

# Alto Lakes Special Zoning District

## ALSZD MINUTES NOVEMBER 19, 2020

1. Call meeting to order JIM @ 9:00 am

2. Attendance:

James Abbott/Chair: Present  Absent

Robert McWilliams: Present  Absent

Chris Goff/STR: Present  Absent

Cindi Nutter (A): Present:  Absent

James Russ: Present:  Absent

3. Pledge of Allegiance led by:

4. Approval of **Agenda** for **11/19/2025**: Motion: **Robert** Second: **James**

5. Approval of **Minutes** from **11/05/2025**: Motion: **James** Second: **Robert**

## PERMIT REQUESTS

OWNER: **SEAN SIMPSON**

CONTRACTOR: **LICENSE: EXP**

ADDRESS: **204 QUAIL RUN**

SUBD: UNIT: BLK: LOT:

REQUEST: **EXTENSION TO COMPLETE COURTYARD; PERMIT EXP 11/20/25**

MOTION: SECOND:

COMMENTS: **Extended to 5/20/25**

OWNER: **DENNIS & KATHERINE ROBBINS**

CONTRACTOR: **ASCENT BUILDERS** LICENSE: **378095** EXPIRES:

ADDRESS: **106 MESA VISTA WAY**

SUBD: **LE** UNIT: **2** BLK: **5** LOT: **2A**

REQUEST: **DEMO DECK; INSTALL NEW DECK**

MOTION: SECOND:

COMMENTS: **Needs survey resubmit**

OWNER: **ROBERT CURTIS**  
CONTRACTOR: **EXPRESS CONST** LICENSE: **EXPIRES:**  
ADDRESS: **146 CROWN RIDGE**  
SUBD: **SB** UNIT: **1** BLK: **1** LOT: **46**  
REQUEST: **SIDE DRIVEWAY; REMOVE ASPHALT ADD CONCRETE**  
MOTION: **Robert** SECOND: **James**  
COMMENTS: **Permit issued; Fee \$125**

OWNER: **LES CARTER**  
CONTRACTOR: **CYCLONE CONST** LICENSE: **403657** EXPIRES:  
ADDRESS: **103 CINCH**  
SUBD: **DPV** UNIT: **9** BLK: **261** LOT:  
REQUEST: **NEW CONSTRUCTION; PERMIT EXPIRED 11/6/25; RED TAG**  
MOTION: **Robert** SECOND: **James**  
COMMENTS: **Red Tag; Fee \$200**

OWNER: **LEILANA QUINATA**  
CONTRACTOR: **R&G CONSTRUCTION** LICENSE: **390334** EXPIRES:  
ADDRESS: **104 ANDREWS CT**  
SUBD: **ALG&CC** UNIT: **3** BLK: **11** LOT: **148**  
REQUEST: **NEW CONSTRUCTION; PERMIT EXPIRED 10/16/25; RED TAG (2)**  
MOTION: **James** SECOND: **Robert**  
COMMENTS: **Red Tag \$500; Permit issued \$4609 Total \$5109; Additional deck; concrete pad under hot tub; total sq ft much larger than original request and permit; 8718 sq ft**

Owner: **Walter Chitwood**  
Address: **146 Antler** Subd: **DPV**; Unit: **1**; Lot: **115**  
**Replace roof and deck repair**  
Motion: **James** Second: **Robert**  
Comments: **Permit issued; Fee \$275**

### **SHORT TERM RENTALS**

**UPDATE ON SHORT TERM RENTALS: STR PERMITS/COMPLIANCE INSPECTIONS - ONBOARDING IN PROCESS WITH DECKARD**

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

1. NEW TOPICS: Simple Permit; repairs and such; 6 month; Start January 2026
2. RED TAG(S):
3. PUBLIC COMMENTS:
4. COMMISSIONER COMMENTS: COMMISSIONERS APPOINTMENT DEC 10<sup>TH</sup> MEETING – Oath of Office for all Commissioners
5. REPLATS:

## **OLD BUSINESS**

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

**INFORMAL DISCUSSIONS:**

1. GENERAL COMMENTS: **REMINDER; ONLY 1 MEETING IN DECEMBER 10<sup>TH</sup> AND ONE IN JANUARY 14<sup>TH</sup>.**
2. ACC – ANY COMMENTS/CONCERNS: **No ACC rep present**

**TREASURER'S REPORT**

1. TOTAL PERMIT FEES RECEIVED: **\$5709**
2. BANK ACCOUNT BALANCE : **\$42,489**
3. INVOICE APPROVALS – Approved office supplies; computer; phone line to new account; Deckard Technologies STR software company

NEXT REGULAR MEETING WILL BE **December 10, 2025 at 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS **3:00 PM December 04, 2025**, CONTACT STEVEN SIAS IN THE ALG&CC OFFICE FOR INSTRUCTIONS OR EMAIL TO HIM AT, [STEVEN.SIAS@ALTOLAKESGOLF.COM](mailto:STEVEN.SIAS@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 BULLETIN BOARD AT ALG&CC AS WELL AS ON OUR WEBSITE NMALSDZ.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.

