

Alto Lakes Special Zoning District

**ALSZD MINUTES NOVEMBER 06, 2024**

1. Call meeting to order : **JIM @ 9:00 AM**
  
2. Attendance:  
James Abbott/Chair: Present: **X** Absent:  
Robert McWilliams: Present: **X** Absent:  
Chris Goff/STR: Present: **X** Absent:  
Cindi Nutter-Alternate Present: **X** Absent:  
Brett Smith-Alternate Present: Absent: **X**  
Keith Spaniel: Present: Absent: **X**
  
3. Pledge of Allegiance led by: **JIM**
  
4. Approval of **Agenda** for **11/06/24**: Motion: **CHRIS** Second: **ROBERT**
5. Approval of **Minutes** from **10/16/24**: Motion: **CHRIS** Second: **CINDI**

**PERMIT REQUESTS**

1. OWNER: **JUSTEN FOWLKES**  
CONTRACTOR: **ASCENT BUILDERS – EDDIE SANCHEZ**  
ADDRESS: **140 BUENA VISTA**  
SUBD: **LE** UNIT: BLK: **4** LOT: **1**  
REQUEST: **VARIANCE FOR SETBACKS**  
MOTION: **CHRIS** SECOND: **ROBERT**  
COMMENTS: **VARIANCE ISSUED FOR DECK ONLY; FEE \$300**
  
2. OWNER: **JUSTIN FOWLKES**  
CONTRACTOR: **ASCENT BUILDERS-EDDIE SANCHEZ**  
ADDRESS: **140 BUENA VISTA**  
SUBD: **LE** UNIT: BLK: **4** LOT: **1**  
REQUEST: **DEMO EXISTING DECK; REBUILD DECK**  
MOTION: **CHRIS** SECOND: **ROBERT**  
COMMENTS: **PERMIT ISSUED; FEE \$272.00**

3. OWNER: **RANDY & LORI WHITWORTH**  
CONTRACTOR:  
ADDRESS: **119 ANTLER**  
SUBD: **DPV** UNIT: **3** BLK: LOT: **85**  
REQUEST: **PERMIT EXTENSION - 11/2/23**  
MOTION: **CHRIS** SECOND: **ROBERT**  
COMMENTS: **PERMIT EXTENDED FOR 6 MONTHS**
  
4. OWNER: **GARY JONES**  
CONTRACTOR: **CHARLES CLOSS**  
ADDRESS: **103 DOVE**  
SUBD: **DPW** UNIT: **3** BLK: LOT: **T18A**  
REQUEST: **COURTYARD**  
MOTION: **ROBERT** SECOND: **CHRIS**  
COMMENTS: **PERMIT ISSUED; FEE \$50.00**
  
5. OWNER: **HARRY & PAULA CARMICHAEL**  
CONTRACTOR: **MOEBUS CONSTRUCTION**  
ADDRESS: **117 PINEHURST**  
SUBD: **ALG&CC** UNIT: **4** BLK: **13** LOT: **20**  
REQUEST: **COURTYARD**  
MOTION: **ROBERT** SECOND: **CHRIS**  
COMMENTS: **PERMIT ISSUED; FEE \$50.00**
  
6. OWNER: **LESLIE & SUSAN CARTER**  
CONTRACTOR: **CYCLONE CONSTRUCTION**  
ADDRESS: **261 CINCH**  
SUBD: **DPV** UNIT: **9** BLK: LOT: **261**  
REQUEST: **NEW HOME CONSTRUCTION**  
MOTION: **CHRIS** SECOND: **ROBERT**  
COMMENTS: **PERMIT ISSUED; FEE \$491.40**

## SHORT TERM RENTALS

UPDATE ON SHORT TERM RENTALS: COMPLIANCE INSPECTIONS AND STR PERMITS ISSUED

8 COMPLIANCE INSPECTIONS; 5 STR PERMITS

## PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS: ALSZD CALENDAR FOR 2025; CALENDAR FOR 2025 APPROVED; CINDI WILL WORK ON SCHEDULE FOR ALTERNATES; INCLUDE ALTERNATE COMMISSIONER SCHEDULE STATUS OF REDTAG 103 HOLLY -CHRIS. CONTRACTOR CALLED WHILE COMMISSIONERS ALL PRESENT AND ON SPEAKER PHONE, BANNER HAS BEEN REMOVED; OWNER WILL SUBMIT PAPERWORK FOR NEXT MEETING.
2. PUBLIC COMMENTS:
3. COMMISSIONER COMMENTS: ORDINANCE FOR NEW APPROVED MATERIALS; STATUS OF HANDBOOK APPROVAL BY BOARD; CHANGE AND/OR REVISION OF; APPOINT ALTERNATE COMMISSIONER RUSSELL SMITH – RUSSELL SMITH APPOINTED AS ALTERNATE COMMISSIONER MOTION: CHRIS SECOND: ROBERT
4. REPLATS: 127 GOLDENROD – LORRI MCKNIGHT/SARA McMASTERS COMBINE LOT 2 AND 3 JIM SIGNED OFF ON REPLAT

## OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS:

2. PAST ACTIONS:

## INFORMAL DISCUSSIONS:

1. GENERAL COMMENTS:
2. ACC – ANY COMMENTS/CONCERNS: **NO REPRESENTATIVE IN ATTENDANCE**

## TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: **\$1,163.40**
2. BANK ACCOUNT BALANCE : **\$25,673.05**
3. INVOICE APPROVALS: **COMPLIANCE INSPECTIONS**

NEXT REGULAR MEETING WILL BE **WEDNESDAY NOVEMBER 20, 2024 AT 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. **SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 4:00 PM THURSDAY NOVEMBER 14, 2024** CONTACT ABBY IN THE ALG&CC OFFICE FOR INSTRUCTIONS OR EMAIL TO HER AT, [ABBYNEV@ALTOLAKESGOLF.COM](mailto:ABBYNEV@ALTOLAKESGOLF.COM) SHORT TERM RENTAL AND COMPLIANCE PERMITS CONTACT ALSZD DIRECTLY, EMAIL: [INFO.ALSZD@GMAIL.COM](mailto:INFO.ALSZD@GMAIL.COM)

### ADJOURNMENT:

PLEASE NOTE: THE AGENDA FOR THE MEETING CAN BE REVISED AND PUBLISHED UP TO 72 HOURS PRIOR TO THE MEETING AND WILL BE POSTED ON THE PUBLIC BULLETING BOARD AT ALG&CC AS WELL AS ON OUR WEBSITE [NMALSZD.COM](http://NMALSZD.COM) AT ANY TIME DURING THE OPEN MEETING ACTHE COMMISSION MAY CLOSE THE MEETING TO THE PUBLIC TO DISCUSS MATTERS NOT SUBJECT TO THE NEW MEXICO OPEN MEETING ACT. THE COMMISSION MAY REVISE THE ORDER OF AGENDA ITEMS CONSIDERED AT THE OPEN MEETING.

