

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, 18 August, 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 – 18 August 2016

1. Call to order:
2. Roll call:
3. Pledge of Allegiance
4. Approval of Meeting Agenda:
5. Approval of Meeting Minutes for 04 August Regular Meeting:
6. VARIANCE/PERMIT REQUESTS:

A. Variance Hearing:

B. Zoning Permits:

- 1) OWNER: Owens CONTRACTOR: Allen
LEGAL: DPM; U4; B; L4 STREET: 1318 High Mesa
REQUEST: Repave existing drive
MOTION: SECOND:
COMMENTS: (FU:)
- 2) OWNER: Steve Wood CONTRACTOR: Tim Gibson
LEGAL: AL; U4; B13; L5 STREET: 126 Broadmoor
REQUEST: Repave asphalt driveway, same as existing.
MOTION: SECOND:
COMMENTS: (FU:)
- 3) OWNER: Casteel Martell CONTRACTOR: Steve Pedroni
LEGAL: AL; U4; B12; L0 STREET: 100 Grapevine Ct
REQUEST: Landscaping front yard, see attached documentaiton.
MOTION: SECOND:
COMMENTS: (FU:)
- 4) OWNER: Jon Riches CONTRACTOR: Aztec Stucco
LEGAL: AL; U1; B1; L6 STREET: 1000 High Mesa
REQUEST: Concrete over patio slab, color: terra cotta
MOTION: SECOND:
COMMENTS: (FU:)
- 5) OWNER: Cedric White CONTRACTOR: Younger Constr
LEGAL: HM; U1; B2; L23 STREET: 147 Eagle Ridge
REQUEST: Reroof, laminated asphalt shingle to match existing color (light brown), color sample included.
MOTION: SECOND:
COMMENTS: (FU:)
- 6) OWNER: Martha Venegas CONTRACTOR: Younger Constr
LEGAL: AL; U6; B15; L67 STREET: 330 Fort Stanton
REQUEST: Reroof, 26 gauge Mueller R panel, color: charcoal, LRV 14.
MOTION: SECOND:

COMMENTS: (FU:)

7) OWNER: Randy Senteney CONTRACTOR: Younger Constr
LEGAL: AL; U4; B13; L9 STREET: 136 Broadmoor
REQUEST: Reroof, 26 gauge Mueller R panel, color: burnished slate, LRV 10.
MOTION: SECOND:
COMMENTS: (FU:)

8) OWNER: Mike Walker CONTRACTOR: MrSealer
LEGAL: AL; U2; B6; L15 STREET: 114 French
REQUEST: Repave asphalt driveway
MOTION: SECOND:
COMMENTS: (FU:)

A. Short-term Rental Permits:

B. Re-plats:

7. OLD BUSINESS (Part 2)

A. Issues/Concerns/Complaints:

B. Past Actions:

1) Forest Health –

C. Permit Follow-Up: See Attachment 1.

8. New Business (Part 3)

A. New topics:

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).
 - 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.
- 2) Budget Resolution - 2016-02 - verbiage in previous budget resolution to be used/updated
- 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:

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: [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:

/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: 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:)