

Alto Lakes Special Zoning District

MINUTES – 21 July 2016

1. Call to order: 8:59am
2. Roll call: Quorum met with Kranz, Meunier, Ratliff, Santos present
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Kranz moved to approve, seconded by Meunier
5. Approval of Meeting Minutes for 7 July Regular Meeting: Meunier moved to approve, seconded by Ratliff
6. VARIANCE/PERMIT REQUESTS: None.

A. Variance Hearing:

B. Zoning Permits:

- | | | | | |
|-----------|---|-------------|---------------------|--------|
| 1) OWNER: | Stillwell | CONTRACTOR: | Remington | \$ |
| LEGAL: | ALGCC; U4; B12; L34A | STREET: | 105 Mountain Oak Ct | |
| REQUEST: | NEW CONSTRUCTION | | | |
| MOTION: | Meunier | SECOND: | Kranz | |
| COMMENTS: | Pending \$564.10 Payment, VOR | | | |
| 2) OWNER: | McLeod | CONTRACTOR: | PineTree Constr | TABLED |
| LEGAL: | LS; U1; B2; L6 | STREET: | 502 High Mesa | |
| REQUEST: | Re-roof (white membrane); re-stain cedar shakes same as exiting color | | | |
| MOTION: | McMasters | SECOND: | Meunier | |
| COMMENTS: | Tabled as neither VOR nor payment in hand. | | | |
| 3) OWNER: | Wood | CONTRACTOR: | Prewitt Constr | \$25 |
| LEGAL: | DPTH | STREET: | 100 Turnberry Lane | |
| REQUEST: | Repair carport roof & cedar fencing | | | |
| MOTION: | Kranz | SECOND: | Ratliff | |
| COMMENTS: | | | | |
| 4) OWNER: | Kanetzky | CONTRACTOR: | Owner | TABLED |
| LEGAL: | DPW; U2; L58 | STREET: | 174 Deer Park Dr | |
| REQUEST: | Replace windows | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | | | | |
| 5) OWNER: | Payne | CONTRACTOR: | Owner | \$0 |
| LEGAL: | DPW; U1; L32 | STREET: | 106 Bull Elk | |
| REQUEST: | Repaint home exterior | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | | | | |
| 6) OWNER: | Bogan | CONTRACTOR: | Prewitt Constr | \$50 |
| LEGAL: | DPV; U5; L130 | STREET: | 124 Antler Dr | |
| REQUEST: | Roof over existing deck | | | |
| MOTION: | Meunier | SECOND: | Ratliff | |
| COMMENTS: | | | | |

C. Short-term Rental Permits: None.

D. Re-plats: None.

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints:

B. Past Actions:

- 1) Forest Health – ACC has begun sending letters to owners with non-compliant properties detailing possible fines.

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

D & O Insurance check mailed to Chubb on 12 July.

B. Public Comments: None.

C. Commissioner Comments:

- 1) Election Resolution - 2016-01 - Fully signed original mailed to LC Elections Clerk on 12 July.
 - a. Per the Lincoln County Elections clerk, ALSZD elections will be held on 13 September. Declaration of Candidacy and Write-in Candidacy forms may be obtained from either the Lincoln County Clerk of Elections, any ALSZD Commissioner, or on the ALSZD website (www.alszd.org).
 - Declaration of Candidacy (Filing Deadline): July 26, 2016 (9:00am to 5:00pm)
 - Write in Deadline : August 9, 2016
 - Withdraw Candidacy Deadline: August 9, 2016
 - Books Close: August 16, 2016
 - Absentee Voting Begins: August 16, 2016
 - Absentee Voting Ends: September 9, 2016
 - Election Day: September 13, 2016 (7am to 7pm)
 - Books Open: September 15, 2016
 - The canvassing of the election will be held the day afterwards, depending on the judge available.
- 2) Santos to create articles and flyers for the Zoning website, Avalanche, ALPOA Echo re Zoning's responsibilities and importance, & call for volunteers willing to serve on the Commission.

9. Informal Discussions:

10. Treasurer's Report.

A. Permit Fees:

- 1) Total of permit fees received: \$75.00 (pending \$564.10)
- 2) Additional fees received: None.

