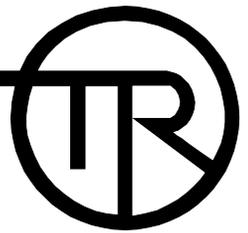


# MESA MESSENGER



Newsletter of the Taylor Ranch Neighborhood Association, Inc.

Vol. 29 No. 7 July 2008

"Our mission is to promote, preserve, and improve the quality of life in Taylor Ranch" ~ TRNA Bylaws

## President's Message

Patsy Rippo, President, TRNA

Hello my friends,

At our monthly Board of Directors meeting (the second Wednesday of each month) we discussed the TRNA Patrol. Gary Gudell is doing a WONDERFUL job. I encourage EVERYONE to call Gary, or Dave Waters, and *get involved*. If you are unsure about what is involved, call Gary. He will explain the patrol to you. If you like, you can go on a "Ride-Along" with someone to get a better feel for it.

One of Gary's concerns was the rising cost of gas. At Gary's request, the Board approved a \$5 payment (per car, per shift) to help ease the pain at the pump. Nice work Gary!

Also at the Board meeting, Rene Horvath brought us up to date on a number of issues. Her presentation included the Senior Housing project near Coors & Western Trails. She explained that due to the nature of its use, they want to eliminate a significant number of their parking spaces. She also discussed a new project behind the Village Inn off of Coors. Rene is such a huge asset to the TRNA. She does a GREAT job!

Please remember ... "Our mission is to promote, preserve, and improve the quality of life in Taylor Ranch." The larger our membership, the more successful our mission will be. Don't be shy, ask a friend or neighbor to join!

Feel free to contact me with your ideas or concerns at 306-2244, or [president@trna.org](mailto:president@trna.org).



## Beautification News

Don MacCornack, Director, Beautification

What a surprise the Clean Team had on June 21st! A group of folks were cleaning around the baseball fields while others were painting the fire lane curbs. The group was organized by Jeff Bludworth. Jeff saw that the park needed some attention so he put the project together as an Eagle Scout project. Mariposa Basin Park looks awesome! Thank you Jeff for being community minded.

Our Clean Team volunteers are willing to give up some of their precious free time to improve our park and our neighborhood. The June Community Heroes are Carol Waters, Dave Waters, and Lynn MacCornack.

In an effort to beat the summer heat, we will start earlier this month. Please mark your calendars for **July 19 at 8:30 am** to meet at the Mariposa Basin Park entrance. Trash bags will be provided. This park is used by many in our community, so we need to keep it beautiful! Please come out and make some new friends!

If anyone has any ideas for a beautification project, please email me at [beautification@trna.org](mailto:beautification@trna.org).



## Land Use Update

René Horvath, Land Use Director, TRNA

**July 8th County Hearing/ Site plan at Coors and La Orilla:** This important hearing is coming up sooner than expected. It was only a month ago when we received notice of the Judge's decision to remand the site plan at Coors and La Orilla back to the County Zoning Administrator for a public hearing. It was the Campbell's who appealed the County's decision to allow the commercial development at Coors and La Orilla to go forward without proper notification to adjacent property owners and approval of the site plan without a public hearing to address community concerns. It will now go before the **County Zoning Hearing Administrator, Brennan Williams, on July 8th at the City Council Chambers, starting at 9:00 am.**

(Land Use cont'd page 3)

## Crime Prevention Update

Gary Gudell, APD Liaison Director, TRNA

A meeting of the civilian patrol was held Wednesday, June 18th, at the Community Center. Present were Commander Candelaria and Bill Jackson, crime prevention specialist, and most of our volunteers. The Commander thanked us for the job we are doing by helping APD. He did let us know that Taylor Ranch is not crime free. Many ideas were discussed, some good, some not so good. There are some kinks that still have to be worked out. We had some people attend who are interested in helping their community! We have at present 26 volunteers, some do 2 patrols a month. We need more volunteers to make this work smoothly. During my patrols I found that so many of our residents are not even aware that there is a Neighborhood Association. It is up to each of us to spread the word!! Feel free to contact me at 710-5191 with any thoughts you might have for increasing our neighborhood association, and the civilian patrol. ®

## West Side Coalition of Neighborhood Assoc.'s Meeting—June 6, 2007

Walt Sala, TRNA Director, WSCNA Representative

Phil Kuhns, ABQ Library Advisory Board, is retiring, and suggested that the West Side could and should have a new board member, so someone with a good sense of what the libraries need should run for the board.

