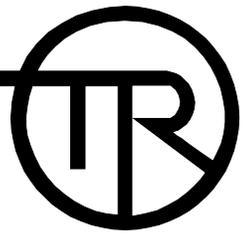


# MESA MESSENGER



Newsletter of the Taylor Ranch Neighborhood Association, Inc.

Vol. 30 No. 8 August 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,

I am just completing a class sponsored by the Albuquerque Police Department. The class is the Citizen Police Academy (CPA). It is a 24-session class that meets twice a week at the Police Academy on 2nd street. I found it to be VERY interesting. If you ever wondered what it’s like behind the scenes of the APD, this class is for you. You can find more info on the city website or contact Officer Gerald Sandoval, CPA Coordinator, at 505-343-5009 (GSandoval@cabq.gov). There may be a waiting period to get in the next available class though.

Another class I think is worthwhile is the Community Emergency Response Team (CERT). This is a class I am hoping to take in the very near future. If you have an interest you can again go to the city website or contact Ernest Maestas at the Office of Emergency Management at 505-833-7248 (EMMaestas@cabq.gov).

Oh, there is a show on the USA network called “In Plain Sight.” I am not sure if every episode takes place in Albuquerque but the last three that I watched did. Check it out. It’s kind of cool seeing a show that is shot in our town.

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. Patsy Rippo 

## Beautification News

Don MacCornack, Director, Beautification

The park is looking good. Most of the curbs are newly painted and the City has cleaned the ponds. The City is rewarding our efforts by replacing TRNA’s “adopt a park” sign.

Our Clean Team volunteers are willing to give up some of their precious free time to improve our park and our neighborhood. The July Community heroes are Juanita Coulter, Diane Sinois, Don Smith, and Lynn MacCornack.

Our next park cleanup is scheduled for August 16 at 8:30 am. Our cleanups last about 90 minutes. Please plan to come out and make some new friends.

If anyone has any ideas for improving the park, please email me at beautification@trna.org 

District 5 Meeting with

**Councilor Michael J. Cadigan**

Thursday, August 14th, 6:30 pm

Don Newton-Taylor Ranch Community Center

Councilor Cadigan welcomes and encourages your participation.

Bring your questions and concerns.

Refreshment will be served.

Please contact Mimi Aledo at 768-3189 or Madelo@cabq.gov with any questions.

**Board of Directors’ Meeting —August 13 —6:30-8:30 pm—TR Community Center**

## Crime Prevention Tip Safety Tips for Children

Conrad Candelaria, SW Area APD Commander

- If children are home alone and are allowed to answer the phone, they should never tell the caller that they are home alone.
- Make sure that the child has a list of phone numbers (neighbors, friends, family) that they can call if they should become frightened or in the event of an emergency.
- Assure that they know how to call 911 and when it is appropriate to do so.
- Establish house rules for the use of the computer, especially the internet. The computer can be a valuable learning tool, but is not a good babysitter. Make sure the child knows never to give out personal information on the computer.
- Establish a schedule for the child to check in with mom or dad.
- Children should always be required to check in with a parent or trusted contact person before leaving the house and when returning home.
- Teach your children that it is best to be in a group of friends when going places. When using public restrooms, go as a group. There is safety in numbers.
- Parents should know the route the child will be taking to and from a given location. Remind the child never to take shortcuts or deviate from the route agreed upon.
- Make sure that your children know never to talk to anyone that they don't know. They should be comfortable talking to you about things that may have happened that they aren't sure how to handle or things that make them uncomfortable.

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

Walt Sala, TRNA Director, WSCNA Representative

Police Chief Ray Schulz stated that the West Side now will have 120 officers since we now have two districts, Southwest and Northwest. In March a new computer system has been put in all police cars, making it easier to program or get information to officers. We now have over 1000 officers, 40 cadets with 55 to 60 more on line, giving us 1100 officers. Officers now work 5 days, giving us a faster response time.

Anyone having a problem with their Economic Stimulus checks, call Heather Wilson's office and talk to Tito or Joe.

New levies are scheduled for the Rio Grande and parks.

State Rep. Tom Anderson stated that the problem with expanding the necessary two lanes to four lanes on Paradise Road is that part of it is county and part is city, and getting both to agree has been difficult. Lyons north is scheduled to become 4 lanes but the sound barriers were to be put in place much later, he felt this was not acceptable. He also stated that the after school program was stopped because the vans were not funded.

Mayor Chavez told about the Balloon Park 4th of July celebration, and about the new rules and amendments regarding neighborhood associations. Stated that the economy was doing well here, and was pleased that police pay was increased. He stated that the state supreme court upheld the seizure of cars on 1st DWI. He showed a film on the advent of the film industry here in ABQ, and its impact on our economy.

Councilor Ken Sanchez indicated that the West Mesa High School is in the works. The Unser Crossing Project has been approved with modifications, Pro Ranch Market is now open, and is something to really visit, it employs over 500 people, and has an outstanding assortment of foods.

