Alto Lakes Special Zoning District

ALSZD MINUTES OCTOBER 15, 2026

1. Call meeting to order **JIM @ 9:00 AM**

2. Attendance:

James Abbott/Chair:	Present_X_	Absent___
Robert McWilliams/Secretary:	Present X	Absent___
Cindi Nutter /STR:	Present _X__	Absent____
James Russ /Treasurer:	Present: __	Absent__X_
Angel Chavez/Proj Insp:	Present: X	Absent
Leslie Sisk/ Proj Insp:	Present: X	Absent
Roi Ratliff / Proj Insp:	Present:	Absent X

3. Pledge of Allegiance led by: **JIM**

4. Approval of Agenda for 10/15/2026: Motion: **ROBERT** Second: **ANGEL**
5. Approval of Minutes from 10/01/2026: Motion: **ANGEL** Second: **ROBERT**

PERMIT REQUESTS

1. OWNER: **FRANK & TODD BENTON**
   CONTRACTOR: **HAPPY HOMES** **LICENSE: 416168** **EXP: 2/30/27**
   ADDRESS: **1889 SADDLEBACK**
   SUBD: **DPV** UNIT: **8** BLK: LOT: **178**
   REQUEST: **STUCCO REPAIR**
   MOTION: **ROBERT** SECOND: **ANGEL**
   COMMENTS: **PERMIT ISSUED; FEE $400.00; 1752 SQ FT**

2. OWNER: **RUSTY BERRY**
   CONTRACTOR: **ROJO CONCRETE** **LICENSE: 80944** **EXP:**
   ADDRESS: **126 PINEHURST**
   SUBD: **ALG&CC** UNIT: **4** BLK: **14** LOT: **13**
   REQUEST: **SMOOTH OUT DRIVEWAY**
   MOTION: **ROBERT** SECOND: **ANGEL**
   COMMENTS: **PERMIT ISSUED; FEE $125.00; POOR CONCRETE DRIVEWAY W/GRATES FOR DRAIN**

3. OWNER: **MONNIE HESLEY**
   CONTRACTOR:
   ADDRESS: **122 DEER PARK**
   SUBD: **DPW** UNIT: **1** BLK: **3** LOT:
   REQUEST: **ADDING EXTERIOR CLOSET/STORAGE?**
   MOTION: SECOND: **WOULD NEED TO REQUEST VARIANCE, CURRENT REQUEST WILL PUT PROJECT IN SETBACKS.**

4. OWNER: **BILLY HOOVER & DEBORAH WEBB**
CONTRACTOR: **LORREN SAGI**
ADDRESS: **325 HIGH MESA**
SUBD: **ALG&CC** UNIT: **3** BLK: **12** LOT: **3 & 4**
REQUEST: **DEMO DECK; INSTALL NEW DECK ROOF & RAILINGS **PAID REDTAG 10/01/26**
MOTION: **LESLIE** SECOND: **ROBERT**
COMMENTS **PERMIT ISSUED; FEE $318.00; DEMO DECK, INSTALL NEW DECK 72 SQ FT**

5. OWNER: **DAVID & LEILANI KADLECK**
CONTRACTOR: **R&G CONSTRUCTION**
ADDRESS: **104 ST ANDREWS CT**
SUBD: **ALG&CC** UNIT: **3** BLK: **11** LOT: **48**
REQUEST: **FINISH NEW CONSTRUCTION ADD DOGRUN**
MOTION: SECOND:
COMMENTS **EXTENSION ISSUED, WILL EXPIRE 5/19/27**

6. OWNER: **JAMES & JENA PEEBLES**
CONTRACTOR:
ADDRESS: **100 BULL ELK**
SUBD: **DPW** UNIT: **1** BLK: LOT: **30**
REQUEST: **CHANGE GARAGE CONVERSION**
MOTION: **LESLIE** SECOND: **ANGEL**
COMMENTS **PERMIT ISSUED; FEE $275.00**

