

# Alto Lakes Special Zoning District

## Meeting Notice for Regular Meeting

The Alto Lakes Special Zoning District Commission held a Regular meeting on Thursday, November 6, 2008 at 9:00 AM 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 Duncan at 9:00 A. M.
- 2) Roll call. Present-Commissioners Adamy, Duncan, Haines and McLaughlin.
- 3) Pledge of allegiance.
- 4) Approval of Meeting Agenda. Motion to approve by Adamy, seconded by McLaughlin, approved unanimously.
- 5) Approval of Prior Meeting Minutes for Regular Meeting of October 16, 2008. Motion to approve by Adamy, seconded by McLaughlin, approved unanimously.
- 6) Variance/Conditional Use Hearing
  - a. West/Ray Montes-Tract 37B, Unit 2, Deer Park Woods-101 Woodpine Court. Consider Approval of a Conditional Use permit to build a detached garage.
    - i. Open Public Hearing-Commissioner Duncan opened the public hearing and there being no public comments the hearing was closed. Haines made a motion to approve, McLaughlin seconded and the motion was approved unanimously by roll call. Adamy moved to grant a construction permit, seconded by McLaughlin and it was approved unanimously.
  - b. Brewer/Gilbert Montoya-Lot 9 of Unit 15 and Lot 2 of Unit 9, Deer Park Meadows. 1276 High Mesa. Approval of a Variance permit to construct a split-rail fence.
    - i. Open Public Hearing-Commissioner Duncan opened the public hearing and there being no public comments the hearing was closed. Adamy made a motion to approve as these particular portions of fencing were allowed in the original covenants. The motion was seconded by McLaughlin and it was approved unanimously by roll call. Adamy made a motion to approve a permit for construction, McLaughlin seconded and it was approved unanimously.
- 7) Zoning Agenda Part 1
  - a. Permits – Open (9:30 – 10:30 am)
    - i. Scott/Steve Pedroni-Lot 71A, Block 6, Unit 3, High Mesa-169 Stable Road. Drip irrigation and landscaping. Adamy made motion to table as Mr. Pedroni was unable to attend and had appointed an employee to represent Mr. Scott. McLaughlin seconded and the request was tabled unanimously. Mr. Pedroni's employee obtained a faxed permission from Mr. Scott that requested he be represented by the employee. Adamy then made a motion to approve, seconded by McLaughlin and approved unanimously.
    - ii. Farah/Feather Your Nest-Lot 1, Unit 13, Deer Park Meadows-100 Paintbrush. Landscaping. Adamy made a motion to approve, McLaughlin seconded and it was approved unanimously.
    - iii. Hirsch/Kiko Lopez-Lot 28, Unit 11, Deer Park Meadows-135 Water Spirit Trail. Remove and replace deck with a concrete patio. Adamy made a motion to approve, seconded by McLaughlin and approved unanimously.
    - iv. Massey/Dan Duffer-Lot 21, Block 13, Unit 4, ALG&CC. 115 Pinehurst Road. Replace roof. Adamy made a motion to approve, seconded by McLaughlin and approved unanimously.
    - v. Mote/ATI Construction-Lot 49, Unit 2, Deer Park Woods-163 Deer Park Drive. Replace deck. Adamy made a motion to approve, seconded by McLaughlin and approved unanimously.
  - b. Permits by Appointment-None scheduled.

- 8) Administrator's report and critique
  - a. Pat Reever the ALSZD administrator announced she would be resigning on or before January 1, 2009. She also presented the 3<sup>rd</sup> quarter financial statement.
- 9) Zoning Agenda Part 2
  - a. Informal discussions.
  - b. Discussion and possible action on pending and outstanding enforcement actions.
    - i. 102 Deer Park Woods. Paved driveway with asphalt without permit. Inquiry 7/22/08. 1<sup>st</sup> Notice 10/16/08. Owner made contact and will be completing an application for a permit.
    - ii. 302 Lakeshore. Driveway, riprap and drainage work without permit. Driveway possibly encroaching on neighbors property. 1st Notice 10/16/08.
    - iii. 109 Dove Court. Wire fence constructed. Inquiry Letter 10/16/08. Owner made contact with commission.
    - iv. 229 Saddleback Road. Trailer, building materials and box of stone on property. Inquiry letter 10/16/08.
  - c. Regular complaints.
    - i. 111 Mira Monte. Builder has not completed driveway and yard has debris.
    - ii. 209 Deer Park Dr. Building materials and junk in yard.
    - iii. 151 Eagle Ridge. Building materials stored in yard.
    - iv. 414 High Mesa Road. Old decking materials remain in yard.
    - v. 110 Turnberry Lane. Replacing courtyard wall without permit.
    - vi. 109 Crown Ridge. Old decking material and junk in yard.
  - d. Forest Health Complaints: 149 Received, 112 Resolved, 8 in Partial or Working, 61 1<sup>st</sup> Notices, 30 2<sup>nd</sup> Notices.
    - i.
      - i. 102 High View. Dead trees/debris. **Inquiry letter 8/07/07. First Notice sent 10/01/07. Second Notice sent December 13, 2007. Working!**
      - ii. 221 Lakeshore Dr. Dead trees/debris. **Inquiry letter 9/12/07. First Notice sent 4/7/08. Second Notice sent 6/17/08.**
      - iii. 138 Del Monte. Dead trees/debris. **Inquiry Letter 11/21/07. First Notice sent 2/26/08. Certified letter was returned unaccepted. 2<sup>nd</sup> Notice sent 7/21/08.**
      - iv. 302 Ft. Stanton Rd. Dead trees/debris. **Inquiry Letter 12/10/07. First Notice sent 2/27/08. Second Notice sent 5/13/08.**
      - v. 450 Lakeshore Dr. Dead trees/debris. **Inquiry Letter 12/10/07. First Notice sent 2/26/08. Second Notice sent 5/13/08.**
      - vi. 102 Edgeview Ct. Dead trees/debris. **Inquiry Letter 12/10/07. First Notice sent 4/17/08. Second Notice sent 6/17/08.**
      - vii. 102 Alto Dr. Dead trees/debris. **Inquiry Letter 12/10/07. First Notice sent 4/17/08. Partial. 2<sup>nd</sup> Notice 7/21/08.**
      - viii. 157 Del Monte Dr. Dead trees/debris. **Inquiry Letter 12/10/07. Owner is cleaning lot.**
      - ix. 116 Buena Vista Dr. Dead trees/debris. Inquiry Letter 1/11/08. **Working on it himself. First Notice 6/17/08.**
      - x. 304 French/116 Del Monte. Dead trees/debris. **Inquiry Letter 1/11/08. First Notice 4/17/08 and was returned unaccepted. 2<sup>nd</sup> Notice sent 7/2**
      - xi. 101 Pinecone. Dead trees/debris. **Inquiry Letter 1/11/08. First Notice 4/17/ 08. Second Notice sent 6/17/08.**

