

Alto Lakes Special Zoning District

ALSZD MINUTES MAY 21, 2026

1. Call meeting to order - **JIM @ 9:00AM**
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: Present: **X** Absent: ___
3. Pledge of Allegiance led by: **JIM**
4. Approval of **Agenda** for 05/21/2026: Motion: **ROBERT** Second: **ANGEL**
5. Approval of **Minutes** from 05/07/26: Motion: **ROBERT** Second: **LESLIE**

PERMIT REQUESTS

1. OWNER: **DAVID & KATHI CARAWAY**
CONTRACTOR: **EDUARDO BALDERRAMA** LICENSE: EXPIRATION:
ADDRESS: **100 WHITE CT**
SUBD: **ALG&CC** UNIT: **1** BLK: **3** LOT: **1**
REQUEST: **BUILD COURTYAR**
MOTION: SECOND:
COMMENTS: **RESUBMIT; SETBACKS NOT ON SURVEY; REVISE MATERIALS**
2. OWNER: **BRETT KOWALSKI**
CONTRACTOR: **KOWALSKI PREMIER HOMES** LICENSE: **412864** EXPIRATION:
ADDRESS: **117 REINDEER DR**
SUBD: **DPV** UNIT: **6** BLK: LOT: **151**
REQUEST: **NEW CONSTRUCTION** TOTAL SQ FT:
MOTION: SECOND:
COMMENTS: **RESUBMIT; HEIGHT NOT TO EXCEED MAX OF 26'; PENDING VOR**
3. OWNER: **JAMES SPORTSMAN**
CONTRACTOR: **CDP BUILDERS** LICENSE: **366137** EXPIRATION:
ADDRESS: **134 MIDIRION DR**
SUBD: **ALG&CC** UNIT: **2** BLK: **9** LOT: **5**
REQUEST: **REMOVE EXISTING REPLACE WITH METAL ROOF**
MOTION: SECOND:
COMMENTS: **RESUBMIT; REPRESENTATIVE FORM NOT SIGNED**

4. OWNER: MIKE STANTON
CONTRACTOR: JOSHUA CASTANEDA LICENSE: 394471 EXPIRATION:
ADDRESS: 101 HIGH VIEW
SUBD: LE UNIT: 1 BLK: 3 LOT: 16A
REQUEST: VARIANCWE
MOTION: ANGEL SECOND: LESLIE
COMMENTS: VARIANCE GRANTED; CHANGE SETBACK TO 10FT; FEE \$300; IN THE FUTURE JOSHUA WAS REMINDED WE NEED THE ILR WITH THE PROPOSED BUILD IN PLACE OF SITE PLAN

5. OWNER: MIKE STANTON
CONTRACTOR: JOSHUA CASTANEDA LICENSE: 394471 EXPIRATION:
ADDRESS: 101 HIGH VIEW
SUBD: LE UNIT: 1 BLK: 3 LOT: 16A TOTAL SQ FT:
REQUEST: NEW CONSTRUCTION
MOTION: SECOND:
COMMENTS: RESUBMIT; NEED ILR AND APPLICATION FOR VOR OR ACTUAL VOR

6. OWNER: STUART BARTLEY
CONTRACTOR: QUALITY HOME IMPROVEMENTS LICENSE: 382391 EXPIRATION:
ADDRESS: 101 ALTO DR
SUBD: ALG&CC UNIT: 7 BLK: 19 LOT: 1
REQUEST: REMOVE EXISTING SIDING & INSTALL NEW SIDING; REMOVE & REPLACE WINDOWS
MOTION: ROBERT SECOND: ANGEL
COMMENTS: PERMIT ISSUED; FEE \$ 575, INCLUDED \$50 NO SHOW FEE FROM 5/7/26

PERMIT FOLLOW UP & NEW BUSINESS

1. NEW TOPICS:
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 - **NO REPRESENTATIVE IN ATTENDANCE**

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED: **\$875**
2. BANK ACCOUNT BALANCE: **\$49,561**
3. INVOICE APPROVALS: **COMPLIANCE INSPECTION X2**

NEXT REGULAR MEETING WILL BE **June 04, 2026 AT 9:00 AM**; STAG ROOM OF ALG&CC, 1 MULLIGAN DR, ALTO, NM. **SUBMISSION DEADLINE FOR PERMIT APPLICATIONS IS 3:00 PM May 28, 2026, 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: MOTION: ANGEL SECOND: ROBERT

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.