

Alto Lakes Special Zoning District

Meeting Notice for Regular Meeting

The Alto Lakes Special Zoning District Commission will hold a Regular meeting on Thursday, April 17, 2008 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.
- 2) Roll call.
- 3) Pledge of allegiance
- 4) Approval of Meeting Agenda.
- 5) Approval of Prior Meeting Minutes for Regular Meeting of April 3, 2008.
- 6) Conditional Use/Variance Hearing
 - a. Bill & Carol Lumley/Scott Miller: SB, Unit 3, Block 10, Lot 6, 166 Brentwood. Variance for side lot line to split R2 property into separate R1 zoning.
 1. Open Public Hearing
 2. Discussion
 3. Close Public Hearing
 4. Vote
- 7) Zoning Agenda Part 1
 - a. Permits – Open (9:00 – 9:30 am)
 - i. R. Sowder/Golden Key Roofing-ALGCC, Unit 1, Block 1, Lot 6, 1000 High Mesa. New roof.
 - ii. M. Hunter/Younger Construction-DPW, Unit 3, Lot 84, 202 Deer Park. New roof.
 - iii. R. Boese/Boese Construction-High Mesa, Unit 2, Lot 7, 1410 High Mesa. Landscaping w/drip system.
 - iv. B. Strickling/Conley Nursery-ALG&CC, Unit 2, Block 6, Lot 23, 107 Mulligan. New landscaping w/drip system.
 - v. B. Parks/Stagner Landscaping-Lakeside Estates, Unit 1, Block 2, Lot 14, 119 Buena Vista. Rip Rap for erosion control.
 - vi. M. Reyes/Dancing Bear Homes-ALG&CC, Unit 4, Block 12, Lot 27, 102 Broadmoor. Replace decks, new stucco, new metal roof.
 - vii. B. Vandiver/Acosta-ALG&CC, Unit 3, Block 10, Lot 217, 113 Crown Ridge. Deck addition.
 - b. Permits By Appointment.
 - i. A. Behpour/Tower Construction (9:45)-ALG&CC, Unit 7, Block 17, Lot 46A, 130 Alto Dr. New Construction.
- 8) Administrator's report and critique
- 9) 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. Regular Complaints
 - i. 109 Blazing Star. Construction without a permit. Inquiry Letter mailed 12/14/08. First Notice mailed. Mailed appropriate forms to owner and requested fee payment and return of forms to hold pending appearance at Commission meeting.
 - d. Forest Health Complaints: 84 Received, 36 Resolved, 7 In Progress, 22 New Inquiry Letters, 19 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. Clean. Remove from list.**

- 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. Clean. Remove from list.**
- 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. **First Notice sent 4/7/08.**
- 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. Partial**
- viii. 104 Pinehurst. Dead trees/debris. Inquiry Letter 10/01/07. **First Notice sent 12/13/2007. Partial**
- ix. 117 Greenbriar Ct. Dead trees/debris. Inquiry Letter 11/21/07. **First Notice sent 2/26/08**
 - x. 146 Brentwood. Dead trees/debris. Inquiry Letter 11/21/07. **Have contracted with TLC to clean lot (phone call of 12/10/07)**
 - xi. 623 Midiron. Dead trees/debris. Inquiry Letter 11/21/07. **First Notice sent 2/26/08**
 - xii. 138 Del Monte. Dead trees/debris. Inquiry Letter 11/21/07. **First Notice sent 2/26/08.**
 - xiii. 136 Del Monte. Dead trees/debris. Inquiry Letter 11/21/07. **Owner has hired contractor to clean lot. Lot clean up in progress.**
 - xiv. 140 Del Monte. Dead trees/debris. Inquiry Letter 11/21/07. **First Notice sent 2/26/08. Owner called. Getting bid to clean lot.**
 - xv. 118 Del Monte. Dead trees/debris. Inquiry Letter 11/21/07. **First Notice sent 2/26/08. Clean up in process.**
 - xvi. 302 Ft. Stanton Rd. Dead trees/debris. Inquiry Letter 12/10/07.
 - xvii. 450 Lakeshore Dr. Dead trees/debris. Inquiry Letter 12/10/07. **First Notice sent 2/26/08.**
 - xviii. 102 Edgeview Ct. Dead trees/debris. Inquiry Letter 12/10/07. **Owner is getting bids.**
 - xix. 316 Buena Vista Dr. Dead trees/debris. Inquiry Letter 12/10/07. **First Notice sent 2/26/08. Owner called. Getting bids.**
 - xx. 111 Grapevine. Dead trees/debris. Inquiry Letter 12/10/07. **Owner is getting bids to clean lot. Lot sold. Cleaned. Remove from list.**
 - xxi. 226 Broadmoor. Dead trees/debris. Inquiry Letter 12/10/07. **Called 1/8/08. Will contact Robbie Hall to clean lot.**
 - xxii. 224 Broadmoor. Dead trees/debris. Inquiry Letter 12/10/07. **First Notice sent 2/26/08.**
 - xxiii. 222 Broadmoor. Dead trees/debris. Inquiry Letter 12/10/07. **First Notice sent 2/26/08. Letter from owner.**
 - xxiv. 104 Alto Dr. Dead trees/debris. Inquiry Letter 12/10/07. **First Notice sent 2/26/08.**
 - xxv. 102 Alto Dr. Dead trees/debris. Inquiry Letter 12/10/07. **Owner has called.**
 - xxvi. 103 Alto Dr. Dead trees/debris. Inquiry Letter 12/10/07. **First Notice sent 2/26/08.**
 - xxvii. 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.**
 - xxviii. 157 Del Monte Dr. Dead trees/debris. Inquiry Letter 12/10/07. **Owner is cleaning lot.**

