

# Alto Lakes Special Zoning District

## Meeting Notice for Regular Meeting

The Alto Lakes Special Zoning District Commission held a Regular meeting on Thursday, March 20 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 by Chairman Adamy at 8:30 am.
- 2) Roll call. Present – Commissioners Doyle, Kachel, Adamy, and Duncan. Absent – Commissioner Haines.
- 3) Pledge of allegiance
- 4) Approval of Meeting Agenda. Motion to approve, with permission to float, by Duncan, second by Doyle, approved unanimously.
- 5) Approval of Prior Meeting Minutes for Regular Meeting of March 6, 2008. Motion to approve by Doyle, seconded by Kachel, approved unanimously.
- 6) New Business
  - a. Discussion and proposed changes to the Zoning Ordinance
    - i. Accessory buildings connected to the primary structure. Discussion points were that these should be handled under Conditional Use, must be connected to main house via a walk, or stairs which should have minimum width requirements and should be covered.
    - ii. Permitted uses for decks, patios, and walks
    - iii. Removal of forest waste debris after cutting/cleaning
    - iv. Demolition fees. Imposing a fee of \$125.00 - \$150.00 was discussed.
    - v. Putting green vs. landscape
    - vi. Minimum requirements for re-plats. A letter and updated copy of the application packet will be sent to each surveyor in the county. Requirements for plats will be emphasized.
    - vii. Additional changes for future meeting discussions are: Townhome setbacks, Commercial Services Zone, and Narrow lots.
- 7) Old Business
  - a. Herrera/ Bob Dolgener, Eagle Const.,DPW, Unit 6, Lot 189A, 110 Doe Ct. Variance request for courtyard wall – status. A variance packet has been mailed to contractor for submission to the Commission for a variance hearing.
- 8) Zoning Agenda Part 1
  - a. Permits – Open (9:00 – 9:30 am)
    - i. Maldonado/Southwest Sunrooms: DPM, Unit 10, Lot 2A, 103 Purple Sage Pl. Exterior patio cover and seating areas. Motion to approve by Kachel, seconded by Duncan, approved unanimously.
    - ii. Burch/Petroni: DPW, Unit 4, Block 3, Lot 10, 224 Deer Park Dr. Landscaping. Motion to approve by Doyle, seconded by Duncan, approved unanimously.
    - iii. B. Vandirver/J.J. Acosta: ALGCC, Unit 3, Block 10, Lot 27, 113 Crown Rd. Replace existing front deck. Motion to approve by Duncan, seconded by Kachel, approved unanimously.
  - b. Permits By Appointment.
    - i. Gordon & Paulette Wheat/Ponderosa Custom Homes (9:45 am): HM, Unit 2, Block 8, Lot 17, 1430 High Mesa. New home construction. Avg. grade, finished first floor, and roof height specifications were finalized and initialed by Mr. Wheat. Motion to approve by Doyle, seconded by Kachel, approved unanimously.
    - ii. Alto Lakes Golf & Country Club (10:00 am): 1 Mulligan Dr. Extension of permit for pro-shop expansion. Motion to approve a six month extension, ending October 25, 2008, was made by Doyle, seconded by Duncan, approved unanimously.