Nick Bakas, Aviation Director of ABQ stated that the Sunport is a jewel for ABQ. He indicated that the Double Eagle Airport needs and is getting much needed improvements: Fiberoptic tower that is required by the FAA, it now has a north-south runway and will have an east-west runway. Water and sewer have been put in place, readying the airport for future growth, such as Eclipse Aviation's new plant, etc., making it a business aircraft airport.

Detective Rob Duren, head of ABQ gang unit, stated that New Mexico has become the gang mecca of the southwest, due to its lack of laws dealing with the problem. He stated that there is opposition from some state law makers regarding this problem. He also stated that 7000 gang members are registered, and 15 to 20 percent of gang members are girls. He also stated that lack of parental supervision is one of the problems, as well as the high school dropout rate, and therefore young people lack skills to earn a decent wage.

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## Land Use Update

René Horvath, Land Use Director, TRNA

### La Orilla Plaza/ Wal-Mart/ July 8th hearing:

Since the last newsletter much preparation went into the July 8th County Zoning hearing. Many letters were sent to the County, and news stories appeared in the media. Councilor Cadigan also submitted a letter saying the development was inappropriate for the area, does not follow City/ County plans and policies and urged denial of the site plan. The July 8th hearing took place before the County Zoning Administrator. The Campbell's and their Attorney, along with residents from Alban Hills, Rio Oeste, and Taylor Ranch were in attendance to oppose the site plan. Tierra West representing Mr. Blaugrund the property owner, and the Attorney representing Frontera (Wal-Mart), were also present. Opposition to the site plan centered on the commercial development being too intense for the site. The Wal-Mart/ grocery store with its 24-hour service, and drive thru pharmacy, backed up to the Rio Oeste residents would affect their quality of life, with increased noise, all night lighting, and additional exhaust fumes. This site is not listed as an activity center in the Westside Strategic Plan (WSSP) and competes with the existing Activity Center on Coors and Montano, which the WSSP and the Comprehensive Plan discourages. There is no need for another grocery store. There are 11 other grocery stores along Coors and Gulf Course from I-40 to 528. Traffic was another concern of the residents. The projection of an additional 8,000 cars onto La Orilla per day will require a four-lane road expansion to accommodate the development traffic, which will affect the quiet nature of La Orilla, and add a nine-foot retaining wall on the Campbell's side of the roadway negatively affecting their property. The Campbell's maintain that additional ROW from their property will be needed to expand the roadway, and a planned median will block their way out of their property. Tierra West maintains they will not need any ROW from the Campbell's property. The Campbell's Attorney brought up that 24 hr. service is not listed as a permissive use in the County C-1 zone category.

On July 15th, the Neighborhoods received the Zoning Administrator's notification for approval of the site plan with three conditions: 1) Lighting shall be site specific, and shielded to prevent fugitive light. 2) All noise levels shall comply with the Bernalillo Noise Ordinance. 3) The trash compactor and pallet storage will be moved to the west side of the building away from existing residents. Unfortunately the building location

will remain the same with the loading docks next to the existing residents.

The Taylor Ranch Neighborhood Association, Rio Oeste Home Owners Association, Alban Hills Neighborhood Association, and the Campbell's (property owners in Alban Hills), plan to appeal the Zoning Administrator's decision. The County Planning Commission will hear the appeal.

In 1994, Consensus Planning representing Mr. Blaugrund, the property owner, requested a zone change from A-1 to a straight C-1 and R-2 use. At the recommendation of the case planner, the County Planning Commission denied the request at their September 1994 hearing. A month later, on October 25th 1994, the Bernalillo County Commissioners, approved a Special Use Permit (without a site plan), to allow C-1 and R-2 uses on the La Orilla site.

According to the County Zoning Code, applications for a special use permit require a site plan to indicate the intended use of the property. There was no site plan submitted in 1994, and no support from the neighborhoods. At the time, Consensus Planning mentioned in a letter to the neighborhoods that the property would contain high quality retail, service, and restaurant center. The zoning code also states that when the use authorized by a special use permit is not established within a year by the property owner then the County will start a process to find out the owners intentions. If the owner does not declare their intentions in writing, then the special use permit may be cancelled. The County never followed up. In 2006, after 12 years, a site plan was developed. Neighborhood comments on the site plan submitted in 2006 were ignored.

Now is the time to send your letters to the County and plan on attending the next hearing; if you want to be notified of date, please contact me.

*(Land Use Update cont'd page 4)*

350-0773

# CHAD'S TREE SERVICE



- Full Removal
- Trimming
- Pruning
- Shrub Hedging
- Stump Grinding

Free Estimates • Licensed • Insured

(Land Use Update cont'd from page 3)

**Senior Independent Facility:** A fourth facilitated meeting was held July 3rd, at the request of the neighborhoods because of the changes made to the original site plan. La Luz, Rancho Encantado, Rancho Sereno, Oxbow North, and TRNA representatives attended the meeting. La Luz and TRNA representatives had supported the original site plan which provided a nice presence along Coors Blvd. with a park like setting for the residence who would live at the facility. Now there was concern that the revised site plan had lost all that, by placing the Senior building in the back of the lot, facing away from Coors. Now there is the potential the planned commercial along Coors Blvd. could end up like a strip mall. Tierra West who represents the developer on this project explained that the commercial buyer for the northern portion of the property pulled out of the deal. A new buyer interested in doing the commercial retail was more interested in the strip along Coors Blvd. It was discussed at the meeting that design standards be put in place between the applicant and commercial developer to create a linkage between the two developments to give a village appeal. The Developer for the Senior facility later contacted TRNA expressing interest to work with the neighborhoods on the design guidelines, but acknowledged a lot depended on the commercial buyer. The project was deferred to the August EPC hearing.