B. Bank account: As of 21 Jul 16 - \$

C. Invoice Approvals: None.

11. Announcement of Upcoming Meetings:

Next Regular meeting: 4 August 2016 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 28 July 2016.

12. Adjournment: Kranz moved to adjourn at 10:21am, 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.

- 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: As of 5 Jul 16: Underway.
- 11) OWNER: Cooper CONTRACTOR: Marquez Permitted 16 Jun 16
 LEGAL: LS; U1; B3, L42&43 STREET: 302 Lakeshore
 REQUEST: Expand driveway onto their adjacent lot
 COMMENTS: As of 5 Jul 16: Underway. Pending \$50 Payment, notification from Lincoln County Road department is good with adjusting the culverts, and email from owner their acknowledgement that this driveway is "unpaveable" due to the slope and intrusion onto adjacent lot.
- 12) 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 5 Jul 16: Underway.
- 13) OWNER: Davis CONTRACTOR: Express Stucco Permitted 7 Jul 16
 LEGAL: ALGCC; U1; B3; L4 STREET: 108 White Ct
 REQUEST: Stucco over exterior wood; no impact on electrical or plumbing (??)
 COMMENTS:
- 7) OWNER: Gibbs CONTRACTOR: Varnor Permitted 5 May 16
 LEGAL: ALGCC; U3; B12; L11 STREET: 309 High Mesa
 REQUEST: Add small boulder edging along xeriscape landscape bed;
 COMMENTS: COMPLETE.
- 14) OWNER: Roberts CONTRACTOR: R.C. Long Permitted 7 Jul 16
 LEGAL: ALGCC; U3; B12; L10 STREET: 311 High Mesa
 REQUEST: Add partial roof over existing deck
 COMMENTS: Pending \$50 Payment, VOR
- 15) OWNER: Stevens CONTRACTOR: Jack Johnson Excavating Permitted 2 Jun 16
 LEGAL: AL; U3; B11; L7 STREET: 403 High Mesa
 REQUEST: Remove landscaping timbers, dead tree stump, holly and juniper from front, replace timber steps with concrete, construct concrete curb along driveway.
 COMMENTS: As of 5 Jul 16: Underway.
- 16) OWNER: Timmons CONTRACTOR: Kevin Walker Permitted 7 Apr 16
 LEGAL: ALGCC; U3; B10; L7A STREET: 408 High Mesa Rd
 REQUEST: Remove & replace deck
 COMMENTS: COMPLETE. Pending VOR??
- 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: COMPLETE. Pending VOR
- 18) OWNER: DiSanto CONTRACTOR: TBD Permitted 5 May 16
 LEGAL: DPM; U4; B; L5 STREET: 1320 High Mesa Rd
 REQUEST: Extend master bedroom 5x10 into covered patio. Plan attached.
 COMMENTS: As of 5 Jul 16: Not started. Pending VOR

- 19) 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: As of 5 Jul 16: Not started.
- 20) OWNER: Ellis CONTRACTOR: Cillessen Permitted 16 Jun 16
 LEGAL: ALGCC; U2; B8; L6 STREET: 139 French
 REQUEST: Repl water-damaged sections of garage header, repair stucco
 COMMENTS: As of 5 Jul 16: Not started.
- 21) 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: COMPLETE. Pending \$25 payment, VOR
- 22) 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: As of 5 Jul 16: Underway.
- 23) OWNER: Hastings CONTRACTOR: Owner Permitted 7 Jul 16
 LEGAL: DPW; U2; L39 STREET: 153 Deer Park Dr
 REQUEST: Construct 475 sq ft dog run; 5' railing to match existing railing around back in style & color. Posts to be set in concrete.
 COMMENTS: Pending \$50 Payment
- 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 5 Jul 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 5 Jul 16: Underway
- 26) OWNER: WD Bankston CONTRACTOR: Owner Permitted 19 May 16
 LEGAL: DPW; U6; B; L170A STREET: 105 Porcupine Ct
 REQUEST: Replace deck floor with trex, color sample included.
 COMMENTS:
- 27) OWNER: Webb CONTRACTOR: Owner Permitted 17 Mar 16
 LEGAL: DPW; U2; L72 STREET: 100 Quail Run Ln
 REQUEST: Courtyard Wall
 COMMENTS: COMPLETE. Pending VOR or signed release from Village
- 28) OWNER: Dalton CONTRACTOR: Barney Rue Extension expires 3 Sep 16
 LEGAL: DPW; U2; 33B STREET: 205 Quail Run
 REQUEST: Paving of existing gravel drive (COMPLETE)
 COMMENTS: On 7 Jul 16 permit amended to remove lattice & replace with 3" wooden slats.