The Taylor Ranch Library is now in the process of having a new shaded area attached to the main building, which will be ideal for gatherings or presentations. A new children's handicap bathroom is also now being built.

Bernalillo county has a schedule of summer events; free summer lunch program for children, teen dance programs, concert series, arts and crafts fair, and much more. Call 314-0425 or 314-0426 for more information

Martin Heinrick wants an advisory board for the West Side; call him at 244-0022.

Problems with rebates, call Heather Wilson's office and talk to Tito or Joe.

Missy Collier passed out literature on the Lovelace West Side Hospital. It is now a full service facility serving Rio Ranch and West Side. Completely renovated with more than 22 million dollars invested in the last two years.

Councilor Ken Sanchez has indicated the road improvements to West Mesa High School are in the works. The Unser Crossing Project has been approved with modifications. ABQ will give up \$1.5 million and developer will contribute \$3.6 million for infrastructure. It will be a \$80 million project with many big box stores. Pro Ranch Market has already opened at this location.

Mimi who works with Michael Cadigan spoke about the major problem of developers starting projects then stalling on finishing them in the allotted time, sometimes stretching out over years. Example: Coors and Montano and the ongoing blowing sands problem. Michael Cadigan and other Councilors want to put a stop to this nonsense, requiring completion in the allotted 6 months or go before the Council for an extension, with only one extension allowed.

The City is working on trying to reduce city employees fuel consumption by 10%. They are also looking for a West Side Open Space Advisory Board member. Contact Cadigan's office for more information.

Jason Marks felt that PNM should not have been given approval to raise prices; he and one other member voted against it, but the other 3 members voted for it. He felt that we should not have to pay for the blunder PNM made in Texas of \$30 million.

The whole list of other so-called "taxes" on your Quest bill are not really taxes but a way that Quest adds costs to your bill.

Bruce Rizzieri, Regional Transit Manager, MRCOG, gave an update on what is proposed for the area: transit connections to regional transit

- (1) More direct service
- (2) local service in your neighborhood
- (3) affordable funding
- (4) dial-a-ride for suburbs
- (5) five new neighborhood circular routes
- (6) eight new express routes
- (7) five new park and ride facilities
- (8) high-capacity transit routes
- (9) other amenities such as benches, shelters, and info kiosks & signs.

For more information you can write to Bruce Rizzieri at 809 Copper Ave NW, Albuquerque, NM 87102, or [input@riometrocomment](mailto:input@riometrocomment).

*Land Use Update cont'd from page 1*

**(Coors/La Orilla cont'd)**

We now have a chance to address the County once again, to voice our concerns on the site plan. We urge active participation from the Taylor Ranch residents to write letters, and attend the hearing. Concerns that have been raised include: the design of La Orilla roadway in regards to alignment, aesthetics, safety and accessibility in handling an additional 8,000 more cars per day; and that the proposed 40,000 sq. ft. grocery store with a 24 hour service and drive through pharmacy is too intense a development to be considered a neighborhood friendly commercial center, and will impact the adjacent residents. Letters can be addressed to:

Brennon Williams, Zoning Administrator  
111 Union Square SE, Suite 100  
Albuquerque, NM 87102

Mr. Williams' e-mail address is: [bwilliams@bernco.gov](mailto:bwilliams@bernco.gov)

Reference the: LaOrilla & Coors Site Development  
Plan—CZ94-22 and ZA80096.

Please send copies of your letters to me at [land@trna.org](mailto:land@trna.org) or [aboard10@juno.com](mailto:aboard10@juno.com).

Also see letter from the NW corner property owners, the Campbells, on page 4.

**Senior Independent Living Center: (SW corner of Coors Blvd. and Western Trails).** Last March, the EPC approved a zone change to allow a Senior Housing Facility on a portion of the commercial property at Coors and Western Trails. EPC was scheduled to review the site plan in April. Tierra West asked for a deferral at the April EPC hearing. The reason given at the time was that the developer wanted to attend the hearing but was unable to do so.

Since then, the site plan has been revised. The revision shows the Senior facility relocated along the back length of the lot along Quaker Heights road. The commercial development was moved to the front of the property along Coors Blvd. TRNA and La Luz supported the initial site plan, because they liked the site layout of the Senior building, on the SW corner of the property. It presented a nice appearance along Coors Blvd. The Planner who was working on the project had advised them not to make a strip mall along Coors. She has since moved out of State. Russell Brito is now in charge of the case.

