



## **Environmental Planning Commission**

**Agenda Number: 3**

**Project #: 2020-003461**

**SI-2020-00052**

**Hearing Date: June 11, 2020**

### **Staff Report**

<b>Agent</b>	Tierra West LLC
<b>Applicant</b>	Mesa View United Methodist Church
<b>Request</b>	<b>Major Amendment to Site Plan –EPC</b>
<b>Legal Description</b>	Tracts 27A-1 and 27A-2 of Taylor Ranch, Redivision of Tract 27A into Tracts 27-A-1 and 27-A-2 of the plat of Tracts 27-A, S-1, S-2, and S-3 Taylor Ranch, situated within Sections 23, 25 and 26 T11N R2E, Block 0000
<b>Location</b>	the northeastern corner of the intersection of Montano Rd. NW and Taylor Ranch Rd. NW/Golf Course Rd. NW (4701 Montano Road NW)
<b>Size</b>	Approximately (≈) 8.1 acres
<b>Zoning</b>	MX-L

### **Staff Recommendation**

**APPROVAL of SI-2020-00052, based on the Findings beginning on p. 16 and subject to the Conditions of Approval beginning on p. 21.**

**Staff Planner**

**Catalina Lehner, AICP-Senior Planner**

### **Summary of Analysis**

The request is for a Major Amendment to the controlling site development plan for an existing church site. The request was not heard at the May EPC hearing to allow time for a facilitated meeting and to re-do notification.

The applicant proposes to create an ≈3.44 acre tract along the subject site's eastern boundary and develop 30 multi-family dwellings, which are a permissive use in the MX-L zone. Accessory buildings for an office, self-storage, and resident services, and a gathering area and a play area, are shown on the site plan.

The applicant notified neighborhood associations and property owners as required and has met with the Taylor Ranch Neighborhood Association. A facilitated meeting was held on May 14, 2020. There is both opposition and support. Primary concerns include notification, crime, traffic, and security. Staff reviewed the proposed site plan using IDO requirements and does not find major conflicts. Staff recommends approval subject to conditions to ensure requirements are met and clarification is provided.





