



# Village of Corrales

Planning & Zoning Department  
4324 Corrales Road, Corrales, New Mexico 87048  
Phone: (505) 897-0502 / Fax: (505) 897-7217

## PLANNING AND ZONING COMMISSION

Date of Meeting: Wednesday, March 20, 2024, 6:30 PM

Location of Meeting: Council Chambers in-person, or via zoom teleconference

## DRAFT MEETING AGENDA

The Meeting will be held in-person at the Council Chambers, 4324 Corrales Road, or via zoom: To access via zoom meeting go to Zoom.com and click "Join a Meeting". Meeting ID: **818 4976 6710**, Passcode: **693218**  
**\*Please join the meeting a few minutes before 6:30 pm.** To call: 1-408-638-0968.

**PLEASE NOTE:** The deadline to submit *written* comments you wish to have included in Commissioner Packets regarding an agenda item, is *1pm on Wednesday, March 13.*

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES  
*Feb. 21, 2024 Meeting Minutes*
- V. CORRALEÑOS PUBLIC FORUM (Comment on items not otherwise on Agenda –  
3- Minute limit)
- VI. PUBLIC HEARING ITEMS

**STR 24-02. (Short-Term Rental)** Applicant and property owner **Jon Epperson**, of 3375 Lorraine Rd, Larkspur, CO is requesting a short-term rental permit for a 4-bedroom residence at **183 El Camino Campo**. Two bedrooms of the house already have Village STR approval and permit from 2022, and he wishes to add the final two for a total occupancy of 8 persons in four bedrooms. This 2.62-acre property is zoned *A-2 Agricultural and Rural Residential*.

**ZOC 24-04. (Home Occupation)** Applicant **Morgann Balkcom** of 147 Via Oreada is requesting **Home Occupation** permit approval to use 800 square feet of a 4,000 square foot home for mental health coaching and therapy. **"EM2 Clinic"** will have up to 20 clients per

week Mon-Fri 9 to 5 and Sat-Sun 9 to 4. This 1.55-acre property is zoned *A-2 Agricultural and Rural Residential*.

**SDP 24-01. (Site Development Plan)** Applicant **Modulus Design**, 912 Broadway Blvd NE, ABQ, 87102, on behalf of property owners **Carol Rising and Dana Brabson (Brabson Rising, LLC)**, of 712 Trujillo Lane in Corrales) requests **Site Development Plan** approval for **3923 Corrales Road**. This 1.4-acre property is zoned *C – Neighborhood Commercial* and is located at the southwest corner of Corrales Road and Coronado Road. Owners wish to ultimately have two buildings on the site containing two restaurant spaces and various retail.

**VII. OTHER BUSINESS**

**Commission discussion regarding potential recommendations to Council within *Article V. Terrains and Stormwater Management*.**

**VII. PZA REPORT**

**X. COMMISSIONERS FORUM**

**XI. NEXT MEETING: April 17, 2024 at 6:30pm**

**ADJOURNMENT**

The above requests will be heard in in the Courthouse/Chambers at 4324 Corrales Road (or via zoom) on **Wednesday, March 20, 2024, at 6:30 p.m. before the Planning and Zoning Commission**. If anyone wishes to comment on these requests but cannot attend the meeting, written comments may be sent to Planning and Zoning Administrator Laurie Stout at [LStout@corrales-nm.org](mailto:LStout@corrales-nm.org) no later than **1:00 P.M. on Wednesday, March 13, 2024**. Those communications will be distributed to the Commission and the applicant by the Planning and Zoning Department. No written documents shall be distributed to the Commission except through the Planning and Zoning Department. **Written communication received fewer than five (5) working days prior to the public hearing must be read into the record by the writer of the communication, under oath. Please note that written communication must be received by 1 P.M. on March 13,** to be included in the Commission hearing packets. Citizens are invited and encouraged to attend the meeting and may choose to comment on agenda items in-person.

If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter, or any form of auxiliary aid or service to attend or participate in the meeting, please contact the Village Clerk at the Village Offices located at 4324 Corrales Road, at least five (5) days prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the Village Clerk at 897-0502, or by email at: [MRomero@corrales-nm.org](mailto:MRomero@corrales-nm.org) if a summary or other type accessible format is needed.

*Laurie Stout*

*3-13-24*

Laurie Stout, Planning & Zoning Administrator

Date