



Village of Corrales

Planning & Zoning Department
4324 Corrales Road, Corrales, New Mexico 87048
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NOTICE OF HEARING

Date of Meeting: 16th June 2010, Wednesday, 6:30 p.m.

Location of Meeting: Council Chambers

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

Meeting of 19th May 2010; Work Study Session of 2nd June 2010.

V. COMMISSIONERS' FORUM

VI. PZA REPORT

VII. BUSINESS ITEMS:

A. **Consent Agenda (Home Occupation Permits):** ****All matters listed under the Consent Agenda are considered to be routine by the P&Z Commission and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will consider separately.****

1. **ZOC-10-15. Pauly Evans, 970 Old Church Road**, more specifically known as Lot A, Lands of James Daley Subdivision, comprised of some 1.25 acres more or less, is requesting a home occupation permit for a cat breeding operation to be called "Cabaret Chartreux," using _____ square feet in area of a 3,000 square feet residence.
2. **ZOC-10-16. Jane R. McGoldrick**, more specifically known as Lot 3, Striblings Orchard of Old Church, comprised of some one (1) acre more or less, is requesting a home occupation permit for a holistic psychotherapy business, to be known as "Holistic Psychotherapy," using some 160 square feet of a 2,852 square feet residence.
3. **ZOC-10-17. Diane Dalton, 2 Merriam Acres Road**, more specifically known as Lot 6, Merriam Acres Subdivision, comprised of some one (1) acre more or less, is requesting a home occupation permit for a personal performance coaching and success coaching business, to be known as "Diane E. Dalton,

EFT Practitioner,” using some 100 square feet of a 1,200 square feet residence.

B. Business Items:

1. SUB-10-03 (Lot Split). Randy and Connie Powell, 899 Coronado Road, are requesting a subdivision to divide a two acre parcel into one acre parcels (2); the property is more specifically known as **Tract E-1-A, Coronado Acres Subdivision**, MRGCD Map No. 18, Projected Section 33, T 12 N, R 3 E, New Mexico Principal Meridian, County of Sandoval, New Mexico, and comprises some two (2) acres more or less. Waivers from the requirements to prepare an on-site ponding/drainage plan and a topographical survey have been requested.

NOTICE IS HEREBYGIVEN

2. SUM-10-03 (Lot Consolidation). Gerald Grafe, 221 Wagner Lane, is requesting a Summary Plat (lot consolidation, lot line vacation) to combine two lots into one lot; the property is more specifically known as **Parcels C-2 and D, Sophia Acres**, Village of Corrales, Sandoval County, New Mexico, comprising some 2.0 acres more or less. Waivers from the requirements to prepare a grading and drainage plan, terrain and storm water management plan and storm water retention plan, including topographic survey.

VIII. NEW BUSINESS ITEMS:

1. Discussion and recommendation to the Governing Body regarding revisions to the land use ordinances.

a. FENCES:

Definitions: (18-29) [New definition]

Fence means a barrier attached to the ground, consisting of vertical or horizontal structural elements. The term “fence” includes any such barrier constructed of but not limited to stuccoed block, pipe, post and wire, barbed wire, wood rails, adobe, pale, jacal, coyote/latilla fencing or any other structural materials. The term “fence” includes a *free-standing wall but excludes structural elements supporting the roof of a building*. New or replaced fences shall be constructed of the following materials: stuccoed block, split-faced masonry, slump block, pipe, post and wire, barbed wire, chain link, wood rails, adobe, pale, jacal, coyote/latilla, or stone, decorative metal, or other material such as PVC that has the appearance of wood, as approved by the building inspector or administrator.

Fence, solid, means a fence that is constructed of more than 25% solid materials, such as slump block, split-faced masonry, stuccoed block, adobe, jacal, coyote/latilla, or pale.

Fence, open, means a fence that is constructed of no more than 25% solid materials such as barbed wire, pipe, post and wire, horse wire, decorative metal pickets, or similar construction.

Section 18-30; [proposed amendment]

- (m) No fence exceeding six (6) feet in height shall be erected on any lot line or within the setback areas of any lot. No solid fence exceeding three (3) feet in height shall be erected on the front lot line or within the front setback area of any lot or within the vision clearance area abutting a driveway. No building permit shall be issued for any fence exceeding six (6) feet in height except in accordance with detailed design drawings certified by an engineer licensed in the State of New Mexico.

b. HOME OCCUPATION PERMITS.

Sec. 18-45. Permits, certificates and plan approval. (c) Home occupation permits. [proposed amendment]

(5) Requirements.

- (g) There shall be no sales of goods or services from the home, which would generate greater traffic volume than would be created in a residential neighborhood.

2. Chapter 18 Land Use Regulations and Other Chapters of the Codified Ordinances.

- a. Discussion of work study sessions and topics for consideration, Chapter 18. Recommendation to the Governing Body for approval of revisions.
- b. Discussion of revisions to the regulations in the Environment section of the Codified ordinances.

IX. OTHER BUSINESS .

- a. Schedule for Work Study Sessions. The first Wednesday of every month at 6:30 PM is scheduled for the Commission to work on revisions of regulations. **The WSS scheduled for July 7th, 2010 is cancelled.**

X. ADJOURNMENT

Cynthia C. Tidwell
Planning & Zoning Administrator

Date