

Alto Lakes Special Zoning District

MINUTES – 5 May 2016

1. Call to order: 9:00am
2. Roll call: Quorum satisfied with McMasters, Meunier, and McDonald
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 21 April Regular Meeting:
6. VARIANCE/PERMIT REQUESTS:

A. Variance Hearing:

B. Zoning Permits:

- 1) OWNER: Lucero CONTRACTOR: Moebus Permit not needed

LEGAL: ALGCC; U4; B13; L20 STREET: 1385 High Mesa
REQUEST: Extend existing culvert approx. 20' to the east. Top with gravel to match existing driveway.
MOTION: SECOND:
COMMENTS: Tabled, permit not needed.

- 2) OWNER: DiSanto CONTRACTOR: TBD \$50

LEGAL: DPM; U4; B; L5 STREET: 1320 High Mesa Rd
REQUEST: Extend master bedroom 5x10 into covered patio. Plan attached.
MOTION: Meunier SECOND: McMasters
COMMENTS: Approved pending Village of Ruidoso

- 3) OWNER: Welch CONTRACTOR: Eckart TABLED

LEGAL: ALGCC; U3; B11; L2 STREET: 411 High Mesa Rd
REQUEST: Request amendment of existing permit to include addition of a bathroom. Letter from NMED. Attend via phone.
MOTION: SECOND:
COMMENTS: Tabled; neither owner nor representative present.

- 4) OWNER: Thompson CONTRACTOR: Owner no fee

LEGAL: ALGCC; U3; B10; L35 STREET: 135 Crown Ridge
REQUEST: Replace existing windows, chimney siding with Hardie plank, repaint entire cabin. Color samples attached.
MOTION: Meunier SECOND: McMasters
COMMENTS:

A. Short-term Rental Permits:

B. 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 – 19 May, 23 Jun

Kranz – 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: 19 May 2016 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.

Submission deadline for permit applications is 3:00pm 12 May 2016.

12. Adjournment: McMaster motioned to adjourn, Meunier seconded. Adjourned 9:35am.

/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, rebar, 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

**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.

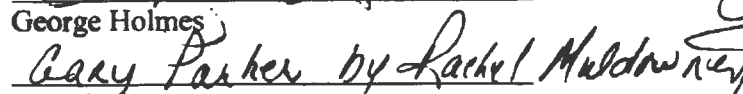
If you have not already done so, please make arrangements during the 2016 calendar year to discontinue the use of residential broadcast irrigation systems.


We thank you for your attention in this matter.

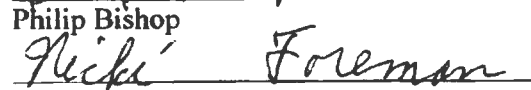
ALW&SD Board


Daniel B. Knorr

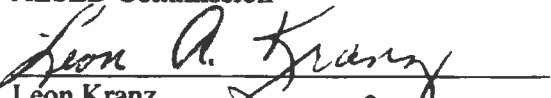

George Holmes



Gary Parker


Philip Bishop



Nicki Foreman

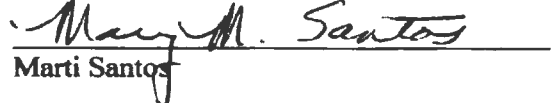
ALSZD Commission


Leon Kranz


Bunny McDonald


Don McMasters


Steve Meunier


Marti Santos