- xxix. 149 Del Monte Dr. Dead trees/debris. Inquiry Letter 12/10/07. **Owner has hired contractor to clean.**
- xxx. 426 Lakeshore. Dead trees/debris. Inquiry Letter 1/11/08.
- xxxi. 116 Buena Vista Dr. Dead trees/debris. Inquiry Letter 1/11/08. **Owner called. Has begun clean-up of lot.**
- xxxii. 304 French/116 Del Monte. Dead trees/debris. Inquiry Letter 1/11/08.
- xxxiii. 112 Ft. Stanton Rd. Dead trees/debris. Inquiry Letter 1/11/08.
- xxxiv. 270 Crown Ridge. Dead trees/debris. Inquiry Letter 1/11/08.
- xxxv. 101 Pinecone. Dead trees/debris. Inquiry Letter 1/11/08.
- xxxvi. 211 Flicker Ct. Dead trees/debris. Inquiry Letter 2/26/08. **Owner has hired TLC to clean lot.**
- xxxvii. 212 Flicker Ct. Dead trees/debris. Inquiry Letter 2/26/08.
- xxxviii. 706 & 708 Ferret Ct. Dead trees/debris. Inquiry Letter 2/26/08.
- xxxix. 112 Fawn Dr. Dead trees/debris. Inquiry Letter 2/26/08.
 - xl. 128 Crooked Stick. Dead trees/debris. Inquiry Letter 2/26/08.
 - xli. Crooked Stick, DPW, Unit 8, Lot 2. Dead trees/debris. Inquiry Letter 2/26/08. **Owner called. Getting bids.**
 - xliv. 302 Lakeshore. Dead trees/debris. Inquiry Letter 2/26/08.
 - xliii. 102 Incredible Ln. Dead trees/debris. Inquiry Letter 2/26/08.
 - xliv. 121 Greenbriar Ct. Dead trees/debris. Inquiry Letter 2/26/08.
 - xlvi. Deer Park Dr., DPW, Unit 3, Lot 83. Dead trees/debris. Inquiry Letter 2/26/08.
 - xlvi. 111 Holly Dr. Dead trees/debris. Inquiry Letter 2/26/08. **Cleaned. Remove from list.**
 - xlvii. 106/108/110 Holly Dr. Dead trees/debris. Inquiry Letter 2/26/08. **Cleaned 106. Wrote a letter 4/8/08**
 - xlviii. 208 Del Monte Dr. Dead trees/debris. Inquiry Letter 2/26/08.
 - xlix. 203 Crown Ridge Rd. Dead trees/debris. Inquiry Letter 2/26/08. **Cleaned. Remove from list.**
 - l. 342 Ft. Stanton Rd. Dead trees/debris. Inquiry Letter 2/26/08. **Owner called. Getting bids.**
 - li. 308 Ft. Stanton Rd. Dead trees/debris. Inquiry Letter 2/26/08.
 - lii. 203 & 205 Alto Dr. Dead trees/debris. Inquiry Letter 2/26/08. **Owner called. Getting bids.**
 - liii. 103 Red Hawk Lane. Dead trees/debris. Inquiry Letter 4/4/08.
 - liv. 102 Red Hawk Lane. Dead trees/debris. Inquiry Letter 4/4/08. Called 4/14/08.
 - lv. 140 Fort Stanton Rd. Dead trees/debris. Inquiry Letter 4/4/08.
 - lvi. 612/614 Deer Park Dr. Dead trees/debris. Inquiry Letter 4/4/08.
 - lvii. 460 Lakeshore. Dead trees/debris. Inquiry Letter 4/4/08.
 - lviii. 116 Crown Ridge. Dead trees/debris. Inquiry Letter 4/4/08.
 - lix. 132 Brentwood. Lot 14B. Dead trees/debris. Inquiry Letter 4/4/08.
 - lx. 132 Brentwood. Lot 14A. Dead trees/debris. Inquiry Letter 4/4/08.
 - lxi. 637 Midiron/418 Fort Stanton. Dead trees/debris. Inquiry Letter 4/4/08.

10) Commissioner Comments

11) Public Comments

12) Treasurer's Report

a. Approval of invoices

13) New Business

a. 2008/2009 Budget.

b. 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. Letter and packet mailed to surveyors on 3/25/08.
- vii. Additional changes for future meeting discussions are: Townhome setbacks, Commercial Services Zone, and Narrow lots.
- viii. Street and road maintenance, landscaping encroachments.
- ix. Retaining walls in easement.

14) 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. Commission voted allow until May 1, 2008 for submission of Variance request. If not received by that date, Commission may vote to suspend Zoning permit.

15) Announcement of Next Meeting (May 1, 2008).

16) Adjournment.

/S/ Fran Haines
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.