

# ACC & ALSZD Joint Permit Application Handbook

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## ACC & ALSZD Authority and Jurisdiction

The covenants and zoning ordinance in Alto Village require property owners to obtain a permit for “improvements of any kind... on any lot or portion thereof...”

The Architectural Control Committee (ACC) and the Alto Lakes Special Zoning District (ALSZD) have combined and revised most forms but are separate entities. The ACC is enforcing the Covenants of your subdivision, as well as the Bylaws and policies of the ACC and the Club. The Zoning district is enforcing the

ALSZD Zoning ordinance.

Every effort has been made to make the information in this guide as factual and complete as possible. However, it is the applicant's sole responsibility to comply with all requirements of the Covenants, Conditions & Restrictions (CC&Rs), Alto Lakes Golf & Country Club, Inc. (ALG&CC) Bylaws, ACC Policy Guidelines, and ALSZD Ordinance, as well as to obtain all necessary governmental or regulatory permits and inspections. Neither the Club nor the ACC has any responsibility for ensuring plans submitted to the ACC comply with applicable building codes, zoning, or other government or regulatory requirements.

Where Zoning Ordinance, ACC Policy, Covenants and Bylaws differ, the more restrictive shall apply.

Copies of the Covenants, Bylaws or the Zoning Ordinance may be obtained from the ACC Administrator's office, or the ALSZD website respectively.

*The following subdivisions of Alto Village require both ACC and ALSZD approval:*

- Alto Lakes
- Deer Park Meadows
- Deer Park Valley
- Deer Park Woods
- Lakeside Estates
- High Mesa
- Sierra Blanca

*The following subdivisions fall under ALSZD jurisdiction and do not require ACC approval because they have a separate Home Owners Association (HOA) to carry out the provisions of their respective covenants (you may need their approval):*

- Alto Village Site A, Condos
- Alto Village Site C, Condos
- Country Club Condominiums
- Alto Village Deer Park Wood Townhomes Units 1-4, & 6

*The following properties do not fall under ACC or ALSZD jurisdiction:*

- Alto Lakes Water & Sanitation District lots
- Kokopelli Subdivisions
- Certain lots north and east of Kokopelli subdivisions on the north side of High Mesa.
- Lincoln Hills/Alto Golf Estates

## **Plan Submittals**

A completed Joint Permit Application is required for all projects, with addendums as applicable, and all supporting documentation provided.

Supporting documentation includes, where applicable, a plat with property lines, setbacks, grade, scale footprint of structures and drawings of all proposed work, including excavation, and color samples. Multiple projects may be included in one application. Incomplete applications and applications lacking the required documentation may not be added to the agenda.

The ACC Administrator is not empowered to provide advice beyond documentation and procedures.

### ***Meeting Times, Place, and Application Deadline***

The ACC and the ALSZD meet on the first and third Thursdays of each month at 9:00am in the Alto Clubhouse in the Spencer and Stag Rooms respectively to review any plans submitted. (Room may vary.)

Deadline for Application submittal is Friday by 3:00pm before scheduled meeting. Applications submitted after deadline may not be placed on the agenda but be held for the next available meeting. Plans may not be approved out of scheduled meetings.

### ***ACC Contact Information***

Office hours: Monday only 8am-4pm, Tuesday – Friday 8am-4:30pm.

#1 Country Club, PO Box 168, Alto, NM 88312

Ph (575) 336-3115, Fax (575) 336-7094

[acc@altolakesgolf.com](mailto:acc@altolakesgolf.com)

*Committee members are listed on the website.* — <http://altolakesgolf.com/Organizations/ACC.aspx>

### ***ALSZD Contact Information***

Alto Lakes Special Zoning District

PO Box 578, Alto, NM 88312

*Commission members are listed on the website.* — <http://alszd.org/contact/commissioners/>

### ***Attendance required***

The property owner, or the property owner's designated representative, must appear during Zoning District Meeting (and in some cases ACC) review of all applications. Failure to appear will result in the application being tabled until the applicant or representative is able to attend the meeting.

