

Alto Lakes Special Zoning District

Meeting Notice for Regular Meeting

The Alto Lakes Special Zoning District Commission held a Regular meeting on Thursday, January 17, 2008 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 8:35 am by Chairman Adamy.
- 2) Roll call. Present – Commissioners Doyle, Higgins, Adamy, Haines, and Duncan. Absent – none.
- 3) Pledge of allegiance
- 4) Approval of Meeting Agenda. Agenda amended to add an item under Treasurers Report re: Annual Audit. Motion to approve amended agenda, with permission to float, by Doyle, seconded by Higgins, approved unanimously.
- 5) Approval of Prior Meeting Minutes for Regular Meeting of January 3, 2008. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
- 6) New Business
 - a. None Scheduled
- 7) Old Business
 - a. Discussion and possible action on future plans for Commission.
 - i. Motion to appoint Margaret Kachel as District Commissioner to replace Frank Higgins by Doyle, seconded by Haines. Voice vote to approve: Aye – Doyle, Higgins, Adamy, Haines, and Duncan. Nay – none. Appointment to be effective on first meeting in March 2008.
- 8) Zoning Agenda Part 1
 - a. Permits – Open (9:00 – 9:30 am)
 - i. Obregon/Express Stucco. ALGCC, Unit, Block 18, Lot 2, 113 Alto Dr. Stucco exterior. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - ii. Janie Floyd/Cyclone Const. ALGCC, Unit 5, Block 15, Lot 22, 613 Midiron. Remove existing roof and replace with Fabral, repaint exterior same color, place river rock around exposed foundation and firebox. Motion to approve by Higgins, seconded by Haines, approved unanimously.
 - b. Permits By Appointment
 - i. Mike Moore/Tom Beier (9:30 am): DPV, Unit 1, Lot 15, 112 Valley Meadow Ct. Enlarge and move culvert toward front of easement and straighten water flow through front of drainage easement. Prior informal discussion of this potential permit was conditional upon a professional engineer approval of moving culvert. A drawing was received at the meeting with an engineer stamp and certification letter. Motion to approve with the conditions that (1) Diameter of new culvert be a minimum of 48”, (2) The existing channel be filled to level of existing grade, and (3) Depth of new channel accommodate normal flow. Motion by Doyle, seconded by Duncan, approved unanimously.
 - ii. Racz/Elick Maledon, J&J Custom Homes (9:45 am): SB, Unit 1, Block 2, Lot 7, 244 Lakeshore. New home construction. Requires a Conditional Use Permit since the lot is zoned R2/CN. Motion to set Public Hearing date for February 7, 2008 by Higgins, seconded by Doyle, approved unanimously.
 - iii. Herrera/ Bob dolgener, Eagle Const. (10:00 am): DPW, Unit 6, Lot 189A, 110 Doe Ct. New home construction. Motion to approve with the condition that a new Plat be submitted showing existing courtyard wall and the wall being no closer to front property line than 20’ based on original ACC permit which allowed a setback variance from 30’ to 20’ on the front side of lot. Motion by Doyle, seconded by Haines, approved unanimously.

- iv. Ratliff/Ratliff Custom Homes (10:15 am): DPV, Unit 8, Lot 181, 182 Saddleback Rd. New home construction. Motion to approve by Doyle, seconded by Higgins, approved unanimously.
 - c. Variance and Conditional Use Hearings
 - i. None Scheduled
- 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. Forest Health Complaints: 66 Received, 19 Resolved, 10 In Progress, 30 New Inquiry Letters, 7 First/Second Notice
 - 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. **Second Notice sent December 13, 2007**
 - ii. 128 Ft. Stanton. Dead trees/debris. Inquiry letter 8/07/07. No response from owner. First Notice sent 10/01/07. **Second Notice sent December 13, 2007**
 - iii. 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. **Second Notice sent December 13, 2007**
 - iv. 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. **Second Notice sent December 13, 2007**
 - v. 221 Lakeshore Dr. Dead trees/debris. Inquiry letter 9/12/07. **Lot is in foreclosure.**
 - vi. 223 Lakeshore Dr. Dead trees/debris. Inquiry letter 9/12/07. **First Notice sent 12/13/2007. Hired TLC to clean lot.**
 - vii. 122 Pine Cone. Dead trees/debris. Inquiry Letter 10/01/07. Phone call on 10/08/07. Referred to CAC. **First Notice sent 12/13/2007. Lot clean up in progress.**
 - viii. 104 Pinehurst. Dead trees/debris. Inquiry Letter 10/01/07. **First Notice sent 12/13/2007. Lot has been cleaned. Re-inspecting for compliance.**
 - ix. 117 Greenbriar Ct. Dead trees/debris. Inquiry Letter 11/21/07.
 - x. 209 Sunset. Dead trees/debris. Inquiry Letter 11/21/07.
 - xi. 109 Crown Ridge. Dead trees/debris. Inquiry Letter 11/21/07. **Lot clean up in progress.**
 - xii. 146 Brentwood. Dead trees/debris. Inquiry Letter 11/21/07. **Have contracted with Robbie Hall to clean lot (phone call of 12/10/07)**
 - xiii. 134 Pinehurst. Dead trees/debris. Inquiry Letter 11/21/07. **Owner called. Getting bids to clean.**
 - xiv. 303 Broadmoor. Dead trees/debris. Inquiry. 11/21/07. **Cleaned. Remove from list.**
 - xv. 623 Midiron. Dead trees/debris. Inquiry Letter 11/21/07.
 - xvi. 627 Midiron. Dead trees/debris. Inquiry Letter 11/21/07. **Owner has called.**
 - xvii. 167/224 Midiron. Dead trees/debris. Inquiry Letter 11/21/07. **Cleaned. Remove from list.**
 - xviii. 138 Del Monte. Dead trees/debris. Inquiry Letter 11/21/07.
 - xix. 136 Del Monte. Dead trees/debris. Inquiry Letter 11/21/07. **Owner has hired contractor to clean lot.**
 - xx. 140 Del Monte. Dead trees/debris. Inquiry Letter 11/21/07.
 - xxi. 118 Del Monte. Dead trees/debris. Inquiry Letter 11/21/07.
 - xxii. 105 Del Monte. Dead trees/debris. Inquiry Letter 11/21/07. **Cleaned. Remove from list.**
 - xxiii. 313 Midiron/100 Del Monte. Dead trees/debris. Inquiry Letter 11/21/07. **Owner has called.**

