREET: 201 Eagle Ridge Road  
 REQUEST: Add retractable screen storm door on front & rear entry doors; refinish door  
 jams/trim (brown); refinish front & rear entry doors (burnt Cinnamon)  
 COMMENTS: As of 15 Mar 16: Not started
- 43) OWNER: Rogers CONTRACTOR: Chandler Constr Permitted 7 Apr 16  
 LEGAL: HM; U2; B7; L24 STREET: 103 Sawmill Canyon Rd  
 REQUEST: NEW CONSTRUCTION  
 COMMENTS (CO upon completion) Pending: VOR; Drainage plan/TOPO; 911 Rural Address  
 form; NMED
- 44) 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 15 Mar 16: Underway.



**Alto Lakes Water &  
Sanitation District** 

**Alto Lakes Special Zoning District**

April 1, 2016

Dear, Alto Lakes Property Owners,

Alto Lakes Water and Sanitation District (ALW&SD), in conjunction with the Alto Lakes Special Zoning District (ALSZD), would like to remind all residents and property owners that water conservation measures enacted by Ordinance in 2009 will become final as of January 1, 2017. The most significant of these measures prohibits residential "Broadcast Irrigation" (use of sprinkler systems).

- ALW&SD Ordinance Governing The Water and Sewer Systems as amended Section 19 – Water Conservation, paragraph E. Irrigation, Prohibited Systems;
- ALSZD Comprehensive Zoning & Land Use Ordinance as amended Section 17 – Water Conservation, paragraph C. Irrigation subparagraph 2. Prohibited Systems.


These Ordinance enactments in 2009 have given ample time (8 years) for residents to move away from the use of broadcast irrigation, and no new broadcast irrigations systems should have been installed during this time. This letter is a friendly reminder from the ALW&SD and ALSZD to those residents who have yet to discontinue their use of broadcast irrigation systems, that at the end of Calendar Year 2016 these systems will be in violation of both organizations' Ordinances.


Homeowners with these systems in use after January 1, 2017 will face sanctions. Neither organization wishes to impose sanctions and reminds residents and property owners that these conservation measures were enacted through ordinances in 2009 to protect the availability of water for use in our community. As recent drought conditions throughout the Southwest have shown, water is precious.

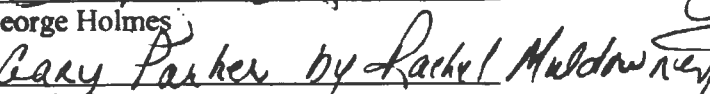
If you have not already done so, please make arrangements during the 2016 calendar year to discontinue the use of residential broadcast irrigation systems.

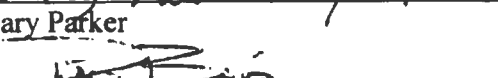
We thank you for your attention in this matter.

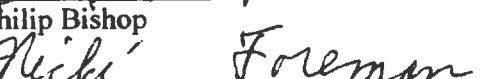
**ALW&SD Board**

  
Daniel B. Knorr


  
George Holmes


  
Gary Parker

  
Philip Bishop


  
Nicki Foreman

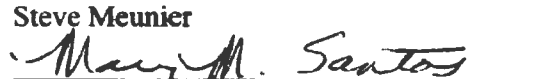
**ALSZD Commission**

  
Leon Kranz

  
Bunny McDonald

  
Don McMasters

  
Steve Meunier

  
Marti Santos