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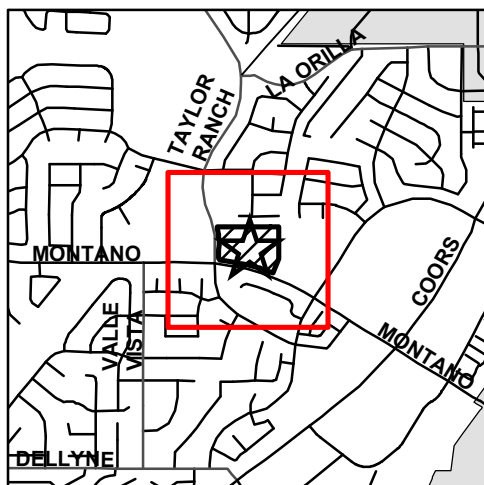
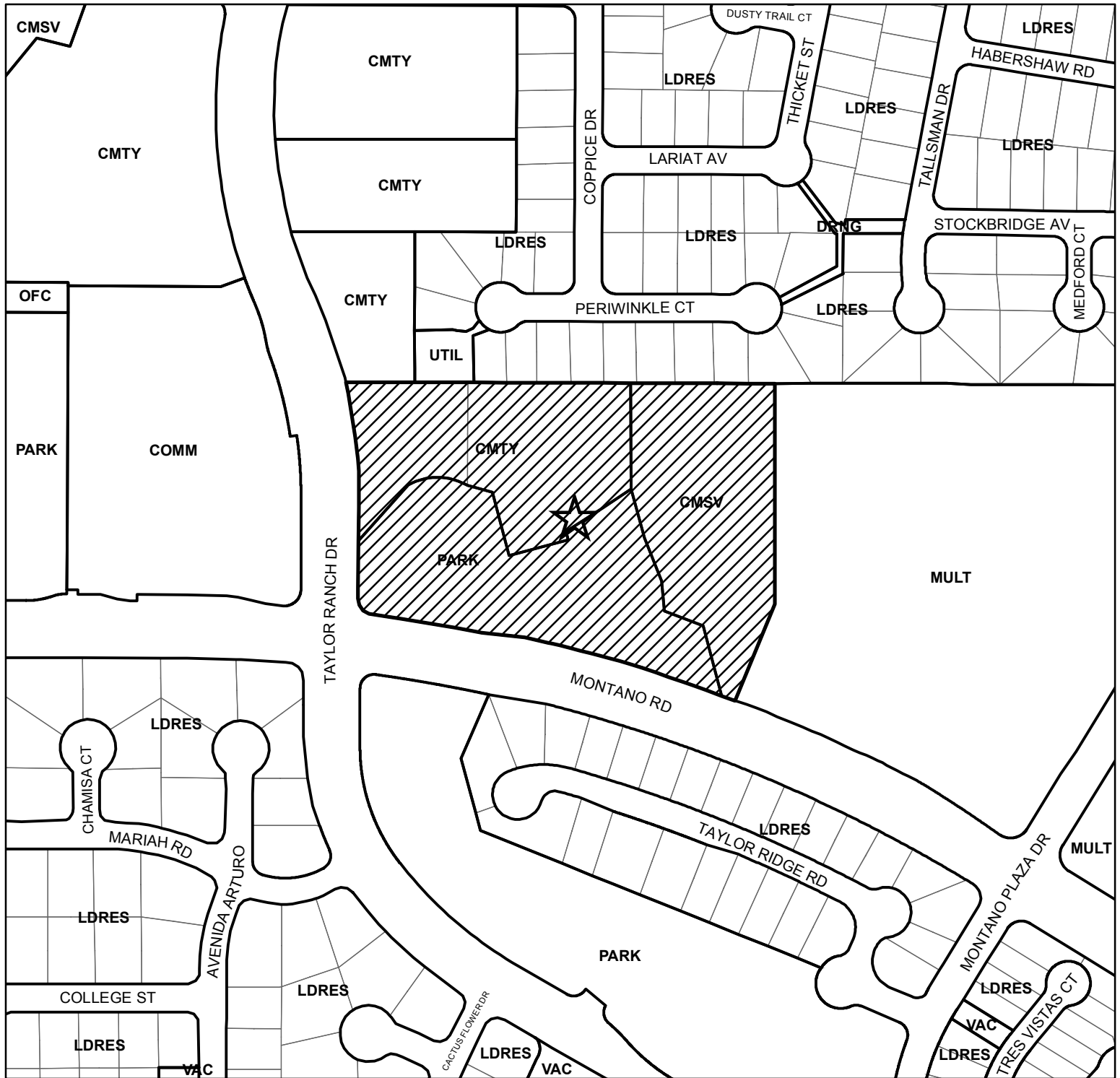
Case Numbers:  
SI-2020-00052

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## LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations	
LDRES   Low-density Residential	APRT   Airport
MULT   Multi-family	TRANS   Transportation
COMM   Commercial Retail	AGRI   Agriculture
CMSG   Commercial Services	PARK   Parks and Open Space
OFC   Office	DRNG   Drainage
IND   Industrial	VAC   Vacant
INSMED   Institutional / Medical	UTIL   Utilities
ED   Educational	CMTY   Community
	KAFB   Kirtland Air Force Base



