

# Alto Lakes Special Zoning District

The Alto Lakes Special Zoning District Commission held a Regular meeting on Thursday, September 20, 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 – Commissioners Doyle, Higgins, Adamy, Duncan. Absent – Commissioner Baskin.
- 3) Pledge of allegiance
- 4) Approval of Meeting Agenda. Amended to add items of discussion – Dabbs’ variance, commission vacancy, and additional complaints. Move to approve amended agenda, with permission to float, by Higgins, seconded by Doyle, approved unanimously.
- 5) Approval of Prior Meeting Minutes for Regular Meeting of September 4, 2007. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
- 6) Zoning Agenda Part 1
  - a. Permits
    - i. Hansen/Arrowhead Roofing: HM, Unit 1, Block 4, Lot 44, 1377 High Mesa. Replace roof. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
    - ii. McEndree/Conley’s Nursery: ALGCC, Unit 3, Block 11, Lot 1, 409 High Mesa. Landscaping. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
    - iii. Doyle/S&S Paving (8:40 am): HM, Unit 4, Lot 18A, 191 Mira Monte Rd. Landscaping. Motion to approve by Higgins, seconded by Duncan, approved unanimously.
    - iv. Hetherington (8:45 am): DPW, Unit 2, Lot 32A, 202 Quail Run. Re-stucco home. Motion to approve by Higgins, seconded by Doyle, approved unanimously. Subsequent to initial vote, the permit was amended to include 4 openings in the rear courtyard wall (to match opening in front courtyard wall), and to replace front walk with same material. Motion to approve amended permit by Higgins, seconded by Doyle, approved unanimously.
  - b. Variance and Conditional Use Hearings
    - i. None Scheduled
- 7) Administrator’s report and critique
- 8) Zoning Agenda Part 2
  - a. Informal discussions
    - i. Ratliff: DPV, Unit 6, Lot 164, 170 Antler Dr. Discussion on building fence on lot which adjoins Lincoln Hills Road. May require variance. Commission recommended that owner consider a courtyard within setbacks. A wall encroachment within the setbacks did not receive support from the commission.
  - b. Discussion and possible action on pending and outstanding enforcement actions
    - i. None Scheduled
  - c. Complaints – A letter of thanks will be sent to all property owners who have responded and have cleaned their lots. A First Notice will be sent to all property owners who have not responded.
    - i. 102 Ft. Stanton. Dead trees/debris. Inquiry letter 4/23/07. Lot clean-up pending.
    - ii. 118 Ft. Stanton. Dead trees/debris. Inquiry letter 8/07/07. No response from owner.
    - iii. 128 Ft. Stanton. Dead trees/debris. Inquiry letter 8/07/07. No response from owner.
    - iv. 413 Lakeshore. Dead trees/debris. Inquiry letter 8/07/07. Lot clean-up pending.
    - v. 420 Lakeshore. Dead trees/debris. Inquiry letter 8/07/07. Letter from lot owner received.
    - vi. 416 Lakeshore. Dead trees/debris. Inquiry letter 8/07/07. No response from owner.

- vii. 369 Lakeshore. Dead trees/debris. Inquiry letter 8/07/07. Owner says lot cleaned. Will inspect.
  - viii. 102 High View. Dead trees/debris. Inquiry letter 8/07/07. No response from owner.
  - ix. 210 Brentwood Dr. Dead trees/debris. Inquiry letter 9/12/07.
  - x. 217 Lakeshore Dr. Dead trees/debris. Inquiry letter 9/12/07. Lot clean-up pending.
  - xi. 221 Lakeshore Dr. Dead trees/debris. Inquiry letter 9/12/07.
  - xii. 223 Lakeshore Dr. Dead trees/debris. Inquiry letter 9/12/07.
  - xiii. 434 Lakeshore Dr. Dead trees/debris. Inquiry letter 9/12/07.
  - xiv. 113 Mira Monte Rd. Dead limbs/debris accumulating on property in violation of Section 16 of the ordinance, and new landscaping done without a permit. An Inquiry letter will be mailed to property owner.
- 9) Commissioner Comments
- 10) Public Comment
- 11) Treasurer's Report
- a. Approval of invoices. No invoices submitted.
- 12) New Business
- a. Discussion of variance process.
  - b. Commission vacancy – Commissioner Baskin will be resigning to move business to Austin. Commission is seeking replacement.
  - c. Dabbs' variance – No notification for scheduled October 4 hearing. Discussion and action item will be added to the October 4, 2007 agenda.
- 13) Old Business
- a. None Scheduled
- 14) Announcement of Next Meeting (October 4, 2007)
- 15) Adjournment. Motion to adjourn by Duncan, seconded by Doyle, approved unanimously. Meeting was adjourned at 12:20 pm.

/S/ Ron Duncan  
Secretary