### ***Representation***

A property owner may appoint a representative to act on the property owner's behalf. The Representation Authorization is required by both the ACC and ALSZD. The name of the representative must be designated and the property owner must have his/her signature notarized.

### ***Joint Permit Application Forms***

Permit application forms are available in the ACC office, and on the Club and Zoning websites. Completed forms should be submitted to the ACC Administrator for both the ACC and ALSZD. Forms available:

- Joint Permit Application Form
  - New Construction Addendum
  - Landscaping Addendum
- Joint Variance Request Form

*Common Project Requirements and Definitions and General Information* sections below provide more detailed information about required information to be submitted for different kinds of projects.

### **Permits**

Permits issued must be posted in a prominent place, easily visible from the road, during all phases of construction or landscaping. ACC Fees are billed to the member's account and are billed when permits are approved. Return the permit to request a final inspection.

### ***Is a permit required?***

*No ACC or ALSZD Permit required for the following:*

- Minor Repairs and Routine Maintenance
- Replace dead tree with same species
- Cut down and remove dead trees
- Forest thinning in accordance with thinning guidelines
- Reseal driveway
- Remodel inside residence

*A permit may be issued across the desk for the following:*

- Landscaping with no irrigation/no setback encroachment
- Replace roof with no change in coverage/color

- Replace deck/decking etc. with no change in footprint
- Repaint, restucco, re-siding with no change in color
- Re-asphalt, re-gravel with no change in coverage

All other permit requests require permit application and approval by both ACC, ALSZD. The chart below provides an overview of required permits from each entity. The Village of Ruidoso (VOR) performs all building code inspections and requires permit approvals for any building code requirements.

<b>Type of Permit Request</b> (✓= permit needed)	<b>ACC</b>	<b>Zoning</b>	<b>VOR</b>
New Construction, Additions, Accessory Structure, Enclose space already under roof	✓	✓	✓
Repair Roof, Landscaping with no irrigation/setback encroachment ( <i>Issued across the desk</i> )	✓	NO	NO
Replace Roof (with no change in coverage) ( <i>Issued across the desk</i> )	✓	NO	NO
Replace Deck, (with no change in footprint) ( <i>Issued across the desk</i> )	✓	NO	✓
Replace Deck (with change in footprint), Retaining Wall over 4'	✓	✓	✓
Landscaping with irrigation, Courtyard, Dog Run, Enclosure, New Driveway, Variance	✓	✓	NO
Re-paint/Re-stucco/Re-stain House, same color. ( <i>Issued across the desk</i> )	✓	NO	NO
Re-asphalt, Re-gravel, Re-seal driveway ( <i>Issued across the desk</i> )	✓	NO	NO
Minor Repairs, Routine Maintenance, Replace dead tree with same species	NO	NO	NO
Remodel inside residence	NO	NO	✓

### ***Duration of Plan Approval***

- ALSZD Permits for all projects will be valid for a period of one year.
- ACC Permits for New Home Construction and additions will be valid for a period of one year. ACC Permits for all other projects will be valid for a period of six months.

Any exterior change from the approved plans must be re-submitted in writing and approved in writing prior to commencing work.

If construction of approved plans are not commenced and diligently prosecuted to completion before the expiration date, permit approval will expire. PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED. To continue work the Owner is required to resubmit project plans. The ACC and ALSZD may consider any change in circumstances since the time of the original approval. An additional permit fee may be assessed.

### ***Permit Extensions***

If completion of construction is likely to extend beyond the duration of plan approval, a request for continuance must be approved *prior to the date of expiration*. If an extension request is submitted and approved, another Permit Fee may be required for each permit extension.

### ***Emergency Permits***

Emergency Permits (EP) may be issued by the ACC or ALSZD. EP's are only to authorize the work necessary to prevent further damage to the residence or property. Permit expires seven days after issuance. EP's are brought to the ACC and ALSZD for review and ratification.

Any continuing work beyond seven days requires a normal permit approved by the ACC and ALSZD with a permit application and supporting documentation. Any continuing work without regular permit from ACC and ALSZD may be red tagged and stopped.