1 inch = 250 feet

Hearing Date:  
6/11/2020

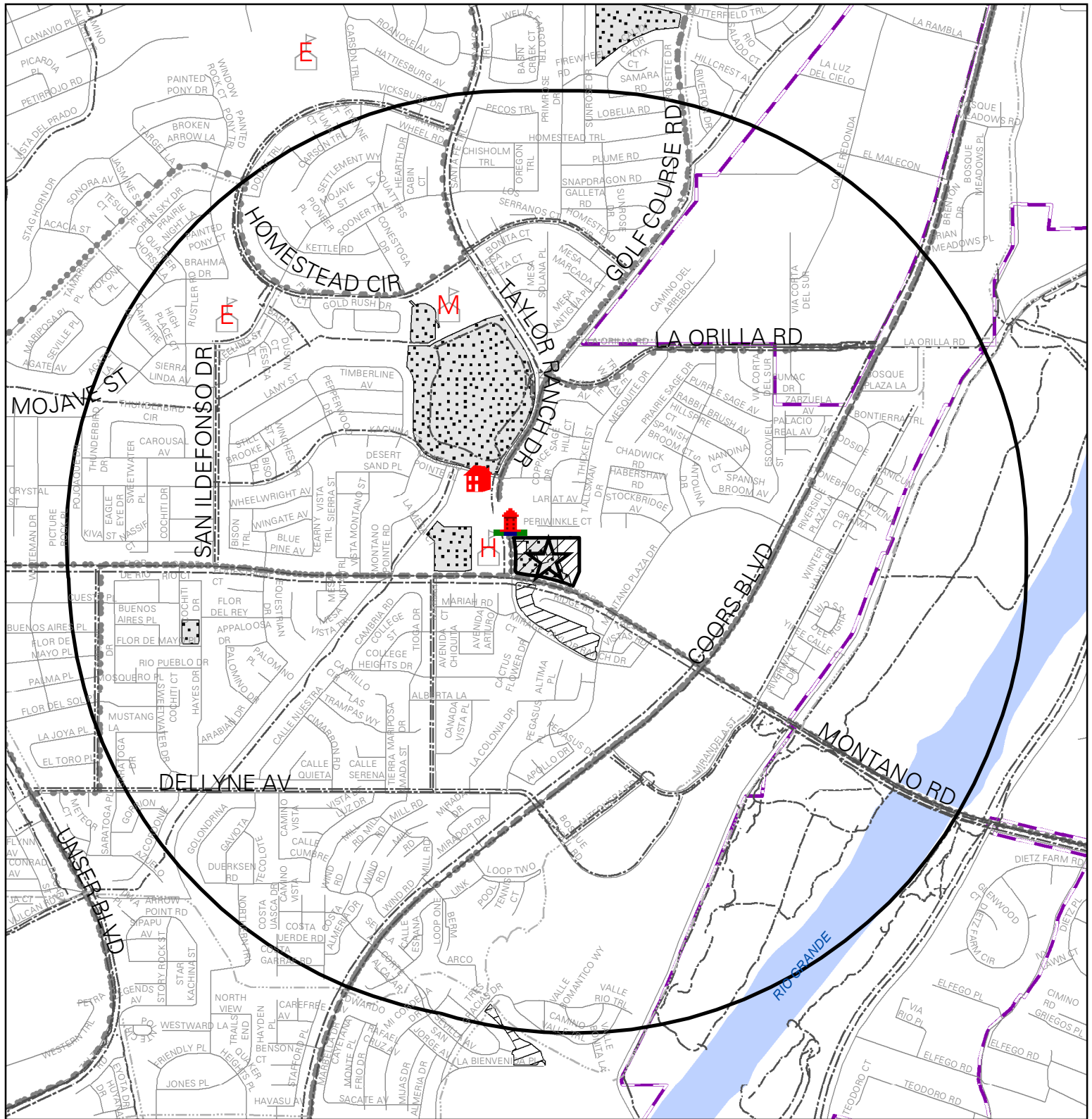
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
















