

Alto Lakes Special Zoning District

Meeting Notice for Upcoming Regular Meeting

The Alto Lakes Special Zoning District Commission will hold a Regular meeting on Thursday, 7 April, 2016 at 9:00am at the Alto Lakes Golf and Country Club, 1 Mulligan Drive, Alto, NM. Actual meeting room to be posted before the meeting. Agenda to be posted on www.ALSZD.org no later than seventy-two hours prior to meeting.

AGENDA – 7 April 2016

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 17 March Regular Meeting:
6. VARIANCE/PERMIT REQUESTS:

A. Variance Hearing:

B. Zoning Permits:

- | | | | | |
|-----------|--|-------------|--------------------------|----|
| 1) OWNER: | McWilliams | CONTRACTOR: | Aspenleaf | \$ |
| LEGAL: | SB; U3; B9; L3 | STREET: | 125 Sunset | |
| REQUEST: | Re-paint | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| 2) OWNER: | Singleton | CONTRACTOR: | High Country Landscaping | \$ |
| LEGAL: | ALGCC; U4; B13; L20 | STREET: | 117 Pinehurst | |
| REQUEST: | | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| 3) OWNER: | Gibbs | CONTRACTOR: | RC Long Constr | \$ |
| 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: | (FU:) | | | |
| 4) OWNER: | Timmons | CONTRACTOR: | Kevin Walker | \$ |
| LEGAL: | ALGCC; U3; B10; L7A | STREET: | 408 High Mesa Rd | |
| REQUEST: | Remove & replace deck | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |
| 5) OWNER: | Helton | CONTRACTOR: | | \$ |
| LEGAL: | ALGCC; U3; B11; L2 | STREET: | 411 High Mesa Rd | |
| REQUEST: | Install 8-10 boulders as a border along Water District utility road | | | |
| MOTION: | | SECOND: | | |
| COMMENTS: | (FU:) | | | |

- 6) OWNER: Yule / Gonzales CONTRACTOR: Cyclone Constr (Mike Pritchett) \$
 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
 MOTION: SECOND:
 COMMENTS: (FU:)
- 7) OWNER: Timberlake CONTRACTOR: Cornelius \$
 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.
 MOTION: SECOND:
 COMMENTS: (FU:)
- 8) OWNER: ALGCC CONTRACTOR: Club Staff \$
 LEGAL: STREET: #1 Country Club
 REQUEST: Replace siding on gable end of Club (Hardy Board); re-paint (same as existing)
 MOTION: SECOND:
 COMMENTS: (FU:)
- 9) OWNER: Thompson CONTRACTOR: Cornelius \$
 LEGAL: AV TH; Site A THS 18 STREET: 112 Augusta Ct
 REQUEST: Repl & enlarge 2 existing decks
 MOTION: SECOND:
 COMMENTS: (FU:)
- 10) OWNER: Almeida CONTRACTOR: Advanced American Constr (George Chrzanowski) \$
 LEGAL: DPM; U6; L4 STREET: 108 Larkspur Lp
 REQUEST: Re-roof; remove asphalt —> gravel; re-stucco exterior
 MOTION: SECOND:
 COMMENTS: (FU:)
- 11) OWNER: Madera CONTRACTOR: Rick Gonzales \$
 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: (FU:)
- 12) OWNER: Elridge CONTRACTOR: Desert Sun Painting \$
 LEGAL: HM; U2; B10; L8 STREET: 164 Eagle Ridge Rd
 REQUEST: Repaint exterior
 MOTION: SECOND:
 COMMENTS: (FU:)
- 13) OWNER: Melton CONTRACTOR: TBD \$
 LEGAL: HM; U2; B9; L29 STREET: 114 Alto Mesa
 REQUEST: Add 1500 sq ft asphalt both to widen and to either side of drive to allow access from both directions; Dog Run (dirt work/sloping wall; 500 sq ft; 5' high; 5' out from under porch) - may be permitted separately
 MOTION: SECOND:
 COMMENTS: (FU:)

14) OWNER: Rogers CONTRACTOR: Chandler Constr §
LEGAL: HM; U2; B7; L24 STREET: 103 Sawmill Canyon Rd
REQUEST: NEW CONSTRUCTION
MOTION: SECOND:
COMMENTS: (FU:) (CO upon completion)

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.
- 2) ACC received Complaint for what appears to be work stoppage of new construction at 177 Saddleback. Discuss potential Zoning actions.

B. Past Actions:

- 1) Forest Health –
- 2) Report on ALW&SD coordination.

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

- 1) D & O Insurance coming due.
- 2) VARIANCE DISCUSSION.
OWNER: Featherstone CONTRACTOR: Peralta
LEGAL: ALGCC; U2; B6; L18 STREET: 108 French
REQUEST: Owner/Contractor will send letters to neighbors and publish in the paper in time for 21 April meeting, however would like to come in for a VARIANCE DISCUSSION to ensure all is in order. 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)

B. Public Comments:

C. Commissioner Comments:

- 1) Zoning Elections to be held in September. County Clerk to contact Santos with information & dates.
- 2) Status of articles (Zoning website, Avalanche, ALPOA Echo) re Zoning's responsibilities and importance, & call for volunteers willing to serve on the Commission.
- 3) Known Upcoming Commissioner absences:
Santos – 7 & 21 Apr, 5 & 19 May, 23 Jun
McMasters - 7 Apr
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: 21 April 2016 at 9:00; Stag Room of ALG&CC; 1 Mulligan Drive, Alto, NM.
Submission deadline for permit applications is 3:00pm 14 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. (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 15 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 15 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 15 Mar 16: Not started. (FU: Santos)
- 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. Extension expires 5 Sep
16.
COMMENTS: As of 15 Mar 16: Underway. (FU:)
- 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. (FU: Santos)
- 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: (FU:)
- 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. (FU:)
- 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: (FU:)
- 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: (FU:) 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. (FU: Santos)
- 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. (FU:) Pending Plan; \$50 Payment, VOR
- 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. (FU: Santos)
- 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. (FU: Santos)
- 15) 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:)
- 16) 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:)
- 17) 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
- 18) 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:)
- 19) 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)
- 20) 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)

- 21) 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)
- 22) 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:)
- 23) 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
- 24) 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:)
- 25) 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)
- 26) 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)
- 27) 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:)
- 28) 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)
- 29) 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)
- 30) 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)

- 31) 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. (FU: Santos)
- 32) 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:)
- 33) 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:)
- 34) 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
- 35) OWNER: Ragland CONTRACTOR: MP Chavez Permitted 17 Mar 16
 LEGAL: HM; U1; B1; L18 STREET: 134 Eagle Ridge
 REQUEST: Pave driveway
 COMMENTS: (FU:)
- 36) 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)
- 37) 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:)
- 38) 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:)