- 29) OWNER: Chase CONTRACTOR: Ratliff Permitted 7 Jul 16
 LEGAL: DPV; U6; L148 STREET: 111 Reindeer
 REQUEST: Add 5' high courtyard wall (rounded top, stucco to match house). Interior to be gravel.
 COMMENTS:
- 30) OWNER: Barreras CONTRACTOR: Ratliff Permitted 7 Jul 16
 LEGAL: DPV; U8; L214 STREET: 177 Saddleback
 REQUEST: NEW CONSTRUCTION
 COMMENTS:
- 31) OWNER: Graham CONTRACTOR: Steve Pedroni Permitted 19 May 16
 LEGAL: DPV; U3; B12; L81 STREET: 114 Antler
 REQUEST: Lay flagstone at entrance path, mortar, build paver flower bed, plant shrubs.
 COMMENTS: As of 5 Jul 16: Not started
- 32) 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 5 Jul 16: Not started.
- 33) OWNER: Mason CONTRACTOR: TBD Permitted 7 Jul 16
 LEGAL: ALGCC; U1; B4; L5 STREET: 106 Mulligan
 REQUEST: Re-surface concrete drive - no change in footprint.
 COMMENTS: Pending \$25 Payment
- 34) OWNER: Choice CONTRACTOR: Sanchez Permitted 16 Jun 16
 LEGAL: ALGCC; U2; B6; L29 STREET: 103 Bent Tree
 REQUEST: Replace wood deck w/Trex composite
 COMMENTS: As of 5 Jul 16: Not started.
- 35) 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 5 Jul 16: Not started.
- 36) OWNER: Davis CONTRACTOR: Walker Permitted 7 Jul 16
 LEGAL: DPM; U14; L2 STREET: 147 Water Sprit Trail
 REQUEST: Remove gravel; lay 2" sand bed, place pavers on top. Power wash and flagstone on patio, steps, and walkway.
 COMMENTS: Amended/extended permit issued in Mar '15 to include this minimal work (expiration now Sep '16).
- 37) OWNER: Finn CONTRACTOR: Owner Permitted 7 Jul 16
 LEGAL: DPM; U7; L8 STREET: 115 Goldenrod
 REQUEST: Pave existing gravel drive
 COMMENTS: Pending \$25 Payment
- 38) OWNER: Farah CONTRACTOR: Trujillo Permitted 16 Jun 16
 LEGAL: DPM; B1; L1 STREET: 100 Paintbrush
 REQUEST: Increase wall height from 3.5' to 5' in existing courtyard. Stucco to match existing.
 COMMENTS:

- 39) 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: As of 5 Jul 16: Underway. Pending VOR
- 40) OWNER: Stone (rep = Vadner) CONTRACTOR: Owner Permitted 5 Mar 15
 LEGAL: DPM; U6; L6A STREET: 112 Larkspur Loop
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 5 Jul 16: Almost done. CO upon completion
- 41) 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 5 Jul 16: Underway.
- 42) OWNER: Madera CONTRACTOR: Rick Gonzales Permitted 7 Jul 16
 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
 COMMENTS: COMPLETE.
- 43) 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 5 Jul 16: Underway.
- 44) 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: COMPLETE. Pending VOR
- 45) OWNER: Mills CONTRACTOR: Marquez Permitted 16 Jun 16
 LEGAL: HM; U2; B9; L4 STREET: 140 Mira Monte
 REQUEST: Remove existing asphalt & repave driveway
 COMMENTS: COMPLETE. Pending \$50 Payment
- 46) OWNER: Rogers CONTRACTOR: Chandler Constr Permitted 7 Apr 16
 LEGAL: HM; U2; B7; L24 STREET: 103 Sawmill Canyon Rd
 REQUEST: NEW CONSTRUCTION
 COMMENTS: As of 5 Jul 16: Underway. Pending VOR; Drainage plan/TOPO; 911 Rural Address form;
 NMED. (CO upon completion)