### ***Inspections***

The ACC or ALSZD may inspect the work at any time to verify conformance with the approved submittals. Upon completion of all approved work, it is the Owner's responsibility to notify the ACC. This can be done by returning the permit to request a final inspection or requesting a Final Inspection in writing. A Re-inspection fee may be imposed on the property owner for properties that do not pass final inspection (includes final cleanup of construction debris and job site) and properties that are inspected for work done without permit.

### ***Fees***

Fee schedules for both ACC and ALSZD are included in the Joint Permit Application Form. The ACC and ALSZD will not release issue permit until fees are paid.

The ACC no longer has a deposit system for permits. ACC Fees are billed to the member's account and are billed when permits are approved. New Mexico Gross Receipts Tax (NMGRT) is required to be collected for all Non-Refundable fees. ALSZD Fees will be collected at the time of permit issue.

### **Common Project Requirements**

The following are general requirements for commonly requested projects. This is not an exhaustive list as every project has unique combinations and aspects which might be taken into account.

### ***Setbacks and Easements***

No structure, including overhangs, decks, courtyards, dog runs, and fences, shall be erected, constructed, placed, moved on, or maintained on any lot within the designated setbacks. Parking lots and driveways may be exempted. No construction shall be allowed within any easement. Corner lots have front setback requirements along both streets.

### ***Zoning***

There are five zoning classifications, the boundaries of which are detailed on the zoning map which may be obtained on the ALSZD's website or printed copies can be requested by sending a check for \$8.00 to the ALSZD (see *ALSZD Contact Information*). All lots and tracts are residential unless otherwise designated by the covenants and Zoning ordinance. A full list of lots as they are zoned can be found in the Zoning Ordinance as well as the Unified Covenants. Commercial activity prohibited in residential zones and restricted to Commercial Zones subject to application and approval.

- R-1 Single-Family Residential: *One single-family dwelling unit per lot, garage for a min of 2 vehicles.*
- R-2 Multi-Family Residential: *Duplexes, condominiums, town homes, cluster housing, or apartments.*
- C-N Neighborhood Commercial: *Professional offices or commercial center.*
- C-CC Country Club Commercial: *Alto Lakes Golf & Country Club*
- CS Community Services: *Emergency services, utilities, administrative facilities, etc.*

### ***Courtyard***

Additional form required: *Landscaping Addendum*, if applicable, and *Variance Application*, if applicable.

A fully enclosed outdoor space, not exceeding 2,000 square feet, with at least 50% of the surface of the enclosed area finished in concrete, pavers, or other approved non-growing material. The courtyard enclosure shall be attached to a building on both ends, shall be solid, and shall be finished in the same material as the finish material and color of the building. The Commission may approve the use of plain vertical wrought iron inserts between pillars where each insert shall not exceed eight (8) feet in length, shall not exceed sixty (60) percent of the vertical height, the remainder of which shall be solid, and the total area of such inserts shall not exceed thirty (30) percent of the area (length times width) of courtyard wall. Courtyard walls shall not be less than three (3) feet high and not more than five (5) feet high.

*Requirements for approval:*

- Dimensional drawings

- Survey/Improvement Plat
- Color Samples

### ***Dog Runs***

Additional form required: *Landscaping Addendum*, if applicable, and *Variance Application*, if applicable.

Dog runs shall comply with the requirements for a Courtyard with exception that a) no inserts shall be allowed, b) dog runs shall not exceed 500 square feet, and c) there is no paving requirement.

*Requirements for approval:*

- Dimensional drawings
- Survey/Improvement Plat
- Color Samples

### ***Enclosure***

Additional form required: *Landscaping Addendum*, if applicable, and *Variance Application*, if applicable.

A visible barrier for space, not exceeding 100 square feet, used for the purpose of storing materials, tools, and other items. The barrier shall be constructed of solid material that shall be compatible with the material on the primary structure, shall not exceed five (5) feet in height, and shall not be covered.

*Requirements for approval:*

- Dimensional drawings
- Survey/Improvement Plat
- Color Samples

### ***Decks***

Additional form required: *Variance Application*, if applicable.

