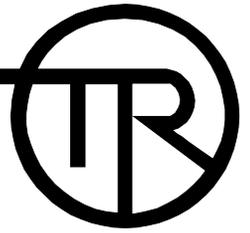


# MESA MESSENGER



Newsletter of the Taylor Ranch Neighborhood Association, Inc.

Vol. 27 No. 9 Sept 2006

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

## Wildflowers or Weeds?

Don MacCornack, Director, Beautification, TRNA

Did you see the news story on Channel 4 regarding the "weeds" in Taylor Ranch? The plants that Channel 4 targeted as weeds are Orange Mallow and they are in full bloom and brighten up our neighborhood. I believe a weed is defined as an unwanted plant.

On August 19 TRNA held its monthly Mariposa Basin Park cleanup. These awesome individuals are willing to give up some of their precious free time to improve our park. The August heroes are Juanita Coulter & Friend, David Castillo, and Lynn MacCornack. Our efforts this month were divided between Mariposa Basin Park and the Mariposa Drain south of Montano, which had a lot of trash left from the recent rains.

**Our next park cleanup is scheduled for September 23 at 8:30 am at the Mariposa Basin Park entrance.** Trash bags and gloves will be provided. Please come out and make some new friends.

This park is used by many in our community, so we need to keep it beautiful. We especially want it in good shape for the Relay for Life to be held September 29-30. If anyone has any comments, please email me at [beautification@trna.org](mailto:beautification@trna.org) ☺

## TRNA FLEA MARKET

David Freedman, Director, TRNA

Clean out your attics and garages or bring your arts and crafts. Reserve your space today. Food and refreshments will be available at the event. Proceeds from space fees and food sales will benefit the TRNA high school scholarship fund. Items may be donated to the TRNA table. The proceeds from this table will also benefit the scholarship fund.

**Date:** Saturday, October 21st **Time:** 8:00 - 12:00 (set-up 7:00 a.m.)

**Location:** Cross-of-Hope Church parking lot

**Cost TRNA Members:** Prepaid reservation \$5.00; On-site 10.00

**Cost non-TRNA Members:** Prepaid \$10.00; On-site \$15.00

**To reserve:** 899-7681; [education@trna.org](mailto:education@trna.org) ☺

## President's Message

Brett Lopez, President, TRNA

I'd like to extend a welcome to the new businesses that have recently opened in our neighborhood Auto Zone, Checker Auto Parts, Sports Clips, Quiznos, Little Caesars, Alltel, Spinn's, M&J Tobacconist and a host of others that are providing much appreciated services to Taylor Ranch and the surrounding area. I would also like to congratulate Aveda Salon on their move to larger space at Coors and Monta in the Montano Plaza Shopping Center. There are more but I just can't remember!

With that in mind, for a fleeting moment, it is apparent that our neighborhood is undergoing a major transition all be it slow...sort of. There is much and many more items on the slate all coming in the near future. Diligence is key. Thank you, Rene, you're doing an incredible job with land use issues.

I wish to thank a few of the unknown soldiers out there, Susan Sisson, Jenifer Russin, and Lilly Andrews, for all that they do without any recognition. From me to you: I\We appreciate al you do. That's all for now, Brett. ☺

## Police Department Bulletin

Westside Wide: APD Westside is seeking information regarding a flatbed truck that may be involved in several auto thefts. Information may be emailed to [EMMAestas@cabq.gov](mailto:EMMAestas@cabq.gov) or called in to Westside Crime Prevention at 839-6400. ☺

## APS Bond Election Sept. 19<sup>th</sup>

Ceil van Berkel, Secretary, TRNA

The Albuquerque Public Schools hosts four early voting sites leading up to the Sept. 19 General Obligation Bond election. The sites are be at Seven Bar Elementary School, 4501 Seven Bar Loop NW, the main APS Building at 6400 Uptown Blvd. NE, Plaza Ladera, 5300 Sequoia NW, Suite G, and County Clerk's Office at 1 Civic Plaza. According to the Bernalillo County Clerk's Office, early

(Continued on page 5)

