



# 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, April 17, 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](https://zoom.com) and click "Join a Meeting". Meeting ID: **862 4276 9027**, Passcode: **367043**  
**\*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, April 10.*

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES  
*March 20, 2024 Meeting Minutes*
- V. CORRALEÑOS PUBLIC FORUM (Comment on items not otherwise on Agenda –  
3- Minute limit)
- VI. PUBLIC HEARING ITEMS

**STR 24-03. (Short-Term Rental)** Applicant and property owner **Laurel Wyckoff** is requesting a 1-bedroom, two-person maximum occupancy **Short-term rental permit** at 170 Don Quijote Court. Although the bedroom is in a detached structure, the STR has been in operation since prior to the ordinance disallowing accessory buildings for that use. This application is to bring the use into compliance with a permit, fire inspection, business license and payment of Lodger's Tax. This 1-acre property is zoned *A-1 Agricultural and Rural Residential.*

45 **SDP 24-02. (Site Development Plan)** Applicant **Ex Novo Brewing, LLC** is requesting **Site**  
46 **Development Plan** permit approval to add an approximately 30-foot-tall second grain silo onto  
47 the property behind (west of) the existing brewery building. This 2.85-acre property is zoned *C*  
48 – *Neighborhood Commercial* and currently contains a brewery, tap room, and various outdoor  
49 structures including an outdoor bar with bathroom facilities.  
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51 **SDP 24-03. (Site Development Plan)** Applicant **Doug Findley**, PO Box 1757, Corrales,  
52 requests **Site Development Plan** approval for property he owns at **4678 Corrales Road**. This  
53 .53-acre property is newly zoned *C – Neighborhood Commercial*. He plans to lease the space,  
54 which currently contains an 830 square foot residence that will be converted to commercial use,  
55 for light retail/office usage.  
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58 **VII. OTHER BUSINESS**

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60 **VIII. PZA REPORT**

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62 **IX. COMMISSIONERS FORUM**

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64 **X. NEXT MEETING: May 15, 2024 at 6:30pm**

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66 **ADJOURNMENT**  
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72 The above requests will be heard in in the Courthouse/Chambers at 4324 Corrales Road (or via zoom) on Wednesday, April 17, 2024, at 6:30 p.m.  
73 before the **Planning and Zoning Commission**. If anyone wishes to comment on these requests but cannot attend the meeting, written comments may  
74 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, April 10, 2024**.  
75 Those communications will be distributed to the Commission and the applicant by the Planning and Zoning Department. No written  
76 documents shall be distributed to the Commission except through the Planning and Zoning Department. **Written communication received fewer**  
77 **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  
78 written communication **must be received by 1 P.M. on April 10**, to be included in the Commission hearing packets. Citizens are invited and  
79 encouraged to attend the meeting and may choose to comment on agenda items in-person.  
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81 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  
82 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  
83 prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats.  
84 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.  
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90 Laurie Stout  
91 Laurie Stout, Planning & Zoning Administrator

92 4-4-24  
93 Date