



TAYLOR RANCH NEIGHBORHOOD ASSOCIATION INC.

Volume 3 #6

June 1982

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At the last Board Meeting two representatives of Presley Homes and their Engineer met with the Board and presented a proposal to slightly increase the density of the area known as Saratoga Subdivision. The lots will be divided approximately in half and a new concept in patio homes will be built. Each lot will be only 400 square feet short of City zoning requirements for an R-1 lot, therefore a zone change request has been made. The homes will range from 1,040 sq. ft. to 1,287 sq. ft. and be in a similar price range to the homes Presley is presently selling just to the north and east of this site. The Board realizes that in today's economic market such moves are essential, making it possible for more families to own their own home. In the spirit of cooperation with the developers, the Board voted to support this zone change request before the E.P.C. on June 17.

Our newsletter will soon carry advertisements. The price will be \$5.00 per ad, per month. Advertising will be for businesses and services. The Committee is setting up guidelines for the ads. For more information on the size and type of ads please call Fred VanBerkel (897-2541). The purpose of these ads are twofold. One is to let folks know what goods and services are available in their own community. The second is to try and make the newsletter self-sufficient and possibly be able to reach a larger readership on occasion.

Our Flea Market was a nice success and a pleasant Saturday morning's fun. TRNA took in \$102.00 from space rental and donated items sold. Our cost was \$50 for insurance. We are looking towards the possibility of changing our insurance policy to be more comprehensive and not cost so much per event.

The new Allsup's 7-11 Store on Homestead, west of Taylor Ranch Road, will open for business approximately the week of June 21st. The Grand Opening will be sometime after that.

4th of July is shaping up to be a fun day. The Rio Rancho Parks and Recreation Department has invited Taylor Ranch residents to take part in their 1st annual Parade and Celebration. There will be contests, such as bike decorations for kids, fun, games and performances. The details will be published in the "Observer" and other local newspapers.

Taylor Ranch Joint Venture did not ask for our organization's help this year on their symphony concert and fireworks.

Many thanks to all of you, both members and non-members who turned out to our May meeting. Over 100 were there. I sincerely hope you gained some insight into problems facing all of us.

Derald McPherson has accepted a vacant post on the Board of Directors, to fill a term ending next March. Derald had been on the Board previously and has always donated freely of his time and services for our activities. We're glad to have him back.

The EPC has voted on alignment of Unser Boulevard from Atrisco to the Freeway. However, there is no money for this road to be built and the I-40/Unser interchange will begin construction next year. Your Board sees Unser as a partial answer to increasing traffic on Coors Road. We will support efforts to see funds for this project put in the city's budget.

The major problem facing the Northwest Mesa Area is an attempt by Lorentzen and others to turn a 25 acre parcel of land between Alban Hills and Taylor Ranch fronting on Coors Road across from Volcano Cliffs Nursery, into either high density apartments or offices. We have tried very hard, by studying the city's comprehensive plan and the N.W. Mesa Area Plan, to find any justification for such a move. We can find none. This is very clearly called "Developing Urban" and limited to residential use of 3 to 6 dwelling units per acre. We feel it very important to the concept of the Guide Plan to keep this area as it is designated. Our councilman, Pat Baca, is backing our effort. We believe Councilors Mel Aragon and Vincent Griego will also support our position.

We feel that if this zone change request is allowed to pass, it would set a dangerous precedent of commercial development along Coors north of the University of Albuquerque, something clearly against all the plans and studies. We are cooperating with other West Mesa organizations to defeat this challenge.

The Environmental Planning Commission voted to amend the N.W. Mesa Area Plan to allow commercial development at the corner of Coors and Montano. The amendment did not limit the amount of acreage involved. We filed a protest and have been joined by Alban Hills, College Heights, and La Luz groups.

The general membership of this organization is always welcome as guests at the Board meetings. Our next Board meeting will be Wednesday, July 7, 7:30 pm in the Luthern Church Room of the Bellamah Office Building. We invite you to attend with your problems, suggestions, support.

Just a word about shopping center development - rezoning to allow commercial will not do it. Somebody must get stores, who have done feasibility studies, to sign leases. We already have plenty of retail zoning out here. It's economics that will dictate when these stores will be built. Shortly to go under construction and due to open in the fall will be a Safeway complex on Coors, across from the University of Albuquerque area.