7. OWNER: **JERRY STOKES**
CONTRACTOR: **EXTREME BUILDING**
ADDRESS: **122 DEER PARK**
SUBD: **DPW** UNIT: **3** BLK: **T31** LOT: **C**
REQUEST: **ROOF REPAIRS**
MOTION: SECOND:
COMMENTS **DOES NOT NEED A PERMIT FROM ALSZD**

8. OWNER: **WALT & KRISTINE TONGE**
CONTRACTOR: **EXTREME BUILDING**
ADDRESS: **211 DEER PARK**
SUBD: **DPW** UNIT: **3** BLK: **95** LOT:
REQUEST: **ROOF REPAIRS**
MOTION: **ANGEL** SECOND: **ROBERT**
COMMENTS **PERMIT ISSUED; FEE $525.00; DEMO ROOF, INSTALL NEW ROOF; STUCCO 3100 SQ FT**

9. OWNER: **RICK & MARIA VAN DALEN**
CONTRACTOR: **CIRCLE E**
ADDRESS: **1438 HIGH MESA**
SUBD: **HM** UNIT: BLK: **4** LOT: **7**
REQUEST: **UPDATE & EXTEND GARAGE; POUR SLAB**
MOTION: **ANGEL** SECOND: **LESLIE**
COMMENTS **PERMIT ISSUED; FEE $490.00; POUR CONCRETE, EXTEND CARPORT AND ENCLOSE**

10. OWNER: **DEBRA HIGDON**
CONTRACTOR: **CARL KELLEY**
ADDRESS: **307 LAKE SHORE**
SUBD: **LE** UNIT: **1** BLK: **4** LOT: **9**
REQUEST: **ADD 2 UNCOVERED DECKS**
MOTION: **LESLIE** SECOND: **ANGEL**
COMMENTS **PERMIT ISSUED; FEE $1075.25, ORIGINAL PERMIT 9/3/25, REVISED 4/15/26**

11. OWNER: **JOHN LANCE LAMMONS**
CONTRACTOR:
ADDRESS: **213 FLCIKER CT**
SUBD: **DPW** UNIT: **1** BLK: **3** LOT: **T31G**
REQUEST: **VARIANCE FOR FRONT DECK**
MOTION: **ANGEL** SECOND: **LESLIE**
COMMENTS **VARIANCE APPROVED; FEE $300.00**

12. OWNER: **MARK DOPORTO**
CONTRACTOR:
ADDRESS: **116 TANGLEWOOD**
SUBD: **HM** UNIT: **4** BLK: **26** LOT:
REQUEST: **EXTENSION**
MOTION: SECOND:
COMMENTS **EXTENSION ISSUED; ORIGINAL PERMIT ISSUED 11/5/26; NEW EXPIRATION 5/5/27**

PERMIT FOLLOW UP & NEW BUSINESS

1. **NEW TOPICS: PROCESS FOR STRUCTURE DEMO; TO FOLLOW VARIANCE PROCESS, EXTEND DAYS TO 21 DAYS PRIOR TO BEING ON AGENDA; CONTACT ANY PROPERTY OWNERS WITHIN 400 FT; PRICE FOR DEMO TO FOLLOW STUCCO SQ FT GUIDELINES; PROPERTY TO ATTEND ALSZD MEETING WITH CONTRACTOR. 2027 CALENDAR TO BE PRESENTED AT NOVEMBER 5TH MEETING.**

2. **RED TAG(S):**

3. **PUBLIC COMMENTS:**

4. **COMMISSIONER COMMENTS: JIM WILL TALK WITH BOARD REGARDING SARA WARREN.**

5. **REPLATS:**

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: **$3508.25**

2. BANK ACCOUNT BALANCE **: $57846.24**

3. INVOICE APPROVALS

NEXT REGULAR MEETING WILL BE **November 05, 2026 at 9:00 AM;** STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM **October 29, 2026** , 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 Motion: Second:

PLEASE NOTE: THE AGENDA FOR THE MEETING CAN BE REVISED AND PUBLISHED UP TO 72 HOURS PRIOR TO THE MEETNG 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.