

Alto Lakes Special Zoning District

Meeting Notice for Regular Meeting

The Alto Lakes Special Zoning District Commission held a Regular meeting on Thursday, October 4, 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, Baskin, and Duncan. Absent – none.
- 3) Pledge of allegiance
- 4) Approval of Meeting Agenda. Motion to approve, with permission to float, by Higgins, seconded by Doyle, approved unanimously.
- 5) Approval of Prior Meeting Minutes for Regular Meeting of September 20, 2007. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
- 6) Public Hearing
 - a. Discussion and possible action to adopt amendments to the ALSZD Comprehensive Zoning and Land Use Ordinance.
 - b. Motion to adopt amendments: “I move to adopt Ordinance 2008-01 amending the Comprehensive Zoning and Land Use Ordinance of the Alto Lakes Special Zoning District with an effective date of November 2, 2007. Following signing by the Commissioners, the Ordinance and Affidavit of Publication from the Ruidoso News shall be filed with the Lincoln County Clerk. Further, that notice of adoption shall be published in the Ruidoso News for two consecutive weeks and that the effective date shall be 15 days following the last date of publication. Motion by Higgins, seconded by Doyle, roll call of Commissioners – Aye: Doyle, Higgins, Adamy, Duncan, Baskin; Nay: none. Motion carried.
 - c.
- 7) Zoning Agenda Part 1
 - a. Permits
 - i. Hastings/Barreras: AV, DPW Townhomes, Unit 12, Lot 8, 186 Crooked Stick Lane. Repair/replace deck. Motion to approve by Baskin, seconded by Doyle, approved unanimously.
 - ii. Braudt/Eagle Creek Const: HM, Unit 1, Block 3, Lot 2, 1376 High Mesa Rd. Repair/replace roof. Motion to approve by Baskin, seconded by Doyle, approved unanimously.
 - iii. Abraham/Younger Const: ALGCC, Unit 5, Block 17, Lot 6, 140 Del Monte Dr. Repair/replace roof. Motion to approve by Baskin, seconded by Doyle, approved unanimously.
 - iv. St. Clair/Rogers: ALGCC, Unit 3, Block 12, Lot 9, 313 High Mesa Rd. Repair/replace roof. Motion to approve by Baskin, seconded by Higgins, approved unanimously.
 - v. McWilliams/Rogers: HM, Unit 1, Block 1, Lot 21, 140 Eagle Dr. Re-stucco house. Motion to approve by Baskin, seconded by Higgins, approved unanimously.
 - vi. Carameros/Cornelius: ALGCC, Unit 3, Block 12, Lot 10, 311 High Mesa Rd. Repair/replace portion of house siding, re-paint, repair deck railing. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - vii. Hetherington: DPW, Unit 2, Lot 32A, 202 Quail Run Ln. Landscaping/Arbor. Motion to approve by Higgins, seconded by Baskin, approved unanimously.
 - viii. Grever/Ziascapes: DPW, Unit 6, Lot 195B, 102 Doe Ct. Landscaping/Arbor. Motion to approve by Baskin, seconded by Higgins, approved unanimously.
 - ix. Stahl/Ziascapes: ALGCC, Unit 2, Block 5, Lot 4, 100 Incredible Ln. Deck replacement and addition of 468 sq. ft. of front deck and 158 sq. ft. of back deck. Motion to approve by Doyle, seconded by Baskin, approved unanimously.