- xxiv. 427 Lakeshore Dr. Dead trees/debris. Inquiry Letter 12/10/07. **Owner called.** Hired Wilson Thinning to clean lot.
 - xxv. 132 Ft. Stanton Rd. Dead trees/debris. Inquiry Letter 12/10/07. **Cleaned. Remove from list.**
 - xxvi. 302 Ft. Stanton Rd. Dead trees/debris. Inquiry Letter 12/10/07.
 - xxvii. 450 Lakeshore Dr. Dead trees/debris. Inquiry Letter 12/10/07.
 - xxviii. 102 Edgeview Ct. Dead trees/debris. Inquiry Letter 12/10/07. **Owner called. Getting bids to clean lot.**
 - xxix. 316 Buena Vista Dr. Dead trees/debris. Inquiry Letter 12/10/07.
 - xxx. 107/109 Grapevine. Dead trees/debris. Inquiry Letter 12/10/07. **Lot clean up in progress. Cleaned. Remove from list.**
 - xxxi. 111 Grapevine. Dead trees/debris. Inquiry Letter 12/10/07.
 - xxxii. 226 Broadmoor. Dead trees/debris. Inquiry Letter 12/10/07. **Called 1/8/08. Will contact Robbie Hall to clean lot.**
 - xxxiii. 224 Broadmoor. Dead trees/debris. Inquiry Letter 12/10/07.
 - xxxiv. 222 Broadmoor. Dead trees/debris. Inquiry Letter 12/10/07.
 - xxxv. 104 Alto Dr. Dead trees/debris. Inquiry Letter 12/10/07.
 - xxxvi. 102 Alto Dr. Dead trees/debris. Inquiry Letter 12/10/07.
 - xxxvii. 103 Alto Dr. Dead trees/debris. Inquiry Letter 12/10/07.
 - xxxviii. 136 Ft. Stanton. Dead trees/debris. Inquiry Letter 12/10/07. **Phone call received by Commissioner Duncan. Owner has partially cleaned and will complete ASAP.**
 - xxxix. 107 Holly. Dead trees/debris. Inquiry Letter 12/10/07.
 - xl. 124 Del Monte Dr. Dead trees/debris. Inquiry Letter 12/10/07. **Lot clean up in progress. Cleaned. Remove from list.**
 - xli. 157 Del Monte Dr. Dead trees/debris. Inquiry Letter 12/10/07. **Lot clean up in progress by owner.**
 - xlvi. 149 Del Monte Dr. Dead trees/debris. Inquiry Letter 12/10/07.
 - xlvi. 379 Lakeshore. Dead trees/debris. Inquiry Letter 1/11/08. **Owner called. Getting bids to clean lot.**
 - xliv. 426 Lakeshore. Dead trees/debris. Inquiry Letter 1/11/08.
 - xlvi. 116 Buena Vista Dr. Dead trees/debris. Inquiry Letter 1/11/08.
 - xlvi. 304 French/116 Del Monte. Dead trees/debris. Inquiry Letter 1/11/08.
 - xlvi. 112 Ft. Stanton Rd. Dead trees/debris. Inquiry Letter 1/11/08.
 - xlvi. 270 Crown Ridge. Dead trees/debris. Inquiry Letter 1/11/08.
 - xlvi. 101 Pinecone. Dead trees/debris. Inquiry Letter 1/11/08.
 - d. Regular Complaints
 - i. 109 Blazing Star – construction without a permit. Inquiry letter mailed 12/14/08
- 11) Commissioner Comments
 - 12) Public Comments
 - 13) Treasurer's Report
 - a. Approval of invoices. Invoices submitted for approval - \$200.00 from ALG&CC for December 2007 room rent, \$58.08 from Ron Duncan for postage. Motion to approve by Doyle, seconded by Haines, approved unanimously.
 - b. Annual Audit. Discussion of status.
 - 14) Announcement of Next Meeting (February 7, 2008)
 - 15) Adjournment. Motion to adjourn at 11:35 am by Doyle, seconded by Higgins, approved unanimously.

/S/ Ron Duncan
Secretary