## Land Use Update

René Horvath, Land Use Director

**La Orilla Plaza:** Things are heating up at the Southwest corner of Coors and La Orilla. Since the last newsletter a site development plan was approved without any public hearing. As mentioned in the last newsletter this site is approximately 15 acres where Tierra West has plans to build a 40,000 sq. ft. grocery store with a drive-thru pharmacy, along with some other commercial buildings, and residential on the western end of the site. Alban Hills Neighborhood Association and Taylor Ranch Neighborhood Association both responded that they had strong concerns of having another grocery store in the area especially since Raley's is just down the street and another grocery store is planned at the Andalucia Development just south of Montano. Other concerns included traffic impacts, the drive thru pharmacy at the grocery store, along with the alterations made to La Orilla roadway, and the height of a retainer wall on the north side of the roadway,

The neighborhoods inquired why this was approved without a public hearing, the County staff responded that this site was granted with a special use permit back in 1994, which allowed a grocery store, therefore it only required staff approval. One of the conditions from 1994 was that "

the neighborhood shall be consulted in the development of the site plan." County staff feels that consultation took place. The Neighborhoods do not. The Neighborhoods responded that consultation requires more than just being notified, and then have their concerns ignored.

Meanwhile another newspaper article in the Westside Journal did another story on this development and suggested again that it was a Wal-Mart grocery store. When the Neighborhoods inquire about this, they are told that there are no tenants for the grocery store as of yet. The article also mentioned that there would be a County meeting that residents could attend.

Several of us from Taylor Ranch did attend the County Development Review Authority (CDRA) meeting on August 24. It is a public meeting where County staff did a technical review of the plans. The meeting does not take public testimony, but the public can listen to the comments made by the Board members. CDRA deals with replatting and approving subdivisions.

One of the residents inquired when does the public get a chance to give public testimony? The chairman replied it depends whether it is a major or a minor subdivision when it comes up for subdivision review. A major subdivision allows public testimony, a minor subdivision doesn't. At

(Continued on page 4)

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## West Side Coalition Meeting Report

Walt Sala, Director, WSC

*[Editor's Comment: these are notes from the July 5, 2006, meeting. The editor apologizes for inadvertently omitting them from the August newsletter. No West Side Coalition of Neighborhoods (WSC) meeting was held in August.]*

Joe Valles asked Veronica Garcia, NM Secretary of Education, to file a brief about the "new inequity" that exists in overcrowding of schools because they have not qualified for sufficient help from the state. This is due to the Zuni lawsuit which has challenged previous state methods of funding.

Councilor Michael Cadigan said he believes the Zuni lawsuit does not mean that the state's current funding mechanism is the only way that is legal with regard to urban school districts. Garcia said she will send additional state officials to the next WSC meeting in September to discuss this situation.

The Coalition voted to support a proposed tax increase to benefit school construction on the West Side.

Mayor Chavez spoke briefly about upcoming public transportation initiatives and global warming. He also stated that his job is to grow Albuquerque and the APS job was to build the schools, which they have not done. He also praised school board member Robert Lucero, who is the only West Side member, as most realistic about what's needed on the West Side.

Some the things that I feel should be brought up at the next meeting are:

1. Fixing the appearance of the medians on Golf Course that now look terrible. They could be done like the medians on Paseo del Norte.
2. Building a bridge over the arroyo near the Marie Hughes Elementary School. It is dangerous for kids to be walking through it or else having to walk an extra mile to go around it to get to school.
3. Getting some financial help for the city community centers. Why do we have no-fee day care for kids whose their parents can afford to pay? It's ok to provide free care for those whose income is low, but why subsidize those who should be paying. Most villages and cities that I have knowledge of charge for day care from \$100 to \$300 per week. This would go a long way of getting the necessary funding to provide good quality care for these kids, and take a burden off the centers' staff. (I have been told they no longer can use volunteers, they need more staff).

For more information, contact Walt Sala at 890-7035, [wscn@trna.org](mailto:wscn@trna.org) 

### Mark your Calendars!

- September 19 — School Bond Election (see p.1)
- September 19 — Toastmasters at TRCC (see p. 5)
- September 23—Mariposa Basin Park Clean-up (see p.1)
- September 29-30— Relay for Life (see p. 5)
- October 21 — Fall Flea Market (see p.1)
- December 9— Holiday Luncheon (more next month)



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\* A Comparative Market Analysis is solely for the purpose of determining approximate marketing value, not actual value. If you wish to know the actual value of your home please seek the services of a licensed Appraiser.

