

Alto Lakes Special Zoning District

ALSZD MINUTES MARCH 05, 2025

1. Call meeting to order : **JIM @ 9AM**
2. Attendance:

James Abbott/Chair:	Present:	X	Absent:
Robert McWilliams:	Present:	X	Absent:
Chris Goff/STR:	Present:	X	Absent:
Cindi Nutter-Alternate	Present:	X	Absent:
Brett Smith-Alternate	Present:		Absent: X
Russell Smith-Alternate	Present:		Absent: X
Keith Spaniel:	Present:		Absent: X
3. Pledge of Allegiance led by: **JIM**
4. Approval of **Agenda** for 03/05/25: Motion: **CHRIS** Second: **ROBERT**
5. Approval of **Minutes** from 02/19/25: Motion: **ROBERT** Second: **CHRIS**

PERMIT REQUESTS

1. OWNER: **GRANT & TERRY DUKES**
CONTRACTOR:
ADDRESS: **180 EAGLE RIDGE**
SUBD: **HM** UNIT: **2** BLK: **10** LOT: **15A**
REQUEST: **VARIANCE TO CHANGE SETBACKS**
MOTION: **CHRIS** SECOND: **ROBERT**
COMMENTS: **VARIANCE APPROVED; EXTENSION OF REAR DECK INTO EXISTING SETBACKS, ROOF EXTENSION OVER EXISTING DECK SETBACK; FEE \$300**
2. OWNER: **GRANT & TERRY DUKES**
CONTRACTOR: **MIKE PRITCHETT – CYCLONE CONSTRUCTION**
ADDRESS: **180 EAGLE RIDGE**
SUBD: **HM** UNIT: **2** BLK: **10** LOT: **15A**
REQUEST: **ADD ROOF OVER EXISTING PATIO/DECK**
MOTION: **ROBERT** SECOND: **CHRIS**

COMMENTS: **PERMIT ISSUED; FEE \$445**

3. OWNER: **THOMAS FOX**
CONTRACTOR:
ADDRESS: **104 REDHAWK**
SUBD: **DPW** UNIT: **3** BLK: LOT: **19B**
REQUEST: **CHANGE DECK MATERIAL TO LUMBER ROCK**
MOTION: **CHRIS** SECOND: **ROBERT**
COMMENTS: **LUMBER ROCK APPROVED MATERIAL; PERMIT ISSUED; FEE \$150**

4. OWNER: **LORRI McKNIGHT POA SARA McMASTERS**
CONTRACTOR: **TOWER CONSTRUCTION**
ADDRESS: **127 GOLDEN ROD**
SUBD: **DPM** UNIT: **7** BLK: **2** LOT: **2A**
REQUEST: **NEW CONSTRUCTION**
MOTION: **CHRIS** SECOND: **ROBERT**
COMMENTS: **PERMIT ISSUED; FEE \$2172.50; SQ FT 3845; PENDING VOR**

5. OWNER: **ROBERT & PATTI RAGSDALE**
CONTRACTOR: **ASCENT BUILDERS**
ADDRESS: **182 MIDIRON**
SUBD: **ALG&CC** UNIT: **5** BLK: **B15** LOT: **22**
REQUEST: **REMOVE DECK FLOOR; REPLACE WITH COMPOSITE**
MOTION: SECOND:
COMMENTS: **NO SHOW; WILL NEED TO RESUBMIT WITH \$50 RESUBMIT FEE**

6. OWNER:
CONTRACTOR:
ADDRESS:
SUBD: UNIT: BLK: LOT:
REQUEST:
MOTION: SECOND:
COMMENTS:

SHORT TERM RENTALS

UPDATE ON SHORT TERM RENTALS: **COMPLIANCE INSPECTIONS AND STR PERMITS ISSUED**

NEW PERMIT FEE TO BE EFFECTIVE 04/01/25

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
2. PUBLIC COMMENTS: **WILL & RENEE CASIAS QUESTIONS ABOUT THEIR PROPERTY LOT 31; UNIT 1; DPW – COMMISSIONERS GAVE DIRECTION AND SUGGESTIONS FOR QUESTIONS ABOUT POTENTIAL VARIANCE FOR SETBACKS GIVEN SHAPE OF LOT FOR NEW CONSTRUCTION.**
3. COMMISSIONER COMMENTS: **ORDINANCE FOR NEW APPROVED MATERIALS; STATUS OF HANDBOOK APPROVAL BY BOARD; CHANGE AND/OR REVISION OF ORDINANCE.**
FIREWISE AND STR INFORMATION/PROPOSALS ACC SENT OUT VIA AVALANCHE.
4. REPLATS:
5. RED TAGS: **109 CROWN RIDGE - 2/28/25, WORK DONE WITHOUT PERMITS FROM ALSZD/ACC/VOR ; 1002 HIGH MESA – JOB CLEANUP 2/28/25; 104 LAVENDER CT – TRAILERS/CONTAINERS ON PROPERTY 2/28/25; STATUS OF RED TAG AND PROGRESS FOR 336 LAKE SHORE 109 CROWN RIDGE RED TAG PAID, THEY WILL SUBMIT FOR NEXT MEETING FOR NECESSARY PERMITS; 1002 HIGH MESA RED TAG PAID, MAY PROCEED WITH PROJECT; 336 LAKE SHORE, JIM WILL RED TAG DUE TO NO COMMUNICATION OR PLAN TO CORRECT; 104 LAVENDER REMOVED CONTAINERS/TRAILERS RED TAG PAID, MAY PROCEED WITH INTERIOR REPAIRS DUE TO WATER DAMAGE.**

OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS:
2. PAST ACTIONS:

INFORMAL DISCUSSIONS:

1. GENERAL COMMENTS:
2. ACC – ANY COMMENTS/CONCERNS:

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: **\$3417.50**
2. BANK ACCOUNT BALANCE : **\$19,055.71**
3. INVOICE APPROVALS: **COMPLIANCE INSPECTION(S)**

NEXT REGULAR MEETING WILL BE **WEDNESDAY MARCH 19, 2025 AT 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. **SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM THURSDAY, MARCH 13, 2025.** CONTACT ABBY IN THE ALG&CC OFFICE FOR INSTRUCTIONS OR EMAIL TO HER AT, ABBYNEV@ALTOLAKESGOLF.COM **SHORT TERM RENTAL AND COMPLIANCE PERMITS CONTACT ALSZD DIRECTLY, EMAIL: INFO.ALSZD@GMAIL.COM**

ADJOURNMENT:

PLEASE NOTE: THE AGENDA FOR THE MEETING CAN BE REVISED AND PUBLISHED UP TO 72 HOURS PRIOR TO THE MEETING AND WILL BE POSTED ON THE PUBLIC BULLET BOARD AT ALG&CC AS WELL AS ON OUR WEBSITE NMAALSZD.COM 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 MEETING ACT. THE COMMISSION MAY REVISE THE ORDER OF AGENDA ITEMS CONSIDERED AT THE OPEN MEETING.