Tierra West is also requesting a variance through the Zoning and Hearing Examiner to reduce 37 parking spaces for the Senior facility. The requirement is 200

spaces. The reason for the request is that a Senior facility will not need as much parking as a multi-family unit. The TRNA Board would like to make sure there will be enough parking spaces for the tenants, employees, and visitors at the Senior facility and is hesitant to support the variance before EPC review. The City's Zoning and Hearing Examiner (**ZHE**) will hear the request for a **variance on July 15th**. The revised Site Plan for the Senior Facility will be heard by the **EPC, on July 17th**.

**Intervention Pain Specialists of New Mexico/ Medical Office building/ Bosque Plaza:** A facilitated meeting was held June 15th to review the site plan for a 16 foot single story medical building, to be located on the east side of Coors Blvd. between Village Inn and Panda Express and the Bosque. The applicants, along with several residents from Alban Hills, Coors Trails and TRNA attended the meeting. The applicants for this project are Dr. Pace and his wife who are also residents of Taylor Ranch.

The neighborhood representatives were supportive of the Medical Office, and made good comments during the meeting. These comments included making sure the project complies with the Bosque Plaza design standards, which also includes the size of monument signage. Size requirements for monument signs are 15 square feet with a maximum height of 3 feet. Another issue discussed was the back of the building, which faces Coors, having no windows. The doctor wanted no windows for two reasons: for patient privacy, and because of temperature control in the patient rooms. Residents then suggested more landscaping and architectural features to dress up the back of the building, which would also help prevent graffiti. The proposal will go before the **EPC on July 17th**. Catalina Lehner is the City Planner for this project and is familiar with the design standards for Bosque Plaza.

**Cell Tower Appeal: (Located on the south side of Montano, west of Whiteman)** Last month I mentioned that a cell tower request by T-Mobile was denied by the City Planner because it did not comply with the 100 ft. set back requirements from residential property. Also the concealment design needed to be more appropriate for the area. T-Mobile was proposing a Pine Tree design. T-Mobile has since appealed the Planners decision. The appeal will go before the Land Use Hearing Officer on July 10th, in City Hall on the 9th floor.

*(Land Use Update cont'd on Page 4)*

*Land Use Update cont'd from page 3*

**Bosque Prep School Addition:** The EPC approved this case on June 19th. La Luz Homeowners Association took the lead on this project. They were happy with the proposed classroom, parking lot and the amendments to consolidate all school parcels onto the same site plan for subdivision. La Luz Land Owners Association wanted to make sure that the area east of their Town Homes on Tract 4 be designated SU-1 for School Recreation and Private Open Space rather than using the term Private Commons.

Please call if you want more info or can help with any of these issues. Rene Horvath, 898-2114.

Relating to the **Site Plan for Coors/ La Orilla**, TRNA received the following letter from the owners of the land on the northwest corner.

"We need your help! There is a proposed shopping area at the southwest corner of La Orilla and Coors. Included in the proposed development is a 24-hour, 40,000 sq ft Wal-Mart with a drive through pharmacy. The traffic studies

show an additional 8,000 cars per day using La Orilla, creating congestion, noise & pollution. There will be large delivery trucks creating noise not to mention all the night lighting required for this development. The garbage, compaction and pallet storage is designed to be on the south side of the lot backing up to the Rio Oeste neighborhood.

Last year the Bernalillo County Commission gave Frontera, developers for Wal-Mart, a green light for this development. We filed an appeal in District Court. We have received the judge's decision: the matter is remanded to the county Zoning Administrator for a hearing regarding the Site Development Plan. The Judge ruled we were entitled to notice and a public hearing regarding the approval of the plan. This may be your last and only opportunity to have your voice heard.

Please pass this information on to all your neighbors, try to attend the hearing, and contact Mr. Williams (see Page 3) and oppose the development.

We appreciate any help you can give! Please cc any e-mail or letter to us so we may have a copy for our files.

John & Joan Campbell, ichair2u@aol.com



If you have an issue you would rather not report directly to the police yourself, TRNA can help you. Let us know about these problems by filling out the Community Problem Report form below or email us the information.

