

Alto Lakes Special Zoning District

ALSZD AGENDA MAY 21, 2026

1. Call meeting to order -
2. Attendance:
James Abbott/Chair: Present __ Absent __
Robert McWilliams/Secretary: Present __ Absent __
Cindi Nutter/STR: Present __ Absent __
James Russ/Treasurer: Present: __ Absent __
Angel Chavez/Proj Insp: Present: __ Absent __
Leslie Sisk: Present: Absent:
3. Pledge of Allegiance led by:
4. Approval of **Agenda** for 05/21/2026: Motion: Second:
5. Approval of **Minutes** from 05/07/26: Motion: Second:

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:
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:
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:

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: SECOND:
COMMENTS:

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:

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: SECOND:
COMMENTS:

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

TREASURER'S REPORT

1. TOTAL PERMIT FEES RECEIVED:
2. BANK ACCOUNT BALANCE:
3. INVOICE APPROVALS:

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: SECOND:

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.