- xii. Crooked Stick, DPW, Unit 8, Lot 2. Dead trees/debris. **Inquiry Letter 2/26/08. First Notice 5/13/08. Second Notice sent 7/22/08.**
- xiii. 121 Greenbriar Ct. Dead trees/debris. **Inquiry Letter 2/26/08. First Notice 5/13/08. Second Notice 7/22/08.**
- xiv. 208 Del Monte Dr. Dead trees/debris. **Inquiry Letter 2/26/08. First Notice sent 6/17/08. 2<sup>nd</sup> Notice 9/29/08.**
- xv. 308 Ft. Stanton Rd. Dead trees/debris. Inquiry Letter 2/26/08. **First Notice 5/13/08. Second Notice sent 7/22/08.**
- xvi. 140 Fort Stanton Rd. Dead trees/debris. **Inquiry Letter 4/4/08. 1<sup>st</sup> 9/2/08. Unclaimed. Resent 10/2/08.**
- xvii. 612/614 Deer Park Dr. Dead trees/debris. **Inquiry Letter 4/4/08. Returned unclaimed. Resent 10/2/08.**
- xxviii. 300 Buena Vista. Dead trees and debris. **Inquiry 4/21/08. First Notice 6/17/08.**
- xix. 106 Edgeview. Dead trees and debris. **Inquiry 4/21/08. First Notice 6/17/08. Hired Swanner but for wrong lot.**
- xx. 112A/112B Del Monte. Dead trees/debris. **Inquiry 4/21/08. 1<sup>st</sup> Notice 9/2/08. WORKING.**
- xxi. 129 Buena Vista. Dead trees/debris. **Inquiry Letter 4/21/08. Sold. Inquiry Letter 10/13/08.**
- xxii. 106 Stag Rd. Dead trees/debris. **Inquiry 4/21/08. 1<sup>ST</sup> Notice 9/2/08.**
- xxiii. 102 Woodpine Ct. Dead trees/debris. **Inquiry 4/21/08. First Notice 6/17/08. Letter returned. Unclaimed. Resent 9/2/08. Unclaimed.**
- xxiv. 111 Lavender Ct.. **Inquiry 4/21/08. 1<sup>st</sup> Notice 9/2/08. WORKING.**
- xxv. 360/370 Lakeshore. **Inquiry 6/25/08. 1<sup>st</sup> Notice 9/29/08.**
- xxvi. Edgeview Ct. **Inquiry 6/30/08. Partial.**
- xxvii. 131 Stable Road. **Inquiry 7/2/08. 1<sup>st</sup> Notice 9/29/08.**
- xxviii. 117 Stable Road. **Inquiry 7/2/08. 1<sup>ST</sup> Notice 9/29/08.**
- xxix. 100 Oso Loop. **Inquiry 7/21/08. 1<sup>st</sup> Notice 10/13/08.**
- xxx. 230 Fort Stanton. **Inquiry 8/19/08.**
- xxxi. 234 Fort Stanton. **Inquiry 8/19/08.**
- xxxii. 234 Deer Park Dr. **Inquiry 8/26/08.**
- xxxiii. 109 Twin Tree Loop. **Inquiry 8/26/08.**
- xxxiv. 202 Crown Ridge. **Inquiry 9/2/08.**
- xxxv. 308 High Mesa. Inquiry 10/27/08.
- xxxvi. 124 Doe Court. Inquiry 10/27/08.
- xxxvii. 106 Sage Road. Inquiry 10/27/08.
- xxxviii. 304 High Mesa. Inquiry 10/27/08.
- xxxix. 155 Del Monte. Inquiry 10/27/08.

10) Commissioner Comments

11) Public Comments

12) Treasurer's Report

- a. Approval of invoices-\$100.00 for October room rent, \$44.50 to Windstream and \$579.56 to Pat Reever for administrative services. Adamy made a motion to approve, seconded by McLaughlin, approved unanimously.

13) New Business

- a. Discussion and possible action on fences around plants.

14) Old Business

15) Announcement of next Meeting (November 20, 2008).

16) Adjournment. Adamy made motion to adjourn, seconded by McLaughlin and the meeting was adjourned at 11:30 AM.

/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.*