

Alto Lakes Special Zoning District

ALSZD MINUTES OCTOBER 01, 20205

1. Call meeting to order **JIM @ 9:00**
2. Attendance:
James Abbott/Chair: Present **X** Absent ____
Robert McWilliams: Present Absent **X**
Chris Goff/STR: Present ____ Absent **X**
Cindi Nutter (A): Present: **X** Absent ____
James Russ: Present: **X** Absent
3. Pledge of Allegiance led by: **JIM**
4. Approval of **Agenda** for **10/01/2025**: Motion: **CINDI** Second: **JAMES**
5. Approval of **Minutes** from **09/17/2025**: Motion: **CINDI** Second: **JIM**

PERMIT REQUESTS

1. OWNER: **STEPHANIE SMITH**
CONTRACTOR: **DON WHITLOW** LICENSE: **EXP**
ADDRESS: **241 LAKE SHORE**
SUBD: **SB** UNIT: **1** BLK: **1** LOT: **61B**
REQUEST: **EXTENSION PERMIT EXP 10/2/25 NEW CONSTRUCTION**
MOTION: SECOND:
COMMENTS: **PERMIT EXTENDED TO 4/2/26**

OWNER: **ARTHUR & IRMA RAIREZ**
CONTRACTOR: **JULIO GARCIA** LICENSE: **INSURANCE:**
ADDRESS: **108 COGGINS**
SUBD: **ALG&CC** UNIT: **2** BLK: **6** LOT: **8**
REQUEST: **DECK REPAIRS; REMOVE OLD DECK BOARDS REPLACE WITH TREX**
MOTION: **JAMES** SECOND: **CINDI**
COMMENTS: **PERMIT ISSUED; FEE \$199**

2. OWNER: **GLENN BRAUDT**
CONTRACTOR: **CIRCLE E,LLC** LICENSE: INSURANCE:
ADDRESS: **1376 HIGH MESA**
SUBD: **HM** UNIT: **1** BLK: **3** LOT: **2**
REQUEST: **ROOM ADDITION AND GARAGE**
MOTION: **CINDI** SECOND: **JAMES**
COMMENTS: **PERMIT ISSUED; \$950 GARAGE 1041 SQ FT; ROOM 359 SQ FT**
3. OWNER: **JOSEPH & MARY MULLEN**
CONTRACTOR: LICENSE: INSURANCE:
ADDRESS: **165 DEER PARK**
SUBD: **DPW** UNIT: **2** BLK: LOT: **51**
REQUEST: **ENCLOSE COVERED AREA OF DECK AND EXPAND ROOM. DEMO DECK, REBUILD AND EXPAND DECK, ENCLOSE SPACE BELOW SUNROOM**
MOTION: **JAMES** SECOND: **CINDI**
COMMENTS: **PERMIT ISSUED; \$800; PENDING VOR**
4. OWNER: **CURTIS HUNT**
CONTRACTOR: **REMINGTON HOMES** LICENSE: INSURANCE:
ADDRESS: **176 DEL MONTE**
SUBD: **DPW** UNIT: **2** BLK: LOT: **154**
REQUEST: **EXTENSION & REBUILD**
MOTION: SECOND:
COMMENTS: **PERMIT EXTENDED TO 4/16/25**
5. OWNER: **PIERRE PFEFFER**
CONTRACTOR: LICENSE: INSURANCE:
ADDRESS: **311 LAKE SHORE**
SUBD: **LSE** UNIT: **1** BLK: **4** LOT: **11**
REQUEST: **MOUNT SOLAR PANELS TO ROOF**
MOTION: **JAMES** SECOND: **JIM**
COMMENTS: **PERMIT ISSUED; FEE \$125; PENDING VOR**
6. OWNER: **DAVID CAMPBELL**
CONTRACTOR: **MARK WARREN** LICENSE: **360134** EXPIRES: **2/28/27**
ADDRESS: **106 AUGUSTA CT**
SUBD: **ALTO VILLAGE** UNIT: **20** BLK: LOT: **21,22,23**
REQUEST: **DEMO BALCONY WALL, INSTALL NEW DECK WITH RAIL**
MOTION: **JAMES** SECOND: **JIM**
COMMENTS: **PERMIT ISSUED; FEE \$507.50**
7. OWNER: **CHARLES & SANDRA BARRON**
CONTRACTOR: **SOUTHWEST HOMES** LICENSE: INSURANCE:
ADDRESS: **147 BROADMOOR**
SUBD: **ALG&CC** UNIT: **5** BLK: **15** LOT: **17**
REQUEST **DEMO AND REPLACE 5 FT WALL, REPLACE ROOF EVE, REPLACE ROOF PANELS**
MOTION: **JAMES** SECOND: **CINDI**
COMMENTS: **PERMIT ISSUED; FEE \$445.50**

8. OWNER: **MARK PIKE**
CONTRACTOR: **LT SURVEYING LICENSE:** **INSURANCE:**
ADDRESS: **145 & 149 CROWN RIDGE**
SUBD: **SB** UNIT: **1** BLK: LOT: **5, W26 E26 7**
REQUEST: **MINIMUM SQ FT REQUIRMENT MET:**
MOTION: SECOND:
COMMENTS: **WILL NEED TO RESUBMIT SEPARATE REQUESTS, SHOTT MILLER NEEDS TO SUBMIT REPLAT REQUEST FOR HIMSELF ALONG WITH JOINT PERMIT APPLICATION FOR THE COURTYARD; MARK PIKE/LOSEE NEEDS TO SUBMIT REQUEST FOR THEIR PROPERTY REPLAT, ALSO NEED TO SEE DOCUMENT NAMING MARK PIKE AS AGENT FOR MARANN HOLDINGS, LLC.**

SHORT TERM RENTALS

UPDATE ON SHORT TERM RENTALS: STR PERMITS/COMPLIANCE INSPECTIONS

END OF GRANICUS CONTRACT IS COMING IN OCTOBER, CINDI WILL EXPLORE OUR OPTIONS FOR SOFTWARE COMPANIES – FOLLOWING UP WITH REFERRALS AND LOCAL CUSTOMERS OF DECKER SOFTWARE

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
2. RED TAG(S): **135 FRENCH**
3. PUBLIC COMMENTS:
4. COMMISSIONER COMMENTS: **CALENDAR FOR 2026 - APPROVED**
5. REPLATS: **SEE #8 ABOVE**

OLD BUSINESS

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

INFORMAL DISCUSSIONS:

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

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: **\$3028.00**
2. BANK ACCOUNT BALANCE : **\$29,314.88**
3. INVOICE APPROVALS –

NEXT REGULAR MEETING WILL BE **October 15 ,2025 at 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. **SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM October 09, 2025** , **CONTACT STEVEN SIAS IN THE ALG&CC OFFICE FOR INSTRUCTIONS OR EMAIL TO HIM AT, STEVEN.SIAS@ALTOLAKESGOLF.COM SHORT TERM RENTAL AND COMPLIANCE PERMITS CONTACT ALSZD DIRECTLY, EMAIL: 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 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.