- iii. Alto Lakes Golf & Country Club (10:15 am): 1 Mulligan Dr. Construction of restroom on #16 tee. Location falls within a Commercial Service zone and will require a Conditional Use permit. Club will proceed with soil and slab tests and return to Commission for CU permit.
- c. Conditional Use or Variance Hearings
  - i. None Scheduled
- 9) Administrator's report and critique
- 10) Zoning Agenda Part 2
  - a. Informal discussions
    - i. Bill & Carol Lumley/Scott Miller (10:15 am): SB, Unit 3, Block 10, Lot 6, 166 Brentwood. Discussion of variance for side lot line to split R2 property into separate R1 zoning. A variance hearing date was set for April 17, 2008
  - b. Discussion and possible action on pending and outstanding enforcement actions
    - i. None Scheduled
  - c. Regular Complaints
    - i. 109 Blazing Star. Construction without a permit. Inquiry Letter mailed 12/14/08. First Notice mailed. 30 day waiting period before a Second Notice is mailed.
  - d. Forest Health Complaints: 84 Received, 30 Resolved, 11 In Progress, 23 New Inquiry Letters, 20 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. 416 Lakeshore. Dead trees/debris. Inquiry letter 8/07/07. Clean up in progress.
    - v. 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**
    - vi. 221 Lakeshore Dr. Dead trees/debris. Inquiry letter 9/12/07. **Lot is in foreclosure.**
    - vii. 223 Lakeshore Dr. Dead trees/debris. Inquiry letter 9/12/07. **First Notice sent 12/13/2007. Hired TLC to clean lot.**
    - viii. 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.**
    - ix. 104 Pinehurst. Dead trees/debris. Inquiry Letter 10/01/07. **First Notice sent 12/13/2007. Lot has been cleaned. One dead tree to be removed.**
    - x. 117 Greenbriar Ct. Dead trees/debris. Inquiry Letter 11/21/07. **First Notice sent 2/26/08**
    - xi. 209 Sunset. Dead trees/debris. Inquiry Letter 11/21/07. **First Notice sent 2/26/08. Owner called. Lot clean-up to begin week of 3/17/08.**
    - xii. 109 Crown Ridge. Dead trees/debris. Inquiry Letter 11/21/07. **Owner has hired Timber Tree to clean lot.**
    - xiii. 146 Brentwood. Dead trees/debris. Inquiry Letter 11/21/07. **Have contracted with TLC to clean lot (phone call of 12/10/07)**
    - xiv. 134 Pinehurst. Dead trees/debris. Inquiry Letter 11/21/07. **Owner has hired Timber Tree to clean lot. Clean. Remove from list.**
    - xv. 623 Midiron. Dead trees/debris. Inquiry Letter 11/21/07. **First Notice sent 2/26/08**
    - xvi. 627 Midiron. Dead trees/debris. Inquiry Letter 11/21/07. **Owner has hired TLC to clean lot. Clean. Remove from list.**

