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# VILLAGE OF CORRALES

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JO ANNE D. ROAKE  
MAYOR

July 21, 2021

Ken and Kathleen Dehoff  
292 E. Meadowlark Lane  
Corrales, NM 87048

Mr. and Mrs. Dehoff:

On June 15<sup>th</sup>, 2021 Village Council passed ordinance 21-04 to hopefully clarify the “one dwelling unit per lot” that has been a backbone provision in the Village since 1972. The new definition language for “dwelling unit” includes the words “a single unit with connected rooms” and each of the following uses “living, sleeping, eating, cooking and sanitation”. It was quickly made clear that an interpretation would have to be established right away to what “connected” means. It means all rooms are part of the same contiguous heated space, and are accessible through the same door.

That doesn't mean that a house cannot have back doors, or side doors—but that all rooms within that dwelling unit are accessible through a main entrance, wherever it may be. That is to prevent duplex, triplex, and other apartment scenarios that have crept up in addition to the instances of separate structures each becoming dwelling units on one lot.

On Friday, July 16<sup>th</sup> I was shown a drawing that showed a casita, that while attached to the side of the garage, had a separate entrance and was not accessible through the house in any way. It contained a bedroom, bathroom, kitchen and what you've called a small work space. (The Building Official says you have removed this drawing from the office.) That constituted a duplex-type dwelling and is not allowed under Code.

On the afternoon of July 20, 2021, I was shown a different drawing where the same area had rooms now labeled “office”, “shop”, and “bathroom”, with the rooms in the same location in relation to the house. At that night's Village Council, Mrs. DeHoff testified “we have intended and designed our casita to facilitate our farming...” “...the kitchen will be where we clean, render, stage, dry and other preparation of our crop.” “We have designed the kitchen in the casita (to do this) so we weren't hauling hundreds of pounds of produce through the house”. You also state you put a bedroom in the casita so that when you travel, someone may stay there and tend the grounds and farm. I put these statements in here only because it does not now match the drawing.

We have since received yet a third drawing today, July 21, 2021, which shows the same approximately 600 square foot area, with rooms still labeled “office”, “shop” and “bathroom” but with it now moved south and with a double-sided door connecting it to a room marked “utility/dog room”.

STUART MURRAY  
COUNCILOR

J TYSON PARKER  
COUNCILOR

KEVIN LUCERO  
COUNCILOR

MEL KNIGHT  
COUNCILOR

WILLIAM WOLDMAN  
COUNCILOR

ZACHARY BURKETT  
COUNCILOR

In order to know exactly what it is we are being asked to approve, please answer the following questions in writing so that there are no misunderstandings:

1. Which of the three drawings you've provided is to be considered?
2. Are the rooms going to be used as "bedroom" "kitchen" "shop" "office", etc? Please be specific.
3. How many total bedrooms do you wish to have in the house? Are there going to be any bedrooms in the detached garage, or the barn you mentioned?

With this information we should be able to make a decision, but if not, I will email you promptly and clear up any lingering questions.

I know the Building Official has received an elevation certificate from you, and you are aware of the requirement for elevating in a flood zone, (two feet in this AO flood zone) but mention it here again so we all fully informed.

I look forward to your reply so that we may resolve this for the benefit of all parties.

Sincerely,

A handwritten signature in cursive script that reads "Laurie Stout".

Laurie Stout, CFM  
Planning and Zoning Administrator  
Village of Corrales