*Requirements for approval:*

- Dimensional drawings
- 6'x6' posts
- Survey/Improvement Plat
- Material and color samples
- Village of Ruidoso Permit

### ***New Construction***

Additional form required: *New Construction Addendum*, as well as *Landscaping Addendum*, if applicable, and *Variance Application*, if applicable.

*Requirements for approval:*

- Two (2) complete sets of fully dimensional house plans, +1 Digital
- Subdivision Plat
- Survey/Improvement Plat (*plat requirements listed below*)
- Color Samples for exterior, trim, door, roof etc.
- Lincoln County Road Permit
- County Rural Addresser Address Form
- NMED Permit for Septic System from Environment Dept.
- Village of Ruidoso Permit
- Foundation Survey (due within 10 days of pour)

*Other single family residence requirements for approval:*

- All: Maximum roof height of 26' feet. (pg. 24 of Zoning Ordinance, also Appendix D on pg. 68)
  - DPM Units 7, 8, 9, 10, 11, 12, 15 – Limited to one story
  - DPM Unit 13, Lots 1, 2, 3, 4, 9, 10 – Limited to one story

- All: Heated living area of not less than 1,500 square feet on the ground floor.
  - DPM Units 1 & 2 (Larkspur Lp) – 2,600 square feet heated living area, minimum 1,500 square feet heated living area on ground floor.
  - DPM Unit 4 – 1,750 square feet minimum heated area on ground floor.
  - DPV Units 1, 2, 3, 4, 5, 6, 8, 9 – 1,750 square feet minimum heated area on ground floor.
- Off street parking for not less than three full-size passenger vehicles.
- Building materials shall be non-reflective.
- Connection to utilities must be underground.
- Chemical toilet required on job site during construction of home.
- Fire detection alarm system and
  - 10-pound dry chemical fire extinguisher in garage and
  - 2-pound dry chemical fire extinguisher mounted in the kitchen or accessible location.
- Fire alarm system must connect to outside white/red strobe light and sound audible from road.
- Certificate of Occupancy. One family unit per home.
- Home shall be connected to the community water system.
- Water systems permitted:
  - Whole house and drinking water filter systems that use replaceable filters.
  - Reverse Osmosis systems that provide water only for human and pet consumption.
- Reverse Osmosis systems to provide water for other than human consumption prohibited
- Water softeners that monitor the amount of water used, recharge when capacity falls below reserve level not be set to exceed twenty percent are permitted.
- Timer based water softeners that recharge at fixed time intervals regardless of water usage are prohibited in new construction.
- Permitted Hot water systems:
  - Heat water at point of use.
  - Continuously recirculate hot water between the heater and the tap.
- Hot water systems that require the user to wait for hot water to transit the hot water line from heater to tap are prohibited in new construction.

### ***Additions***

Additional form required: *Variance Application*, if applicable.

*Requirements for approval:*

- Two (2) complete sets of fully dimensional plans, +1 Digital
- Survey/Improvement Plat (*plat requirements listed below*)
- Color Samples for exterior, trim, door, roof etc.
- Village of Ruidoso Permit

### ***Roofs***

Additional form required: *Variance Application*, if applicable.

*Requirements for approval of roof replacement with no change in coverage:*

- Manufacturer, material, and color sample
- Village of Ruidoso Permit
- Light-reflecting value (LRV) no higher than thirty percent (30%).

*Additional Requirements for approval of roof replacement with change in coverage:*

- Two (2) complete sets of fully dimensional plans, +1 Digital
- Survey/Improvement Plat

### ***Driveways***

Additional form required: *Variance Application*, if applicable.

*Requirements for approval:*

- Minimum width of fourteen feet (14')
- Surfaced with crushed rock, asphalt, concrete, brick or comparable material
- A minimum six inches of compacted base course
- Lincoln County Road Permit
- Survey/Improvement Plat

***Landscaping***

Additional form required: *Landscaping Addendum*, if applicable, and *Variance Application*, if applicable.

*Requirements for approval:*

- Landscape Plat/Plan
  - Existing vegetation and all proposed plantings
  - Location of all non-plant materials
  - The direction and routing of all drainage (designed to minimize impact on adjacent property)
  - Description and location of irrigation systems
  - Broadcast irrigation prohibited.