- x. Honeycutt/Ziascapes: DPM, Unit 15, Lot 8, 107 Flute Player Wy. Landscaping. Motion to approve by Higgins, seconded by Baskin, approved unanimously.
 - xi. Armendariz: SB, Unit 3, Block 10, Lot 13, 134 Brentwood Dr. Deck addition of 415 sq. ft. Motion to approve by Higgins, seconded by Baskin, approved unanimously.
 - xii. Rude: HM, Unit 2, Block 6, Lot 27A1, 1413 High Mesa Rd. 232 sq. ft. dog run and 1900 sq. ft. courtyard, and asphalt driveway. Permit application amended to delete dog run. Motion to approve amended permit by Higgins, seconded by Baskin, approved unanimously.
 - xiii. Aday/Rocky Mtn. Const: DPW, Unit 2, Lot 34A, 103 Wild Turkey Ct. 1500 sq. ft. garage and 168 sq. ft. breezeway. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
- 8) Variance and Conditional Use Hearings
- a. Kelly/Montes: AV, Site C. Lot 7, 103 Pinetop. Request a 12x13 ft. variance beyond existing “as built” patio on west side of end town-home for construction of single level bedroom and bath. After preliminary discussion, motion to table by Adamy, seconded by Baskin, approved unanimously. Variance Hearing continued to next regular meeting of October 18, 2007.
 - b. Variance Review
 - i. Discussion and possible action on variance granted August 2, 2007: Dabbs/Alston HM Unit 1, Block 3, Lot 28, 108 Mira Monte. Motion to table by Doyle, seconded by Higgins, approved unanimously.
- 9) Administrator’s report and critique
- 10) Zoning Agenda Part 2
- a. Informal discussions
 - i. None Scheduled.
 - b. Discussion and possible action on pending and outstanding enforcement actions
 - i. None Scheduled
 - c. Complaints
 - i. 118 Ft. Stanton. Dead trees/debris. Inquiry letter 8/07/07. No response from owner. But partial clean-up has been completed. First Notice sent 10/01/07
 - ii. 128 Ft. Stanton. Dead trees/debris. Inquiry letter 8/07/07. No response from owner. First Notice sent 10/01/07
 - iii. 413 Lakeshore. Dead trees/debris. Inquiry letter 8/07/07. Lot clean-up pending.
 - iv. 420 Lakeshore. Dead trees/debris. Inquiry letter 8/07/07. Letter from lot owner received. Lot clean-up pending.
 - v. 416 Lakeshore. Dead trees/debris. Inquiry letter 8/07/07. No response from owner. First Notice sent 10/01/07.
 - vi. 369 Lakeshore. Dead trees/debris. Inquiry letter 8/07/07. Owner claims lot cleaned. Will inspect. Dead trees and debris still on lot.
 - vii. 102 High View. Dead trees/debris. Inquiry letter 8/07/07. No response from owner. First Notice sent 10/01/07.
 - viii. 210 Brentwood Dr. Dead trees/debris. Inquiry letter 9/12/07. Lot clean-up in progress.
 - ix. 217 Lakeshore Dr. Dead trees/debris. Inquiry letter 9/12/07. Owner has responded and lot clean-up pending.
 - x. 221 Lakeshore Dr. Dead trees/debris. Inquiry letter 9/12/07.
 - xi. 223 Lakeshore Dr. Dead trees/debris. Inquiry letter 9/12/07.
 - xii. 434 Lakeshore Dr. Dead trees/debris. Inquiry letter 9/12/07.
 - xiii. 113 Mira Monte Rd. Landscaping without permit. Inquiry letter sent 10/01/07
 - xiv. 442/444 Lakeshore. Dead trees/debris. Inquiry Letter 10/01/07.
 - xv. 215 Lakeshore. Dead trees/debris. Inquiry Letter 10/01/07.
 - xvi. 204 Sunset. Dead trees/debris. Inquiry Letter 10/01/07.
 - xvii. 212 Sunset. Dead trees/debris. Inquiry Letter 10/01/07.

- xviii. 122 Pine Cone. Dead trees/debris. Inquiry Letter 10/01/07.
 - xix. 104 Pinehurst. Dead trees/debris. Inquiry Letter 10/01/07.
 - xx. 418 High Mesa. Dead trees/debris. Inquiry Letter 10/01/07.
- 11) Commissioner Comments. Forest Health complaints, for those who have contacted the CAC, will be given a reasonable time, consideration for contractor availability and weather among factors, to comply with lot clean-up.
- 12) Public Comment
- 13) Treasurer's Report
- a. Approval of invoices. Submitted for approval: \$882.71 from Advantage Support Services for September expenses, \$200.00 from the Alto Lakes Golf & Country Club for September room rental, \$69.50 from Ron Duncan for postage expense, and \$48.52 for printing expense. Motion to approve by Duncan, seconded by Doyle, approved unanimously.
- 14) New Business
- a. Discussion and possible action on coordination of applications and processing with Club Architectural Control Committee. Suggestions to consolidate forms and hold same day meetings were discussed. Thursday is the best day for Zoning Commissioners.
- 15) Old Business
- a. Commission Vacancy. Several names were offered up for consideration.
- 16) Announcement of Next Meeting (October 18, 2007)
- 17) Adjournment. Motion to adjourn by Doyle, seconded by Baskin, approved unanimously. Meeting was adjourned at 1:05 pm.

/S/ Ron Duncan
Secretary