- xvii. 138 Del Monte. Dead trees/debris. Inquiry Letter 11/21/07. **First Notice sent 2/26/08.**
- xviii. 136 Del Monte. Dead trees/debris. Inquiry Letter 11/21/07. **Owner has hired contractor to clean lot. Lot clean up in progress.**
- xix. 140 Del Monte. Dead trees/debris. Inquiry Letter 11/21/07. **First Notice sent 2/26/08.**
- xx. 118 Del Monte. Dead trees/debris. Inquiry Letter 11/21/07. **First Notice sent 2/26/08.**
- xxi. 302 Ft. Stanton Rd. Dead trees/debris. Inquiry Letter 12/10/07.
- xxii. 450 Lakeshore Dr. Dead trees/debris. Inquiry Letter 12/10/07. **First Notice sent 2/26/08.**
- xxiii. 102 Edgeview Ct. Dead trees/debris. Inquiry Letter 12/10/07. **Owner is getting bids.**
- xxiv. 316 Buena Vista Dr. Dead trees/debris. Inquiry Letter 12/10/07. **First Notice sent 2/26/08. Owner called. Getting bids.**
- xxv. 111 Grapevine. Dead trees/debris. Inquiry Letter 12/10/07. **Owner is getting bids to clean lot.**
- xxvi. 226 Broadmoor. Dead trees/debris. Inquiry Letter 12/10/07. **Called 1/8/08. Will contact Robbie Hall to clean lot.**
- xxvii. 224 Broadmoor. Dead trees/debris. Inquiry Letter 12/10/07. **First Notice sent 2/26/08.**
- xxviii. 222 Broadmoor. Dead trees/debris. Inquiry Letter 12/10/07. **First Notice sent 2/26/08.**
- xxix. 104 Alto Dr. Dead trees/debris. Inquiry Letter 12/10/07. **First Notice sent 2/26/08.**
- xxx. 102 Alto Dr. Dead trees/debris. Inquiry Letter 12/10/07. **Owner has called.**
- xxxi. 103 Alto Dr. Dead trees/debris. Inquiry Letter 12/10/07. **First Notice sent 2/26/08.**
- xxxii. 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.**
- xxxiii. 157 Del Monte Dr. Dead trees/debris. Inquiry Letter 12/10/07. **Owner is cleaning lot.**
- xxxiv. 149 Del Monte Dr. Dead trees/debris. Inquiry Letter 12/10/07. **Owner has hire contractor to clean.**
- xxxv. 426 Lakeshore. Dead trees/debris. Inquiry Letter 1/11/08.
- xxxvi. 116 Buena Vista Dr. Dead trees/debris. Inquiry Letter 1/11/08. **Owner called. Has begun clean-up of lot.**
- xxxvii. 304 French/116 Del Monte. Dead trees/debris. Inquiry Letter 1/11/08.
- xxxviii. 112 Ft. Stanton Rd. Dead trees/debris. Inquiry Letter 1/11/08.
- xxxix. 270 Crown Ridge. Dead trees/debris. Inquiry Letter 1/11/08.
- xl. 101 Pinecone. Dead trees/debris. Inquiry Letter 1/11/08.
- xli. 211 Flicker Ct. Dead trees/debris. Inquiry Letter 2/26/08.
- xlii. 212 Flicker Ct. Dead trees/debris. Inquiry Letter 2/26/08.
- xliii. 706 & 708 Ferret Ct. Dead trees/debris. Inquiry Letter 2/26/08.
- xliv. 112 Fawn Dr. Dead trees/debris. Inquiry Letter 2/26/08.
- xlv. 128 Crooked Stick. Dead trees/debris. Inquiry Letter 2/26/08.
- xlvi. Crooked Stick, DPW, Unit 8, Lot 2. Dead trees/debris. Inquiry Letter 2/26/08.
- xlvii. 302 Lakeshore. Dead trees/debris. Inquiry Letter 2/26/08.
- xlviii. 102 Incredible Ln. Dead trees/debris. Inquiry Letter 2/26/08.
- xlix. 121 Greenbriar Ct. Dead trees/debris. Inquiry Letter 2/26/08.
- l. Deer Park Dr., DPW, Unit 3, Lot 83. Dead trees/debris. Inquiry Letter 2/26/08.
- li. 111 Holly Dr. Dead trees/debris. Inquiry Letter 2/26/08.
- lii. 106/108/110 Holly Dr. Dead trees/debris. Inquiry Letter 2/26/08.
- liii. 208 Del Monte Dr. Dead trees/debris. Inquiry Letter 2/26/08.

- liv. 175 Crown Ridge Rd. Dead trees/debris. Inquiry Letter 2/26/08. **Owner called. Will call contractor to clean up debris (new home construction).**
- lv. 203 Crown Ridge Rd. Dead trees/debris. Inquiry Letter 2/26/08.
- lvi. 342 Ft. Stanton Rd. Dead trees/debris. Inquiry Letter 2/26/08. **Owner called. Getting bids.**
- lvii. 308 Ft. Stanton Rd. Dead trees/debris. Inquiry Letter 2/26/08.
- lviii. 203 & 205 Alto Dr. Dead trees/debris. Inquiry Letter 2/26/08. **Owner called. Getting bids.**

11) Commissioner Comments

12) Public Comments

13) Treasurer's Report

- a. Approval of invoices. Submitted for approval: \$36.00 for post office box rental. Motion to approve by Duncan, seconded by Doyle, approved unanimously.

14) Announcement of Next Meeting (April 3, 2008). Don Brewer variance hearing scheduled.

15) Adjournment. Motion to adjourn at 12:10 pm by Doyle, seconded by Kachel, approved unanimously.

/S/ Ron Duncan  
Secretary

*At any time during the Open Meeting the Commission may close the meeting to the public to discuss matters not subject to the New Mexico*

*Open Meetings Act. The Commission may revise the order of the agenda items considered at this Open Meeting.*