### TRNA COMMUNITY PROBLEM REPORT

Your Name: \_\_\_\_\_ Phone #: \_\_\_\_\_ Date: \_\_\_\_\_

May we give your phone number to the police?    Yes    No  
Would you like to be contacted by a TRNA Director?            Yes    No

Location of problem (street, address, building, etc.): \_\_\_\_\_  
\_\_\_\_\_

Date(s) and time(s) of occurrence (days of week and times of day most often occurs): \_\_\_\_\_  
\_\_\_\_\_

Description of problem (be as specific as possible): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Taylor Ranch Neighborhood Association Membership Registration

**Name:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **E-mail address:** \_\_\_\_\_

- I'm interested in the following:     Active Participation                       Sustaining Member (Newsletter Only)
- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Beautification           | <input type="checkbox"/> Board of Directors | <input type="checkbox"/> Calling           | <input type="checkbox"/> Community Center |
| <input type="checkbox"/> Crime Prevention         | <input type="checkbox"/> Education          | <input type="checkbox"/> Environment       | <input type="checkbox"/> Membership       |
| <input type="checkbox"/> Newsletter               | <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Social Activities | <input type="checkbox"/> Traffic          |
| <input type="checkbox"/> Land Use/ Transportation | <input type="checkbox"/> Zoning             | <input type="checkbox"/> Youth Committee   | <input type="checkbox"/> Other _____      |

**Check your expiration date on the mailing label.**

**If membership does not expire this month then please pass this form on to a neighbor!**

**07/08**

**If it does expire this month, please renew now! Enclose a check made out to TRNA in the amount of:**

- |  |  |   |
|--|--|---|
| Resident: <input type="checkbox"/> \$9.00 (Thru Dec 2008)  | <input type="checkbox"/> \$25.00 (Thru Dec 2009) | <input type="checkbox"/> \$39.00 (Thru Dec 2010)  |
| Business: <input type="checkbox"/> \$25.00 (Thru Dec 2008) | <input type="checkbox"/> \$85.00 (Thru Dec 2009) | <input type="checkbox"/> \$100.00 (Thru Dec 2010) |



Call Patsy Rippo at 306-2244 if you have questions or need more information.

**Please mail this form with your check to: TRNA Membership, P. O. Box 66288, Albuquerque, NM 87193-6288**

## TRNA Board of Directors and Other TRNA Contacts

President:	Patsy Rippo.....	306-2244	president@trna.org
Vice-President:	Brett Lopez.....	836-7831	vicepresident@trna.org
Secretary:	Alice Demi.....	899-0027	secretary@trna.org
Treasurer:	Don MacCornack .....	897-1593	treasurer@trna.org
Director/ Zoning, Social.:	Brett Lopez .....	839-4805	zoning@trna.org
Director/Police Liaison:	Gary Gudell .....	710-5191	police@trna.org
Director//Land Use:	René Horvath.....	898-2114	land@trna.org
Director/Westside Coalition:	Walter Sala: .....	890-7035	wscn@trna.org
Director/Education:	Jane Webster .....	792-1087	education@trna.org
Director/Membership:	Patsy Rippo.....	306-2244	membership@trna.org
Director:	Dave Waters .....	412-5141	director2@trna.org
Director:	Hanna Sorrells .....	294-7042	director1@trna.org
Director:	Vacant.....		
Historian:	Fred van Berkel.....	899-2738	historian@trna.org
Web Site:	Ceil van Berkel.....	899-2738	webmaster@trna.org
Newsletter editors:	Ceil van Berkel.....	899-2738	editor@trna.org
	Rae Phillips.....	899-1273	editor@trna.org

### IMPORTANT DATES:

- July 8 - Hearing on Wal-Mart (La Orilla/Coors)
- July 9 - TRNA Board Meeting  
6:30 pm, Community Center
- July 17 - EPC Hearing
- July 19 - Mariposa Basin Park  
Cleanup, 8:30 am

## MAYOR'S 2008 SUMMER TEEN NIGHTS

Come check out this program offered by the City of Albuquerque! From June 13 through August 8 the Don New ton Taylor Ranch Community Center will be open until 11 pm every Wednesday, Thursday, and Friday. Teen Nights is a **free** program for teens 13 to 17 years of age.

Wednesdays include: Basketball, Volleyball, Team Sports.

Thursdays include: Dance, Art, Xbox, Wii competition, cooking classes, and more.

Fridays include: Special Events.

**Newsletter Email Address: [editor@trna.org](mailto:editor@trna.org)**

**Web Site <http://trna.org>**

**Send your items of community interest to the Mesa Messenger!** Submissions must be received **by the 22nd of the month.** Digital media preferred (email) / Please include author and phone number / Include SASE for photo returns. TRNA reserves the right to edit or reject submissions. Copyrighted material requires written permission.