*(Land Use, Continued from page 2)*

this meeting the CDRA approved redefining the property lines of this site, which showed three existing lots, changed to two lots. Councilor Cadigan discussed the request after the meeting and said he will do what he could to help.

What concerns us now is that everything that has been approved so far has been approved without a public hearing. We are now in the process of exploring our options, and will keep you posted.

**Volcano Heights:** There have been six public hearings this summer on this plan. The first two were held in June with both the EPC and City Council. The EPC held two public hearings on the plan in July and August. Each time it was deferred. The City Council heard the plan at the last two City Council Meetings. The plan is complex and does cover a lot of territory; 3,532 acres. The Volcano Heights plan is designed to be a sustainable community with a Town Center at the junction of Paseo Del Norte and Unser. The Town Center is a more intensive land use where it combines residential, shopping, and jobs in one area. This does lend itself better to pedestrian and mass transit modes of travel, and improves the job housing balance on the west side. Other areas of the plan are more suburban with village centers while areas west towards the volcanoes are more rural. Open space areas are connected by trails that run along natural arroyos. The plan includes clustering of homes in these areas. It does offer a much bigger variety of housing types than what we usually see here on the west side. Since it is such a complex plan it does take time to figure it out. A lot of concerns brought up at the hearings pertain to issues such as transportation, schools, and preservation issues, which the west-side has been dealing with for many years. The plan's intent is to address those concerns. The property owners don't like the restrictions placed on them, especially in the rural areas.

A planning meeting called a charette was held a year and a half ago. Three different scenarios were presented: the Town Center, the Village Center, and Current Trends. The Town Center scenario was selected by a majority of people who attended the charette. Most of the people who attended the charette were property owners, a few residents from Taylor Ranch also attended, along with people from other areas of Albuquerque. The Town Center scenario proposed 12,000 residential units, with 18,000 - 20,000 jobs. The Current Trend scenario, which is how it would develop without a plan, would also have 12,000 residents but only 2,000 jobs. The Village center scenario offered 8,000 residential units, with only 500 jobs.

The City Council will meet again on **September 6** at 5 pm to see whether it will approve the Town Center Plan.

According to a recent newspaper article, landowners say the Town Center plan, which some of them voted for at the charette, is too restrictive. Extensive amendments have been added to the bill, which is a product of negotiations with the property owners. Councilor Cadigan's response was that some of the restrictions in the plan are warranted and there needs to be a balance between the landowner rights versus Taylor Ranch's rights especially when it comes to drainage. The moratorium has been extended to December 18, or until the plan is approved.

**National Park Service Trails:** On a lighter note, the National Park Service has been holding fieldtrips in different areas of the Monument to get citizens input on what kind of uses should be allowed on a trail system that they are trying to develop. There is much discussion on the level of activity that is appropriate and should be allowed. The discussion includes topics such as pedestrian use, mountain biking, horse back riding, and wheelchair accessibility. Issues such as respect and protection for the natural and cultural resources and sacred areas are discussed. The level of activity has to be balanced with protection of the resources. On these fieldtrips it was obvious how the erosion from recent rains has affected parts of the Monument. During the field trip in Piedras Marcadas Canyon on August 22nd there was obvious severe soil erosion in several spots due to the rains. I was told Boca Negra Canyon also had huge soil erosion problems due to the rain.

Fortunately the Volcano fieldtrip was a different story. The rain has produced an abundance of wildflowers and grasses making it a spectacular event. I encourage everyone to go visit the Volcanoes. It is truly beautiful right now.

The next two upcoming fieldtrips are:

- (1) Tuesday, September 5, 6:30 - 8:00 pm at Santa Fe Village. Meet at the Taylor Ranch Library.
- (2) Saturday, September 9, 9 - 10:30 am at the Rinconada Canyon. Meet at the Trailhead parking lot. For more information call NPS: 899-0205

**Correction:** I want to make a correction in the article I did about the Auto Body Shop. The owner of the Garage called and wanted me to know that the Garage is not affiliated with making any expansion to include an auto body shop. There is instead a separate group of investors, which does include the owner of the Garage, that are looking at a separate tract of land, to possibly build an auto body shop. The auto body shop would not be part of the Garage.