Landscaping using native plants and materials with low water usage is strongly encouraged (xeriscape). No grass lawns, other grasses, plants, vegetable gardens, shrubs or trees may be planted unless specific permission is granted in writing. Native ground cover shall not be harmed, destroyed, or removed except as necessary for the construction and maintenance of roads, driveways, appropriate buildings, approved landscaping, and fire control. *Note:* Mowing does not necessarily harm, remove or destroy ground cover.

Maximum 1,200 square feet of cool-season sod/lawn allowed or as approved.

No limit to warm-season native grass square footage.

The use of or installation, including replacement, of railroad ties is prohibited.

***Irrigation***

All irrigation systems shall comply with the restrictions and regulations adopted from time to time by the Alto Lakes Water and Sanitation District (ALSWD) <http://altolakes.org>.

Broadcast irrigation systems and any system designed to apply more gallonage than allowed are prohibited. Drip Irrigation Systems are permitted. (More detail can be found in Section 17 of the Zoning Ordinance.)

*Irrigation systems connected to the water system must meet the following additional requirements:*

- An outside irrigation system shutoff required.
  - Mounted outdoors adjacent to a driveway or walkway and be clearly marked.
- An automatic rain sensor (see definition) is required.
  - Mounted outdoors exposed to unobstructed rainfall.
- Compliance with all Federal, State, and Water & Sanitation District regulations.
- Compliance with the New Mexico Plumbing Code.

*Permit fees will be waived for the following:*

- Installation of rainwater catchments.
- Conversion of any complete nonconforming irrigation system to a conforming irrigation system.

***General Construction Requirements***

- All appurtenant buildings must be attached.
- No temporary buildings may be erected or maintained before a residence.
- No garage, carport, shed, tent, trailer, mobile home, basement or temporary building shall be used for temporary or permanent residence
- No pre-built or major pre-built or modular portion
- All roofing materials must be fire rated
- Wood siding or wood trim treated with translucent or semi-pigmented paint in subdued colors.



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### ***Construction Site Rules***

The following rules must be followed during the construction process. Fines may be imposed by the ACC for violations.

- Construction may take place only from 7:00am until 7:00pm, Monday through Saturday.
- Owners and builders shall provide a commercial dumpster or container for trash and debris. Trash and debris shall be removed from each construction site on a daily basis. Construction site to be kept neat and properly policed. Dumping, burying or burning of trash is not permitted anywhere within Alto Village.
- Access over property belonging to others prohibited. No dumping of excavated dirt, parking of automobiles or trucks, or anything else which changes the character of ground in any form of neighboring lots will be allowed.
- No mud, gravel, concrete or other construction materials allowed on streets.
- Deliveries/storage of construction materials only upon property where construction is taking place.
- One contractor sign, 216 square inches, placed 10 feet back from property line.
- No loud radios allowed on job sites. Dogs must be secured.

### **Variance and Conditional Use Permits**

The ACC may grant variances from compliance with any of the provisions of the Design Guidelines or the Covenants, when, in the opinion of the ACC, in its sole and absolute discretion, such variance is justified based upon adverse circumstances.

The Zoning District may grant a Variance, Conditional or Special Use Permit, or Replat in accordance with Section 29 of the Zoning Ordinance.

### ***Unique, Special, or Adverse Circumstances***

Variances shall be granted only when, because of unique, special, or adverse circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the Covenants or Ordinance deprives such property owners of privileges enjoyed by other property owners in the vicinity and under identical classification. The variance must not convey a special privilege, unauthorized use, or adversely impact the public health, safety, or general welfare.

The burden of proof is on the owner to prove that:

- There are specific physical circumstances that distinguish the project site from its surroundings; and
- These unique circumstances would create an unnecessary hardship for the applicant if the usual standards were imposed.

### ***Informal discussion and Use of Legal Counsel***

Applicants are strongly encouraged to request an informal discussion with the ACC and Zoning District prior to undertaking the time and expense of submitting an application. The applicant must file a completed application and a plat for review by the ACC and Zoning District.

