

# 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, 21 July 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](http://www.ALSZD.org) no later than seventy-two hours prior to meeting.

### AGENDA – 21 July 2016

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

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:   |   | SECOND:     |                     |        |
| COMMENTS: |   |             |                     |        |
| 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      | \$     |
| LEGAL:    | DPTH  | STREET:     | 100 Turnberry Lane  |        |
| REQUEST:  | Repair carport roof & cedar fencing                                   |             |                     |        |
| MOTION:   |   | SECOND:     |                     |        |
| COMMENTS: |   |             |                     |        |
| 4) OWNER: | Kanetzky  | CONTRACTOR: | Owner               | \$     |
| 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  
LEGAL: DPV; U5; L130 STREET: 124 Antler Dr  
REQUEST: Roof over existing deck  
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. Santos to send letter, beginning Violation/Compliance Process
- 2) Realtor complaint re non-compliant property at 113 Tanglewood Dr - to be addressed by the Club/ACC

B. Past Actions:

- 1) Forest Health –

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:

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: 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:
- 2) Additional fees received:

B. Bank account:

C. Invoice Approvals:

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:

/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: Thompson CONTRACTOR: Owner Permitted 5 May 16  
LEGAL: ALGCC; U3; B10; L35 STREET: 135 Crown Ridge  
REQUEST: Replace existing windows, chimney siding with Hardie plank, repaint entire cabin.  
COMMENTS: As of 5 Jul 16: Underway.
- 3) OWNER: Slack CONTRACTOR: Hernandez Permitted 16 Jun 16  
LEGAL: SB; U1; B1; L43 STREET: 156 Crown Ridge  
REQUEST: Existing retaining wall is failing. Will re-build to match stucco/rock on home w/iron railing between columns. Lights to be added.  
COMMENTS: As of 5 Jul 16: Not started. Pending VOR
- 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 5 Jul 16: Underway.
- 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). Amended permit on 7 Jul 16 to add Landscaping. CO upon completion.  
COMMENTS: As of 5 Jul 16: Underway.
- 6) 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: As of 5 Jul 16: Underway.
- 7) 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: As of 5 Jul 16: Underway. Pending VOR
- 8) 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: COMPLETE. Pending copy of recent NMED septic inspection from Don Gunn.
- 9) OWNER: Richardson CONTRACTOR: John Cornelius Permitted 7 Jul 16  
LEGAL: SB; U1; B1; L54 STREET: 227 Lakeshore  
REQUEST: Repl RR tie wall with landscaping blocks; real redwood decking & railing with Trex  
COMMENTS: Approved retaining wall construction less than 4' high. If owner proceeds with higher retaining wall, engineered plans are to be submitted.

- 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. Approved as driveways are allowed to intrude into setbacks, and gravel can easily be removed from owner-owned adjacent lot. Owner does not plan to combine lots.
- 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)