

# Alto Lakes Special Zoning District

## ALSZD AGENDA MARCH 04, 2026

1. Call meeting to order -
2. Attendance:  
James Abbott/Chair: Present \_\_ Absent \_\_  
Robert McWilliams/Secretary: Present \_\_ Absent \_\_  
Cindi Nutter/STR: Present \_\_ Absent \_\_  
James Russ/Treasurer: Present: \_\_ Absent \_\_  
Angel Chavez/Proj Insp: Present: \_\_ Absent \_\_  
Leslie Sisk: Present: Absent:
3. Pledge of Allegiance led by:
4. Approval of **Agenda** for 03/04/2026: Motion: Second:
5. Approval of **Minutes** from 02/18/26: Motion: Second:

### PERMIT REQUESTS

1. OWNER: **JEFF & ELIZABETH FORD**  
CONTRACTOR: **STANDING TALL CUSTOM HOMES** LICENSE: 394471 EXPIRATION:  
ADDRESS: **110 VALLEY COURT**  
SUBD: **DPV** UNIT: **1** BLK: **31A**  
REQUEST: **NEW CONSTRUCTION; 4775 SQ FT**  
MOTION: SECOND:  
COMMENTS:
2. OWNER: **SARA MCMASTERS**  
CONTRACTOR: **EXPRESS CONSTRUCTION** LICENSE: 392860 EXPIRATION:  
ADDRESS: **127 GOLDEN ROD**  
SUBD: **DPM** UNIT: **7** BLK: **2** LOT: **21A**  
REQUEST: **COURTYARD 1890 SQ FT**  
MOTION: ANGEL SECOND: JAMES  
COMMENTS:
3. OWNER: **SARA MCMASTERS**  
CONTRACTOR: **TOWER CONSTRUCTION** LICENSE: EXPIRATION:  
ADDRESS: **127 GOLDEN ROD**  
SUBD: **DPM** UNIT: **7** BLK: LOT: **21A**  
REQUEST: **NEW CONSTRUCTION EXTENSION; PERMIT EXPIRES 3/5/26**  
MOTION: SECOND:  
COMMENTS:

4. OWNER: **BLAKE SMITHSON**  
 CONTRACTOR: **OUTLAW PAINTING & STUCCO** LICENSE:                    EXPIRATION:  
 ADDRESS: **1318 HIGH MESA**  
 SUBD: **DPM** UNIT: **4** BLK: **1** LOT:  
 REQUEST: **REPAIR STUCCO**    **SQ FT**  
 MOTION: SECOND:  
 COMMENTS:
  
5. OWNER: **BRENT BRUNSON**  
 CONTRACTOR: **OUTLAW PAINTING & STUCCO** LICENSE:                    EXPIRATION:  
 ADDRESS: **1318 HIGH MESA**  
 SUBD: **DPW** UNIT: **6** BLK:    LOT: **193B**  
 REQUEST: **REPAIR CRACKS IN PARPETS; STUCCO REPAIR** **SQ FT**  
 MOTION: SECOND:  
 COMMENTS:
  
6. OWNER: **RYAN & RACHEL BEAN**  
 CONTRACTOR: **ACS ??? CAN'T MAKE OUT** LICENSE: **371403**                    EXPIRATION:  
 ADDRESS: **123 FRENCH**  
 SUBD: **ALG&CC** UNIT: **2** BLK: **7** LOT: **17**  
 REQUEST: **RED TAG 2/25/26 ACC PERMIT EXPIRED; NO PERMIT FROM ALSZD FOR WORK**  
 MOTION: SECOND:  
 COMMENTS:
  
7. OWNER: **LARRY & ROSETTA JETER**  
 CONTRACTOR: **JETER CONSTRUCTION** LICENSE: **27678**                    EXPIRATION:  
 ADDRESS: **103 WOODRIDGE CT**  
 SUBD: **LE** UNIT: **1** BLK: **2** LOT: **27**  
 REQUEST: **NEW CONSTRUCTION** **TOTAL SQ FT**  
 MOTION: SECOND:  
 COMMENTS:

**SHORT TERM RENTALS**

**UPDATE ON SHORT TERM RENTALS: CINDI IS CURRENTLY WORKING WITH DECKARD TECHNOLOGIES AND SENDING CERTIFIED VIOLATION LETTERS TO PROPERTY OWNER'S NOT IN COMPLIANCE**

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS: **WENDELL BOSTIWICK WITH MY METAL TO PRESENT EXTERIOR MATERIAL OPTIONS FOR POTENTIAL APPROVAL, 15 MINUTES FOR PRESENTATION**
2. PUBLIC COMMENTS:
3. COMMISSIONER COMMENTS:

OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS:
2. PAST ACTIONS:

INFORMAL DISCUSSIONS:

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

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED:
2. BANK ACCOUNT BALANCE:
3. INVOICE APPROVALS:

NEXT REGULAR MEETING WILL BE **March 18<sup>th</sup>, 2026 AT 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. **SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM March 12, 2026**, CONTACT us if you have any questions or to submit your request via email; [INFO.ALSZD@GMAIL.COM](mailto:INFO.ALSZD@GMAIL.COM) Phone number is (575)973-3162. **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 ACT THE 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.