It is recommended that applicant communicate informally with neighboring property owners prior to filing an Application. Applicant should be aware of concerns of property owners and have an opportunity to deal with those concerns before they become formal objections at the public hearing.

Use of legal counsel in the preparation of applications for Zoning Variances and Conditional Use Permits is strongly encouraged. Variances require that the applicant provide a legal basis upon which the ACC and Zoning District may grant approval. Zoning changes may be considered when all properties within an area are subject to the same hardship. Consult the ordinance and the Covenants for more detail.

### ***Application and Hearing***

*Variance Application* required.

*Items required to be submitted for approval:*

- Proof of certified mail notice to list of neighbors within 200ft of property
- Affidavit of publication in Lincoln County
- Proof of notification and publication no less than 15 days prior to hearing
- Survey/Improvement Plat detailing all existing and proposed improvements. (*plat requirements listed below*)

A public hearing is required for all Applications for Variances, Conditional Use Permits, and Appeals. Applications must comply with the “Notice of Public Hearing” provisions of Section 29 of the Zoning Ordinance. This includes written notice to property owners and publication of a hearing notice in a newspaper in circulation in Lincoln County. All notice requirements must be fully met not less than 15 days prior to the hearing date. The applicant shall be responsible for locating the persons entitled to notice and providing proof of notification.

Applicants should request a hearing date before making notification and publication.

The Applicant may represent him/herself or elect to be represented by another party providing that Applicant has designated the representative in writing (see Representation).

Parties in interest and the Public may offer opinions in person, by signed letter, or by a representative designated in writing. Statements of fact must be provided in person and are subject to cross-examination.

Applicants will be notified of Zoning District decisions in writing together with the basis for the decision.

### ***Appeal***

If a Variance or Conditional Use permit is denied by the Zoning District, the applicant may file an appeal with District Court.

If a variance request has been denied by the ACC, the applicant has the option to either: Submit a written request for a re-hearing with the Committee or make a written appeal to the Board of Directors for a further review.

### **Short Term Rental permits (ALSZD)**

Any property in R-1 or R-2 zone that is rented for the purpose of overnight lodging, for remuneration, for a period of not less than one (1) night, nor more than twenty-nine (29) consecutive days, shall obtain a Short-Term Rental Permit from the Zoning District. Short-term Rental Permits are issued to the owner and are not transferable.

The Short Term Rental Permit shall remain in force for a period of five years unless revoked. Complaints that are not resolved and are brought to the attention of the Zoning District may result in a letter to the owner or owner representative requesting written agreement to resolve the nature of the complaint. If there is a future complaint within a six-month period, revocation of the permit may result. Consideration for reinstatement will require a new Permit application and the appearance of the owner (or owner representative) at a regular meeting of the Zoning District.

*Short Term Rental Permit Application* required.

*Items required to be submitted for approval:*

- Completed Permit Application (*Available at <http://alszd.org>.*)
- Payment of permit fee
- Compliance with all R-1 and R-2 residential requirements

*Requirements for approval:*

- Emergency contact phone number (24/7) of owner or managing agent
- Notification of rental to property owners contiguous to the front, side and rear of subject property
- Posting of 911 address
- Off-street parking for a minimum of 3 vehicles
- Posting of requirements for disposal of fireplace ashes and trash, leash and pick-up requirements for

pets, outside fire prohibition, smoking restrictions, quiet hours, fire department phone number, sheriff department phone number. See Sample Guest Notification in Permit Application packet.

- Other items may be added from time to time to address particular community concerns.

## **Definitions and General information**

### ***Plat requirements***

*Every plat shall, as a minimum, provide the following information:*

- Be to professional standards and detail all existing and proposed improvements.
- Front, side, and rear setbacks must be drawn on the plot plan with labels and dimensions.
- These must match the setbacks shown on the Permit Application Form.
- All easements must be drawn on the plot properly labeled and dimensioned.
- All improvements to be constructed e.g. driveways, parking, walks, courtyards, decks, and patios.
- Location of Flood Plain on property or statement that property is not in Flood Plain.
- All plot plans pertaining to combined lots must be in a recorded replat, releasing utility easements.
- Plot plans showing proposed improvements shall show that lot corner stakes have been located by a surveyor licensed in the State of New Mexico.
- The building and deck corner stakes shall be identified prior to plan submittal.

