

Alto Lakes Special Zoning District

Meeting Notice for Regular Meeting

The Alto Lakes Special Zoning District Commission held a Regular meeting on Thursday, July 19, 2007 at 8:30am in the Stag Room at the Alto Lakes Golf and Country Club, 1 Mulligan Drive, Alto, NM.

Final Minutes

- 1) Call to order. Meeting was called to order at 8:30 am by Chairman Adamy.
- 2) Roll call. Present were Commissioners Doyle, Higgins, Adamy and Duncan. Absent was Commissioner Baskin.
- 3) Pledge of allegiance
- 4) Approval of Meeting Agenda. Motion to approve agenda, with permission to float, by Higgins, seconded by Doyle, approved unanimously.
- 5) Approval of Prior Meeting Minutes for Regular Meeting of July 5, 2007. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
- 6) Zoning Agenda Part 1
 - a. Permits
 - i. Kilroy: HM, Unit 2, Block 8, Lot 27, 175 Mira Monte. Repair/replace driveway. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - ii. Everest/Yapp: HM, Unit 1, Block 4, Lot 45, 1375 High Mesa. Repair/replace roof. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - iii. Lytle: ALGCC, DPW Townhomes, Unit 6, Lott 33A, 140 Crooked Stick Lane. Repair carport roof. Motion to approve by Higgins, seconded by Doyle, approved unanimously.
 - iv. Racz/Maledon: SB, Unit 1, Block 2, Lot 7, 244 Lakeshore Drive. Demolish existing house. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - v. Powell/Ziascapes: DPM, Unit 13, Lot 4A, 151 Water Spirit Trail. Courtyard and landscaping. Motion to approve, subject to receipt of revised plat showing setback lines and courtyard wall constructed within setbacks, by Higgins, seconded by Duncan, approved unanimously.
 - vi. Walker/Ziascapes: DPW, Unit 2, Lot 132A, 112 Bobcat. Landscaping. Motion to approve, subject to receipt of revised plat showing lots 131 and 132 combined into lot 132A, by Duncan, seconded by Higgins, approved unanimously.
 - vii. Grissen/Ziascapes: ALGCC, Unit 4, Block 13, Lot 11A, 135 Pinehurst. Landscaping. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - viii. Welch/Whipple: DPW, Unit 6, Lot 175A, 912 Deer Park Drive. Deck addition and enclose storage area under deck. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - ix. Martin/Loma Grande Const.: LS, Unit 1, Block 2, Lot 30, 106 Woodridge Court. Enclose existing carport. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - x. Work/Bentley: DPW, Unit 2, Lot 17B, 104 Quail Run. Deck extension and repair of deck. Permit amended to exclude deck extension which encroached into setback. Motion to approve amended permit by Higgins, seconded by Duncan, approved unanimously.
 - xi. Powers: DPW, Unit 3, Lot 29A, 103 Red Hawk. Dog run. Permit application withdrawn by Mr. Powers.
 - b. Variance and Conditional Use Hearings
 - i. Powers/Miele: HM, Unit 2, Block 8, Lot 25, 179 Miramonte. Proposed garage, corner of which will encroach approximately 2.5' into front setback. Motion to

- approve variance by roll call: For – Doyle, Higgins, Adamy, Duncan. Against – none. Motion to approve permit by Doyle, seconded by Higgins, approved unanimously.
- ii. Barron/Hoyt (9:40am): ALGCC, Unit 4, Block 14, Lot 15, 128 Pinehurst. Requesting rear setback be reduced from 30 ft. to 19.61 ft. and height increased from 26 ft. to 33 ft. After discussion, height appears to be within 26 ft. ordinance requirements. Required notification to ALGCC was not done. Motion to continue variance hearing to the next regular meeting on August 2, 2007 by Higgins, seconded by Doyle, approved unanimously.
- 7) Administrator’s report and critique
 - 8) Zoning Agenda Part 2
 - a. Informal discussions
 - i. Kingray: DPM, Unit 6, Lot 6A, 112 Larkspur. Discussion of construction of new home. Current plans show house and courtyard encroachment into rear setback. Commissioners were in agreement that courtyard encroachment would not be approved. Issue of house encroachment had mixed results with both negative and positive comments. Mr. Kingray will decide to either amend his plans to locate home within setbacks, or seek a variance.
 - b. Discussion and possible action on pending and outstanding enforcement actions
 - i. 102 Ft Stanton Rd. Clearing of dead trees and ladder fuels. After discussion, Mr. Powers (owner) agreed to removal problem material.
 - c. Complaints
 - i. None Scheduled
 - 9) Commissioner Comments
 - 10) Public Comment
 - 11) Treasurer’s Report
 - a. Approval of invoices. No invoices submitted.
 - 12) New Business
 - a. Approval of Annual Budget Resolution. Motion to approve by roll call vote: For – Doyle, Adamy, Duncan. Against – none.
 - 13) Old Business
 - a. Discussion and possible approval of Ordinance Amendments. This will be placed on next regular meeting agenda for further discussion.
 - 14) Announcement of Next Meeting (August 2, 2007)
 - 15) Adjournment. Motion to adjourn by Doyle, seconded by Duncan, approved unanimously. Meeting was adjourned at 12:30 PM.

/S/ Ron Duncan
Secretary