

Alto Lakes Special Zoning District

Meeting Notice for Regular Meeting

The Alto Lakes Special Zoning District Commission will hold a Regular meeting on Thursday, November 15, 2007 at 8:30am in the Stag Room at the Alto Lakes Golf and Country Club, 1 Mulligan Drive, Alto, NM.

Meeting Agenda

- 1) Call to order (8:30 am)
- 2) Roll call
- 3) Pledge of allegiance
- 4) Welcome to new Commissioner Fran Haines
- 5) Approval of Meeting Agenda
- 6) Approval of Prior Meeting Minutes for Regular Meeting of November 1, 2007
- 7) Zoning Agenda Part 1 (8:30 am)
 - a. Permits
 - i. Hulse/Arrowhead Roofing (8:35am): SB, U3, B10, L17 – 126 Brentwood Drive. Repair/replace roof.
 - ii. Avila/Cardiel's Constr. (8:40 am): HM, U1, B2, L26 - 141 Eagle Ridge. Permit to stucco home
 - iii. Chapman/Cornelius (8:45am): DPW, U4, L105 – 221 Deer Park Drive. Repair/replace roof.
 - iv. Long/Conley Nursery (8:50 am): DPW, U3, L28C – 106 Dove Court. Permit for landscaping including courtyard.
 - v. John (8:55 am): HM, U2, B10, L8 – 164 Eagle Ridge Rd. Permit for roof repairs and constructions of French drain on west side of house to prevent seepage into crawl space.
 - vi. Holmes (9:00am): DPW, U2, L42A – 102 Wild Turkey. Permit to stucco home.
 - vii. Maledon (9:05am): DPV, U1, L8A – 126 Deer Park Valley. Permit to “wrap” existing steel 4”x4” deck supports with stucco foam to 12”x6” and stucco them to match house stucco.
 - viii. Hansen (9:10am): HM, U1, B4, L44 – 1377 High Mesa. Install faux rock wainscoting on front and east sides of house, replace bad wood siding, replace garage door.
 - ix. Kastman/Pack (9:15 am): ALGCC, U1, B4, L16 – 130 Mulligan Drive. Enclose existing area under roof of approx. 375 sq. ft. to enlarge living room.
 - x. Carroll/Pack (9:25 am): SB, U1, B1, L19 – 175 Crown Ridge. New home construction.
 - xi. Lucero/Moebus Constr. (9:40 am): HM, U1, B4, L40- 1385 High Mesa Road. New home construction.
 - xii. Baca (9:55am): HM, U1, B2, L9 – 118 Mira Monte. New home construction.
 - xiii. Sturgeon (10:10 am): HM, U2, B7, L54 – 139 Alto Mesa Road. Permit for additional deck that was not on the original plot approved 3/16/06.
 - b. Variance and Conditional Use Hearings
 - i. Kelly/Montes (10:20am): AV, Site C, Lot 7, 108 Pinetop. Request for a 12 x 13 variance beyond existing “as built” patio for construction of single level bedroom and bath. Continued from regular meeting of October 18, 2007.
- 8) Administrator's report and critique
- 9) Zoning Agenda Part 2
 - a. Informal discussions

- b. Discussion and possible action on pending and outstanding enforcement actions
 - ii. 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. Phone call received 10/09/07. Referred to CAC.
 - vi. 369 Lakeshore. Dead trees/debris. Inquiry letter 8/07/07. Owner claims lot cleaned. Will inspect. Dead trees and debris still on lot. First Notice sent 10/19/07.
 - vii. 102 High View. Dead trees/debris. Inquiry letter 8/07/07. No response from owner. First Notice sent 10/01/07. Phone call received by Commissioner Higgins.
 - 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. Letter received 10/09/07. Referred to CAC.
 - xiii. 113 Mira Monte Rd. Landscaping without permit. Inquiry letter sent 10/01/07. Letter received from property owner. Trees recently planted to replace existing trees that had died – no new landscaping. All wood on property is for fireplace burning over the winter. Logs are split as needed and trimmings are used as kindling.
 - 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. Lot clean-up pending.
 - xviii. 122 Pine Cone. Dead trees/debris. Inquiry Letter 10/01/07. Phone call on 10/08/07. Referred to CAC.
 - xix. 104 Pinehurst. Dead trees/debris. Inquiry Letter 10/01/07.
 - xx. 418 High Mesa. Dead trees/debris. Inquiry Letter 10/01/07. Phone call received 10/09/07. Referred to CAC.

10) Commissioner Comments

11) Public Comments

12) Treasurer's Report

- a. Approval of invoices

13) New Business

- a. Discussion and possible action on request to Town Home associations to assist Commission in defining "as built" setbacks.
- b. Discussion and approval of changes to simplify property owner interaction with Zoning District and ALG&CC Architectural Control Committee.
 - i. Approve combined forms proposed to become effective January 1
 - ii. Approve meeting and agenda coordination to hear both District and ACC applications on 1st and 3rd Thursdays of each month effective January 1
- c. Discussion and possible action to arrange for administrative support services beginning January 1, 2008.

14) Old Business

- a. Discussion and possible action on aligning Commission for future

- 15) Announcement of Next Meeting (December 6, 2007)
- 16) Adjournment

/S/ Ron Duncan
Secretary