

# Alto Lakes Special Zoning District

## Minutes – 04 August 2016

1. Call to order:
2. Roll call: Quorum met with Krantz, Meunier, Ratliff, and Santos present.
3. Pledge of Allegiance
4. Approval of Meeting Agenda: Meunier moved to approve, seconded by Ratliff.
5. Approval of Meeting Minutes for 21 July Regular Meeting: Ratliff moved to approve, Meunier seconded.
6. VARIANCE/PERMIT REQUESTS: None.

A. Variance Hearing:

B. Zoning Permits:

- 1) OWNER: **Elliott** CONTRACTOR: J. Ontiveros - license #55105  
LEGAL: ALGCC; U4; B12; L37 STREET: 102 Mountain Oak Ct  
REQUEST: **Expand front deck using treated framing, redwood decking. Paint to match existing. Deck to be uncovered - with rails**  
MOTION: Meunier SECOND: Santos  
COMMENTS: (FU: )
- 2) OWNER: **McLeod** CONTRACTOR: PineTree \$25  
LEGAL: LS; U1; B2; L6 STREET: 502 High Mesa Rd  
REQUEST: **Re-roof (white membrane); re-stain cedar shakes same as exiting color**  
MOTION: Ratliff SECOND: Meunier  
COMMENTS: (FU: )
- 3) OWNER: **Burnett** CONTRACTOR: MP Chavez \$25  
LEGAL: ALGCC; U5; B16; L4 STREET: 108 Del Monte  
REQUEST: **Asphalt existing drive; 6" base**  
MOTION: Ratliff SECOND: Meunier  
COMMENTS: (FU: )
- 4) OWNER: **Kearney** CONTRACTOR: PaintPros \$0  
LEGAL: ALGCC; U5; B16; L4 STREET: 126 Del Monte  
REQUEST: **Exterior Paing**  
MOTION: SECOND:  
COMMENTS: (FU: )
- 5) OWNER: **Kanetzy** CONTRACTOR: Owner TABLED  
LEGAL: DPW; U2; B; L58 STREET: 174 Deer Park Dr  
REQUEST: **Replace windows**  
MOTION: Meunier SECOND: Ratliff  
COMMENTS: (FU: )
- 6) OWNER: **Holmes** CONTRACTOR: MP Chavez \$25  
LEGAL: DPW; U2; B; L70 STREET: 186 Deer Park Dr  
REQUEST: **Asphalt overlay**  
MOTION: Meunier SECOND: Ratliff  
COMMENTS: (FU: )
- 7) OWNER: **Hammons** CONTRACTOR: Ratliff TABLED  
LEGAL: DP2; U1; B; L0 STREET: 106 Wolf Run Rd  
REQUEST: **Re-stucco home - new color. Re-color garage doors & downspouts to match the stucco**

MOTION:  
COMMENTS: (FU: )

SECOND:

8) OWNER: Chase CONTRACTOR: Pedroni \$25  
LEGAL: DPV; U6; B; L148 STREET: 111 Reindeer  
REQUEST: Landscaping: Add to existing front & side rocks cape; pathways; dry creek for drainage;  
drought-tolerant plants

MOTION: Meunier SECOND: Ratliff  
COMMENTS: (FU: )

9) OWNER: Daugherty CONTRACTOR: High Country \$25  
LEGAL: HM; U3; B5; L0 STREET: 277 El Camino  
REQUEST: Landscaping: Remove existing irrigation system leaving 1 drip head per zone; flagstone  
border; new plants; micro-misters along back wall of planter bed; artificial grass

MOTION: Ratliff SECOND: Meunier  
COMMENTS: (FU: )

A. Short-term Rental Permits: None.

B. Re-plats: None.

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints:

B. Past Actions:

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics: Commissioner Santos resigned from Commission. Meunier moved to approve appointment of Nannette Tanner to Commission, Ratliff seconded.

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](http://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:
    - Books Close: August 16, 2016
    - Absentee Voting Begins: August 16, 2016
    - Absentee Voting Ends: September 5, 2016
    - Election Day: September 13, 2016 (7am to 7pm)
    - Books Open: September 15, 2016

- The canvassing of the election will be held on the day afterward depending on the judge available.

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: Ratliff moved to approve payment of \$100 for Post Office Box, seconded by Meunier.

11. Announcement of Upcoming Meetings:

Next Regular meeting: **01 September** 2016 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM. Submission deadline for permit applications is 3:00pm **25 August 2016**.

