

City of Alamosa  
Planning Commission  
April 28, 2010  
6:00 p.m.  
Minutes of the Meeting

The regular meeting of Planning Commission was called to order on the above date at 6:00 p.m. by Chair Mark Manzanares. Present were the following members: Debbie Clark, Don Martinez, Robert McWhirter, Don Thompson and Shirley White. A quorum was declared. Staff present: Don Koskelin, Jeff Rilling and Julie Scott.

**Agenda Approval:** M/S/C. White, Clark. Motion was made to approve agenda with the following addition: Other Business - Discussion of renaming of the street Park Court, Alamosa School Subdivision. (Unanimous)

**Approval of the Minutes:** M/S/C. Clark, Thompson. Motion was made to approve the minutes of March 24, 2010 as submitted. (Unanimous)

**Regular Business- Conduct Public Hearings**

Zoning Issues:

1. The request of Mary L. Valerio for a variance from the City of Alamosa Code of Ordinances for relief from the required side yard setback of 7 ft. to the property line. The property affected is the north 30 ft. of Lot 5, all of Lot 6, Block 9, Riverside Addition. City of Alamosa, Alamosa County, also known as 611 Berkeley Ave.

The public hearing opened at 6:02 p.m.

Manzanares: Is there someone here to speak on behalf of this request? State your name and address for the record.

Valiero, Nicholson: Mary L. Valerio and Michael Nicholson, my husband, 611 Berkeley. What we're asking for is a variance to add a carport to our home. If you look at the drawings, the roof will be built into the existing roof line. Ken Wagner, contractor, will be doing the work. We talked to Mr. Hensley, our neighbor and he had no problem with it.

Nicholson: It will be well constructed. Gutters and downspouts will be installed and we don't anticipate any problems with run off. I think it will be a nice addition. It will not be enclosed. We would like to keep one car there.

Manzanares: The pitch of the roof?

Nicholson: The roof would follow the roof line of the house and be shingled to match the house and have east-west slope to ensure any water runoff will drain only on our property.

Clark: How close to the fence will it be?

Nicholson: It will be right up to the fence. We will put the posts right there. There is quite a bit of room between this and Mr. Hensley's house. We looked at all other options; we think this is going to be the best looking. From the rear of the property, the backyard is completely landscaped, irrigation would have to be re-done, it would be much more expensive. At the south end of the house, another driveway and slab would have to be poured and a variance would be necessary in that case also. There is an existing slab we can utilize.

Manzanares: Being no one else to speak, we will close the public hearing. Is there a motion, discussion?

Martinez: You said this will be on the north side and right on the fence?

Nicholson: Yes, we will be taking out a couple posts and constructing it right on the fence line.

White: So there is no setback?

Koskelin: It is basically a 0' setback.

Clark: Does that happen very often?

Rilling: It has happened if there is a hardship proven. As I stated in the memo, there is no hindrance to fire fighters and will not have a negative impact on the neighborhood.

The public hearing closed at 6:07 p.m.

For the record, all adjacent property owners were notified of the public hearing.

M/S/C. McWhirter, Martinez. Motion made to approve the request of Mary L Valerio for relief from the required side yard setback of 7 ft. to 0 ft. The property affected is the north 30 ft. of Lot 5, all of Lot 6, Block 9, Riverside Addition, City of Alamosa, also known as 611 Berkeley. (Unanimous)

This is final action on the request and the applicant was informed a building permit could be obtained to proceed with the project.

Planning Issues: No applications received.

Other Business:

Continued review of zoning adjustment of properties from Commercial Business to Residential Medium.

The Commission reviewed the amended map supplied by staff. After a brief discussion, the following motion was made:

M/S/C. White, McWhirter. Motion made to recommend the approved zoning changes as shown on the attached map. (Unanimous)

Next item:

The renaming of Park Court, Alamosa School Subdivision.

Staff informed the Commission due to the fact there was already a Park Ave. and Park Place in Alamosa although not in the same vicinity to avoid confusion, re-naming Park Court should be considered. Following the current trend in the neighborhood, an early President name could be considered. Jefferson Ave. was suggested.

M/S/C. White, Thompson. Recommendation to direct staff to draft ordinance to re- name Park Court to Jefferson Ave. (Unanimous)

**Other Business:**

Planning Commission requested a work session be arranged with Adams State College to discuss the closing of Richardson Ave. from First St. to Second St. and parking issues. This would be set for the next regular meeting to be held May 26, 2010.

There was also a brief discussion on the intersection of Craft Drive and First St. on traffic control signage and progress on State Ave. reconstruction.

After no further business, the meeting was adjourned at 6:48 p.m.

Respectfully submitted,

Julie Scott

Recording Secretary