### ***Building plans***

*Every building plan filed shall, as a minimum, provide the following information:*

- First page to include: legal, street address, builder name and phone, owner name and phone; square footage of all heated area (entry floor stated separately when more than one floor); square footage of all unheated area under roof including covered decks and patios; square footage of all uncovered decks and patios and walks
- First or second page(s): elevation showing dimensioned height of building from Finished First Floor to highest point on roof.
- All remaining pages to follow (floor, wall section, roof, etc.)
- Color Samples

### ***Prohibited Uses/Activities***

- No brush, trash or other materials shall be burned. No bonfires or incinerators permitted.
- No wire or chain link fencing shall be used in the subdivisions.
- No windmills or wind chargers shall be erected upon any lot.
- No obnoxious or offensive activity upon any lot, nor shall anything be done on any lot which may be or become an annoyance or a nuisance to the neighborhood.
- No offensive lighting or directional glare from lighting is permitted.
- No signs, advertising or bill boards of any kind shall be erected on any lots without a permit.
- No radio or television signals shall be permitted to originate from any lot.
- No outside laundry, laundry poles or lines shall be permitted.
- No garbage, refuse, junk, trash, obnoxious or offensive material permitted to accumulate on any lot.
- All exposed wood surfaces shall be treated with approved stain or paint.
- Small TV satellite dish installation permitted, max 24" diameter; installation permit not required.
- The use of or installation, including replacement, of railroad ties is prohibited.
- No camper, RV, trailer, mobile home or boat shall be kept on a lot except within an enclosed building which is part of and attached to the main building.
- No exposed concrete block allowed. Must be stuccoed and painted to blend with existing exterior.
- Maximum occupancy of any dwelling unit shall be no more than two persons per bedroom.
- The use of or installation, including replacement, of railroad ties is prohibited.

- Commercial activity on R-1 and/or R-2 properties are prohibited.

## Appendix A – Subdivision Setbacks

SUBDIV	UNIT	BLOCK	NOTES/LOT	FRONT	BACK	SIDE
AL	1	1,2,3		30ft	15ft	5ft
AL	1	4	EXCEPT AS NOTED	5ft	40ft	5ft
AL	1	4	18,20,21,22	5ft	30ft	5ft
AL	1	4	5,19	5ft	15ft	5ft
AL	2	ALL		15ft	30ft	15ft
AL	3	ALL		25ft	30ft	15ft
AL	4	ALL		15ft	30ft	15ft
AL	5	ALL		20ft	30ft	20ft
AL	6	ALL		20ft	30ft	20ft
AL	7	ALL		30ft	30ft	20ft
DPM	1-6	ALL		30ft	30ft	20ft
DPM	7-15		EXCEPT AS NOTED	30ft	30ft	20ft
DPM	7	1 & 2		30ft	15ft	20ft
DPM	11	12		30ft	15ft	20ft
DPM	13	8,9,10		30ft	15ft	20ft
DPV	1-9	ALL		30ft	30ft	20ft
DPW	1-5	ALL		50ft	30ft	20ft
DPW	6	ALL		30ft	30ft	20ft
DPW	7	ALL		50ft	30ft	20ft
DPW	8	ALL		50ft	30ft	20ft
HM	1	ALL		30ft	30ft	20ft
HM	2	ALL		30ft	30ft	20ft
HM	3	ALL		30ft	30ft	20ft
HM	4		EXCEPT AS NOTED	20ft	15ft	15ft
HM	4		12, 13, 14, 15, 31, 32, 36, 37, 38, 39, 40, 41, 42, 45, 46, 47, 48, 52, 53, 54	10ft	15ft	15ft
HM	4		17, 18, 19, 27, 28, 29, 30	10ft	15ft	10ft
LS	1	ALL		50ft	15ft	15ft
LS	2	ALL		30ft	15ft	15ft
SB	1	ALL		5ft	15ft	5ft
SB	2	ALL		5ft	15ft	5ft
SB	3	ALL		20ft	30ft	20ft