

Alto Lakes Special Zoning District

ALSZD MINUTES OCTOBER 15, 2025

1. Call meeting to order - **JIM @ 9:00AM**
2. Attendance:
James Abbott/Chair: Present X Absent
Robert McWilliams: Present X Absent
Chris Goff/STR: Present Absent X
Cindi Nutter: Present: X Absent
James Russ: Present: X Absent
3. Pledge of Allegiance led by: **JIM**
4. Approval of **Agenda** for 10/15/25: Motion: **CINDI** Second: **ROBERT**
5. Approval of **Minutes** from 10/01/25: Motion: **JAMES** Second: **CINDI**

PERMIT REQUESTS

1. OWNER: **DREAMCRAFT LUXURY HOMES**
CONTRACTOR: **LICENSE: EXPIRATION:**
ADDRESS: **125 LARKSPUR LOOP**
SUBD: **DPM** UNIT: **6** BLK: LOT: **14**
REQUEST: **VARIANCE FOR HEIGHT OF 26'11"**

MOTION: **ROBERT** SECOND: **JAMES**
COMMENTS: **VARIANCE GRANTED; FEE \$300**
2. OWNER: **DREAMCRAFT LUXURY HOMES**
CONTRACTOR: **LICENSE: EXPIRATION:**
ADDRESS: **125 LARKSPUR LOOP**
SUBD: **DPM** UNIT: **6** BLK: LOT: **14**
REQUEST: **NEW CONSTRUCTION**
MOTION: **CINDI** SECOND: **ROBERT**
COMMENTS: **PERMIT ISSUED; FEE \$2634**
3. OWNER: **EDUARDO & VAINÉ LOERA**
CONTRACTOR: **CANTRELL CONSTRUCTION** **LICENSE: EXPIRATION:**
ADDRESS: **104 BERRY CT**

SUBD: 7 UNIT: BLK: 17 LOT: 15A-1
REQUEST: VARIANCE 5FT FOR SETBACK
MOTION: ROBERT SECOND: JAMES
COMMENTS: *NAMES APPEAR PER APPLICATION REQUEST; VARIANCE GRANTED; FEE \$300

4. OWNER: FERNANDO & VAINA LOERA
CONTRACTOR: CANTRELL CONSTRUCTION LICENSE: EXPIRATION:
ADDRESS: 104 BERRY CT
SUBD: ALG&CC UNIT: 7 BLK: 17 LOT: 15A-1
REQUEST: DEMO DECK; INSTALL NEW DECK
MOTION: ROBERT SECOND: JAMES
COMMENTS: *NAMES APPEAR PER APPLICATION REQUEST; PERMIT ISSUED; FEE \$575
5. OWNER: MARK DOPORTO
CONTRACTOR: LANE PLUMBING CO LICENSE: EXPIRATION:
ADDRESS: 126 COUGAR LANE
SUBD: HM UNIT: 4 BLK: LOT: 26
REQUEST: NEW CONSTRUCTION
MOTION: SECOND:
COMMENTS: RESUBMIT NEED A SURVEY
6. OWNER: PATRICK & BECKY WIGGINS
CONTRACTOR: CIRCLE E, LLC LICENSE: EXPIRATION:
ADDRESS: 100 GREENBRIER CT
SUBD: ALG&CC UNIT: 4 BLK: 11 LOT: 15A
REQUEST: DEMO EXISTING CURB; MOVE CURB 20" FROM CURRENT LOCATION; RAISE CURB;
ADD 4X7 CONCRETE PAD TO EXISTING GRILL AREA
MOTION: ROBERT SECOND: JAMES
COMMENTS: PERMIT ISSUED; FEE \$300
7. OWNER: ROBERT CURTIS
CONTRACTOR: EXPRESS CONSTRUCTION LICENSE: EXPIRATION:
ADDRESS: 146 CROWN RIDGE
SUBD: UNIT: BLK: LOT: *INFO NOT PROVIDED
REQUEST: CONCRETE EXISTING DRIVEWAY
MOTION: ROBERT SECOND: JAMES
COMMENTS: PERMIT ISSUED; FEE \$150
8. OWNER: ANDREW & ODELLA RICKARD
CONTRACTOR: TALL MTN CONSTRUCTION LICENSE: EXPIRATION:
ADDRESS: 205 LAKE SHORE
SUBD: SB UNIT: 3 BLK: 8 LOT: 6
REQUEST: EXTEND ROOF OVER DECK; COURTYARD
MOTION: CINDI SECOND: JAMES
COMMENTS: PERMIT ISSUED; FEE \$434
9. OWNER: SHOTT MILLER
CONTRACTOR: LICENSE: EXPIRATION:
ADDRESS: 149 CROWN RIDGE
SUBD: SB UNIT: 1 BLK: 1 LOT: 5, ?, ?, 7

REQUEST: **REPLAT**

MOTION: **JAMES** SECOND: **ROBERT**

COMMENTS: ***DID NOT RECEIVE APPLICATION FOR COURTYARD; REPLAT APPROVED; COURTYARD APPROVED; FEE \$250**

10. OWNER: **TROY HAMM**

CONTRACTOR: **EXPRESS CONSTRUCTION**

LICENSE: **EXPIRATION:**

ADDRESS: **120 TORREY PINES TRAIL**

SUBD: **ALG&CC** UNIT: **5** BLK: **14** LOT: **33**

REQUEST: **DEMO RETAINING WALL; INSTALL NEW RETAINING WALL; DEMO**

MOTION: **CINDI** SECOND: **JAMES**

COMMENTS: **PERMIT ISSUED; FEE \$300**

11. OWNER: **MARK PIKE**

CONTRACTOR: **LICENSE:** **EXPIRATION:**

ADDRESS: **CROWN RIDGE**

SUBD: **SB** UNIT: BLK: LOT:

REQUEST: **REPLAT**

MOTION: **ROBERT** SECOND: **JAMES**

COMMENTS: **REPLAT APPROVED**

SHORT TERM RENTALS

UPDATE ON SHORT TERM RENTALS: CINDI IS CURRENTLY WORKING WITH DECKER INDUSTRIES WITH THE ONBOARDING PROCESS OF STR, THEY ARE REPLACING GRANICUS.

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:

2. PUBLIC COMMENTS:

3. COMMISSIONER COMMENTS: **DISCUSS NEED FOR “EMERGENCY/TEMPORARY” PERMIT – CINDI TO CREATE EMERGENCY/TEMPORARY PERMIT, GOOD FOR 90 DAYS ONLY; PROPERTY OWNER MUST SEND AN EMAIL REQUEST TO ALSZD EMAIL WITH COMPLETE DETAILS, ALSZD WILL EMAIL DETERMINATION TO PROPERTY OWNER WITHIN 48 HOURS OR LESS.**

CHANGE RED TAG TO VIOLATION NOTIFICATION – TABLE UNTIL JUNE 2026

4. REPLATS: SEE #9 ABOVE

OLD BUSINESS

1. ISSUES/CONCERNS/COMPLAINTS:

2. PAST ACTIONS:

INFORMAL DISCUSSIONS:

1. GENERAL COMMENTS:

2. ACC – ANY COMMENTS/CONCERNS – NO REPRESENTATIVE FROM ACC IN ATTENDANCE

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: \$4993
2. BANK ACCOUNT BALANCE: \$31,210.93
3. INVOICE APPROVALS:

NEXT REGULAR MEETING WILL BE November 05, 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 03, 2025 , CONTACT

us if you have any questions or to submit your request via email; INFO.ALSZD@GMAIL.COM Phone number is (575)973-3162. **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 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.