**T Mobile / Cell Tower appeals:** The case planner denied three cell tower requests; one of the requests was in Taylor Ranch (Montano and Whiteman). The requests were denied because they did not comply with the new regulations in regards to required setbacks and inappropriate concealment designs for the area. T-Mobile appealed. A hearing was held July 10th. The Land Use Hearing Officer upheld the Planners decision to deny T-Mobiles request, because it did not comply with current legislation. It will now go before City Council, August 4th.

**Riverside Church:** A facilitated meeting was held July 21st, with Alban Hills, Coors Trails and TRNA representatives present. The Riverside Church at the end of La Orilla, near the river wants to expand the size of their existing building. First they want to build a 5600 sq. ft. Chapel attached to the north end of their existing building and later add another 5100 sq. ft. addition for classrooms at the south end. One of the problems is that the size of the expansion determines the size of the parking lot, which pushes part of the parking lot into the 100 foot buffer along the Corrales drain. The Coors

Corridor Plan states that a 100ft. buffer along the Bosque shall be maintained in it's natural state. Another problem that the Alban Hills residents expressed was the extreme traffic congestion that occurs now at the La Orilla intersection when Church service ends, and everyone leaves both the Riverside Church and the Sage Brush Church at the same time. Sage Brush has parking for 900 spaces. Expanding the Riverside Church will only add to this bad situation. It's already dangerous for Alban Hills residents to make a left turn at the La Orilla intersection to go north on Coors, especially during this time period. Other comments brought up at the meeting included improving the appearance of the church, use of minimal lighting, review building heights to preserve views of the Bosque, and the encroachment into the natural buffer area by the planned parking lot and ponding area. The EPC hearing is planned for August 21st.

**Homestead Hills Shopping Center/ Grand Opening WIC:** The Women Infant and Children (WIC) Services, at the Homestead Hills Shopping Center will have a grand opening ceremony, August 1st, at 11am. Dan Rich owner of the Shopping Center sent the following notice for the upcoming event:

*The New Mexico Department of Health is proud to announce the grand opening of its newest office located on Albuquerque's West Side. The office will provide Women Infant and Children Supplemental Food Program (WIC) services, Medicaid On Site Applications (MOSAA) by appointment, and immunization clinics by appointment. "The office is a wonderful addition to the constellation of locations for WIC and other public health services that serve Bernalillo County residents," says Margy Wienbar, Public Health Region Director. The office is located in the Homestead Hills Shopping Center near Mariposa Park and LBJ Middle School. "The landlord of the property, Dan Rich, has created a welcoming professional and fun environment for the delivery of public health services, and our staff are excited about bringing the community into the facility," states Wienbar. The Westside WIC staff will host an Open House from 11 am to 1 pm on Friday, August 1st, to celebrate their new office and World Breastfeeding Week. "Please stop by and check out the office, meet the staff, and view the awesome mural and children's area," says WIC nutrition manager, Stephanie Johnston.*

According to Dan, construction of the storage facility is going well; he's working hard for a mid fall opening. We look forward to the grand opening and appreciate all the work Dan has put into the Shopping Center to make it a success.

(Land Use Update cont'd page 5)

# Taylor Ranch Neighborhood Association Membership Registration

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

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

- I'm interested in the following:
- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> Active Participation     | <input type="checkbox"/> 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!**

08/08

**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:	<i>Patsy Rippo</i> .....	306-2244	president@trna.org
Vice-President:	<i>Brett Lopez</i> .....	836-7831	vicepresident@trna.org
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	<i>Rae Phillips</i> .....	899-1273	editor@trna.org

## IMPORTANT DATES:

- Aug 13 — 6:30 pm - TRNA Board Meeting
- Aug 14 — District 5 Meeting with Councilor Cadigan
- Aug 16 — 8:30 am Mariposa Basin Park Cleanup
- Aug 21 — EPC Hearing

*(Land Use Update cont'd from page 4)*

### Intervention Pain Specialists of New Mexico/ Medical Office building/Bosque Plaza:

The project was heard by the EPC on July 17th. There was a facilitated meeting on June 17th, in which Alban Hills, Coors Trails, and TRNA participated. Dr. Pace and his wife, who are residents of Taylor Ranch, worked well with the planner to get their project into compliance with the Coors Corridor and Bosque Design standards. TRNA sent a letter of support. The EPC approved their project on July 17th.

They now are in the process of going to the DRB. A few Taylor Ranch residents expressed interest in the Pain Specialist Medical Office. Their office will be a welcome relief for many. We wish them success in their practice.

Please call if you want more info or can help with any of these issues.

Rene Horvath 898-2114  
 aboard10@juno.com

**Newsletter Email Address: 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.



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