12. Adjournment: Ratliff moved to adjourn meeting, seconded by Meunier. Meeting adjourned at 10:51am.

*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: Stillwell CONTRACTOR: Remington Permitted 7/21/2016  
LEGAL: ALGCC; U4; L0 STREET: 105 Mountain Oak Ct  
REQUEST: NEW CONSTRUCTION  
COMMENTS: (FU: ) CO upon completion
- 2) OWNER: Wood CONTRACTOR: Prewitt Constr Permitted 7/21/2016  
LEGAL: AV DPW TH; U; L STREET: 100 Turnberry Ln  
REQUEST: NEW CONSTRUCTION  
COMMENTS: (FU: ) CO upon completion
- 3) OWNER: Bogan CONTRACTOR: Prewitt Constr Permitted 7/21/2016  
LEGAL: DPV; U5; L130 STREET: 124 Antler Dr  
REQUEST: NEW CONSTRUCTION  
COMMENTS: (FU: ) CO upon completion
- 4) OWNER: Kanetzy CONTRACTOR: Owner Permitted 7/21/2016  
LEGAL: DPW; U2; L58 STREET: 174 Deer Park Dr  
REQUEST: NEW CONSTRUCTION  
COMMENTS: (FU: ) CO upon completion
- 5) 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. (FU: ) CO upon completion
- 6) 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. (FU: )
- 7) 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. (FU: )
- 8) 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. (FU: Santos)
- 9) 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. [Extension expires 5 Sep 16.](#)  
COMMENTS: As of 15 Mar 16: Underway. (FU: )
- 10) 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. (FU: Santos)
- 11) 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: (FU: )
- 12) 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. (FU: )
- 13) 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: (FU: )
- 14) 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. (FU: Santos)
- 15) 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. (FU: ) Pending Plan; \$50 Payment (email from Eric states VOR not needed per Village)
- 16) 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. (FU: Santos)
- 17) OWNER: Timmons CONTRACTOR: Kevin Walker Permitted 7 Apr 16  
 LEGAL: ALGCC; U3; B10; L7A STREET: 408 High Mesa Rd  
 REQUEST: Remove & replace deck  
 COMMENTS: (FU: ) Pending VOR??
- 18) 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. (FU: )
- 19) 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: (FU: ) Pending: VOR
- 20) 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: (FU: )
- 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 15 Mar 16: Underway. (FU: )
- 22) 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: (FU: ) Pending \$25 payment, VOR (email sent to Eric on 17 Mar 16)
- 23) 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: (FU: ) Pending: VOR
- 24) 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. (FU: ) (email notification of approval sent on 17 Mar 16)
- 25) 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. (FU: McDonald)
- 26) 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. (FU: McDonald)
- 27) 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. (FU: McDonald)
- 28) 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. (FU: )
- 29) OWNER: Webb CONTRACTOR: Owner Permitted 17 Mar 16  
 LEGAL: DPW; U2; L72 STREET: 100 Quail Run Ln  
 REQUEST: Courtyard Wall  
 COMMENTS: (FU: ) Pending VOR or signed release from Village
- 30) 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. (FU: )
- 31) 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 (FU: **McDonald**) (Emails sent owner/contractor on 18 Feb 16)
- 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 15 Mar 16: Not started. (FU: **McDonald**)
- 33) 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. (FU: )
- 34) 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. (FU: **Santos**)
- 35) 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 (FU: **Santos**)
- 36) 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: (FU: ) **Pending: VOR**
- 37) 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 (FU: **Santos**)
- 38) 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. (FU: )
- 39) 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. (FU: )

- 40) 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: (FU: ) Pending VOR
- 41) OWNER: Ragland CONTRACTOR: MP Chavez Permitted 17 Mar 16  
LEGAL: HM; U1; B1; L18 STREET: 134 Eagle Ridge  
REQUEST: Pave driveway  
COMMENTS: (FU: )
- 42) 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. (FU: Santos)
- 43) 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(FU: ) (email notification of approval sent on 17 Mar 16)
- 44) OWNER: Rogers CONTRACTOR: Chandler Constr Permitted 7 Apr 16  
LEGAL: HM; U2; B7; L24 STREET: 103 Sawmill Canyon Rd  
REQUEST: NEW CONSTRUCTION  
COMMENTS: (FU: ) (CO upon completion) Pending: VOR; Drainage plan/TOPO; 911 Rural Address form; NMED
- 45) 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. (FU: )