

Alto Lakes Special Zoning District

**ALSZD AGENDA FEBRUARY 05, 2025**

1. Call meeting to order **JIM @ 9:02**
2. Attendance:  
James Abbott/Chair: Present **X** Absent \_\_\_  
Robert McWilliams: Present **X** Absent \_\_\_  
Chris Goff/STR: Present **X** Absent \_\_\_  
Cindi Nutter (A): Present: **X** Absent \_\_\_  
Brett Smith (A): Present: \_\_\_ Absent **X**  
Russell Smith (A): Present: \_\_\_ Absent **X**  
Keith Spaniel: Present \_\_\_ Absent **X**
3. Pledge of Allegiance led by: **JIM**
4. Approval of **Agenda** for **02/05/25**: Motion: **ROBERT** Second: **JIM**
5. Approval of **Minutes** from **01/15/25**: Motion: **ROBERT** Second: **CHRIS**

**PERMIT REQUESTS**

1. OWNER: **CHUCK BOZEMEN**  
CONTRACTOR: **RIPPIN ROCK EXCAVATION**  
ADDRESS: **336 LAKESHORE**  
SUBD: **LE** UNIT: **2** BLK: **3** LOT: **58A**  
REQUEST: **REMOVE RAILROAD TIES; EXTEND DRIVEWAY; INSTALL LANDSCAPE BLOCKS**  
MOTION: SECOND:  
COMMENTS: **JIM HAS RED TAGGED THIS PROJECT 2X; NEED NEW SURVEY AND REDIRCT WATER, DRAINAGE; WILL NEED TO RESUBMIT**
  
2. OWNER: **RYAN BEAN**  
CONTRACTOR: **CEZAR M**  
ADDRESS: **123 FRENCH**  
SUBD: **ALG&CC** UNIT: **2** BLK: **7** LOT: **17**  
REQUEST: **INSTALL CERAMIC TILE ON PATIO; ADD NEW SHINGLES TO ROOF**  
MOTION: SECOND:  
COMMENTS: **NEEDS A SURVEY; RESUBMIT**

3. OWNER: SCOTT & NANCY WALKER  
CONTRACTOR: JRP MASTER BUILDERS LLC  
ADDRESS: 1276 HIGH MESA  
SUBD: DPM UNIT: 9 BLK: LOT: 1A  
REQUEST: ADDITION; CORRECT DRAINAGE  
MOTION: CHRIS SECOND: ROBERT  
COMMENTS: PERMIT ISSUED; FEE \$207.30
  
4. OWNER: CATHRYN MARTIN  
CONTRACTOR: WHITLOW CONSTRUCTION  
ADDRESS: 247 LAKESHORE  
SUBD: SB UNIT: 1 BLK: 1 LOT: 65 & 66  
REQUEST: NEW CONSTRUCTION  
MOTION: SECOND:  
COMMENTS: NEEDS SURVEY; RESUBMIT
  
5. OWNER: ROBERT & D'AREY DONALDSON  
CONTRACTOR:  
ADDRESS: 141 DEER PARK  
SUBD: DPW UNIT: 1 BLK: LOT: 20  
REQUEST: VARIANCE FOR SETBACKS  
MOTION: CHRIS SECOND: ROBERT  
COMMENTS: VARIANCE APPROVED NE CORNER \$300
  
6. OWNER: CHARLES BRADLEY  
CONTRACTOR:  
ADDRESS: 125 MIRA MONTE  
SUBD: HM UNIT: 1 BLK: 3 LOT:  
REQUEST: DOG RUN  
MOTION: SECOND:  
COMMENTS: NEEDS APPROVED MATERIALS; RESUBMIT

7. OWNER: LESTER WRIGHT  
CONTRACTOR:  
ADDRESS: 1430 HIGH MESA  
SUBD: HM UNIT: 2 BLK: 8 LOT: 17  
REQUEST: VARIANCE FOR SETBACKS  
MOTION: ROBERT SECOND: CHRIS  
COMMENTS: VARIANCE APPROVED FOR 12 FEET; \$300
  
8. OWNER: LESTER WRIGHT  
CONTRACTOR: EXPRESS CONSTRUCTION  
ADDRESS: 1430 HIGH MESA  
SUBD: HM UNIT: 2 BLK: 8 LOT: 17  
REQUEST: EXTEND BACK DECK  
MOTION: CHRIS SECOND: ROBERT  
COMMENTS: PERMIT ISSUED
  
9. OWNER: FEROL & JIM RICHARDSON  
CONTRACTOR: CORNELIA'S BUILDERS  
ADDRESS: 227 LAKESHORE  
SUBD: SB UNIT: 1 BLK: 1 LOT: 54  
REQUEST: NEW CONSTRUCTION  
MOTION: SECOND:  
COMMENTS: NO SHOW; RESUBMIT

## SHORT TERM RENTALS

UPDATE ON SHORT TERM RENTALS: STR PERMITS/COMPLIANCE INSPECTIONS

RESOLUTIONS TO BE DRAWN UP FOR STR PROCESS, PERMIT FEES, RED TAG  
FINES/FEES

## **PERMIT FOLLOW UP & NEW BUSINESS**

1. NEW TOPICS:
2. PUBLIC COMMENTS: MIKE PRITCHETT ON BEHALF OF GRANT & TERRY DUKES OF 108 EAGLE RIDGE, QUESTIONS REGARDING A POTENTIAL VARIANCE.
3. COMMISSIONER COMMENTS: **RESOLUTION TO DRAWN UP FOR JOINT PERMIT FEES AND RED TAG FINES/FEES FOR JOINT PERMITS**
4. REPLATS:

## **OLD BUSINESS**

1. ISSUES/CONCERNS/COMPLAINTS: BOARD DIDN'T APPROVE REVISED HANDBOOK; BYLAWS TO BE DISCUSSED. JIM ABBOTT ASKED JIM SOLOMAN TO FOLLOW UP ON HANDBOOK APPROVAL STATUS WITH ACC AND BOARD.
2. PAST ACTIONS:

## **INFORMAL DISCUSSIONS:**

1. GENERAL COMMENTS:
2. ACC – ANY COMMENTS/CONCERNS:

## **TREASURER'S REPORT**

1. TOTAL PERMIT FEES RECEIVED: **\$907.30**

2. BANK ACCOUNT BALANCE : **\$12,521.40**

3. INVOICE APPROVALS:

NEXT REGULAR MEETING WILL BE **February 19, 2025 AT 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. **SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM February 13, 2025** , 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 [NMAALSZD.COM](http://NMAALSZD.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.