For more information, contact me at 898-2114 or [land@trna.org](mailto:land@trna.org) 

# 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 _____

**Enclose a check made out to TRNA in the amount of:**

Resident:  \$9.00 (Thru Dec 2006)  \$25.00 (Thru Dec 2007)  \$39.00 (Thru Dec 2008)  
 Business:  \$25.00 (Thru Dec 2006)  \$65.00 (Thru Dec 2007)  \$100.00 (Thru Dec 2008)

Our mission is to Promote, Preserve, and Improve the quality of life in Taylor Ranch.

*Please pass this form on to a neighbor!*

**Call Susan at 897-4684 if you have questions or need more information.**

Sept 2006

## TRNA Board of Directors and Other TRNA Contacts

President:	<i>Brett Lopez</i> .....839-4805	president@trna.org
Vice-President:	<i>Don MacCornack</i> ..... 897-1593	vicepresident@trna.org
Secretary:	<i>Ceil van Berkel</i> ..... 899-2738	secretary@trna.org
Treasurer:	<i>Hanna Sorrells</i> ..... 294-7042	treasurer@trna.org
Director/ Zoning, Social:	<i>Brett Lopez</i> ..... 839-4805	zoning@trna.org
Director:	<i>vacant</i>	
Director/Gov Affairs:	<i>Don Newton</i> ..... 898-2185	government@trna.org
Director//Land Use:	<i>René Horvath</i> .....898-2114	land@trna.org
Director/WSC:	<i>Walter Sala</i> : ..... 890-7035	wscn@trna.org
Director/Education:	<i>David Freeman</i> .....899-7681	education@trna.org
Director:	<i>Theresa Hicks</i> .....241-9988	theresanewmexico@comcast.net
Director:	<i>vacant</i>	
Historian:	<i>Fred van Berkel</i> ..... 899-2738	historian@trna.org
Membership Chair:	<i>Susan Sisson</i> ..... 897-4684	membership@trna.org
Web Site:	<i>vacant</i> .....	webmaster@trna.org
Newsletter: editor:	<i>vacant</i> .....	editor@trna.org

(APS Continued from page 1)  
 voting ends Sept. 15.

The APS General Obligation Bond election would raise \$351 million for schools and district facilities over the next five years.

For more information on early or absentee voting, call the County Clerk's Office at 468-1290. For more information on the APS G.O. Bond election visit [www.voteaps.com](http://www.voteaps.com) ®

## Community Service Announcements

**RELAY FOR LIFE:** We are having our Relay For Life on the Westside at Mariposa Basin Park on **September 29-30, 2006**. Please call **505-559-9424** to find out how you can sign your team up today! Teams of people will camp out at Mariposa Basin Park and take turns walking or running around a track or path. Relays are an overnight event, up to 24 hours in length. Relay For Life brings together millions of people to raise much needed funds and awareness of cancer prevention, early detection, treatment, and patient support. Relay brings people together from all walks of life with the common goal of eliminating cancer. No matter who you are, there's a place for you at Relay. **Join us today!** For more information, please contact: Kevin Ledwith, American Cancer Society 505-559-9424 or [kevin.ledwith@cancer.org](mailto:kevin.ledwith@cancer.org)

**TOASTMASTERS FORMING NEW WESTSIDE CLUB:** Toastmasters is expanding to the West Side at the Taylor Ranch Community Center. Meetings will be held on the **1st & 3rd Tuesday of the month, 7 PM to 8:30 PM**. We are forming a new club with demo meetings at this time. Toastmasters are a non-profit learning organization dedicated to not only public speaking but leadership, controlling fears, gaining more self confidence, communicating more effectively, learning how to critique without offending, handling confrontation effectively, speaking on your feet, improving your human relation skills, etc. **Everyone is welcome to attend, without any commitment during these club forming days.** For more information call Dan Stouffer, 771-0691 or Walt Sala, 890-7035 ®

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 22<sup>nd</sup> 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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Relay for Life at Mariposa**

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