Zone Atlas Page:  
E-11 & E-12





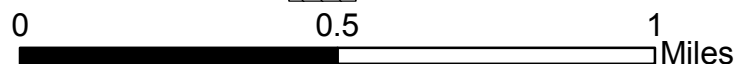


## Public Facilities Map with One-Mile Buffer

- |  |   |  |   |
|--|---|--|---|
|  Community Center     |  Fire        |  Public School            |  Landfill designated by EHD  |
|  Multi-Service Center |  Police      |  Proposed Bike Facilities |  Landfill Buffer (1000-feet) |
|  Senior Center        |  Sheriff     |  ABQ Bike Facilities      |  Developed City Park         |
|  Library              |  Solid Waste |  ABQ Ride Route           |  Undeveloped City Park       |
|  Museum               |   |  Albuquerque City Limits  |  Developed County Park       |
|  |   |  |  Undeveloped County Park     |



Project Number: PR-2020-003461





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## **I. INTRODUCTION**

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	MX-L	Consistency	Church
<b><i>North</i></b>	NR-SU, R-1B	Consistency	Fire station, church with school, Single-family residential
<b><i>South</i></b>	R-1C	Consistency	Montaño Road, then Single-family residential
<b><i>East</i></b>	PD	Change	Multi-family residential
<b><i>West</i></b>	MX-L	Change	Taylor Ranch/Golf Course Rd., then strip mall with dental office, beauty services, retail, fast-food, etc.

### ***Request***

The request is for a Major Amendment to an existing site development plan that the EPC originally approved in 2001. The applicant proposes to develop an approximately 3.44 acre eastern portion of the subject site with 30 multi-family dwelling units and three accessory buildings. Both uses are permissive in the MX-L zone.

The approximately 8.1 acre subject site, occupied by an existing church, is controlled by a site development plan approved prior to adoption of the Integrated Development Ordinance (IDO) (see also History section of this report). Pursuant to IDO Section 14-16-1-10(A), prior approvals remain valid.

Amendment procedures are found in IDO Section 14-16-6-4(Y). Because the request would add more than 10% of the square footage approved on the existing site development plan, it exceeds the thresholds for Minor Amendment in Table 6-4-5 of the IDO. Therefore, the request is for a Major Amendment to the existing, prior-approved site plan. The subdivision action to create the lot line for the approximately 3.44 acre tract would occur later at the Development Review Board (DRB).

### ***EPC Role***

The Environmental Planning Commission (EPC) is hearing this case pursuant to the IDO Section 14-16-6-4(Y), Amendments of Prior Approvals, which addresses applications for amendments to site development plans approved prior to the effective date of the IDO.

The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. In



this case, the EPC approved the existing site development plan for the subject site prior to the effective date of the IDO. Pursuant to IDO Section 14-16-6-4(P), the decision-making body may impose conditions necessary to ensure compliance with the development standards of this IDO via the Site Plan-EPC Review and Decision Criteria of IDO Section 14-16-6-6(H). This is a quasi-judicial matter.

### ***History/Background***

The subject site was part of a larger, approximately 40-acre annexation on the City's Westside in November 1975, which consisted of Tracts 18 and 27 of Taylor Ranch (AX-75-13/Z-75-62 and Ordinance 70-1975). The annexation established approximately 32 acres of O-1 zoning and 8 acres of SU-1 zoning (SU-1 for Planned Residential Development (PRD) and SU-1 for Commercial/Office/Park Development. An office complex and residential uses were envisioned.

Prior to adoption of the IDO in 2018, the subject site was zoned SU-1 for Church and Related Facilities, and Office and Day Care Center (Z-9-102); the subject site would have come through the EPC process and provided a site plan that met minimum requirements as required when requesting a SU-1 zone.

The subject site was subdivided in 1994 to create the two tracts that comprise it now: Tract 27-A-1 and Tract 27-A-2 (DRB-94-151).

The 1990 site development plan was superseded by the site development plan that currently governs the subject site, which received final sign-off from the DRB in November 2001. The site development plan shows the existing church building in the subject site's NW corner, a day care center in its SE corner, and a proposed (at that time) educational building near the middle of the site.

In March 2010, an administrative amendment (AA) was approved to allow LED signage on the monument sign on the corner of the subject site (Project #1000899).

### ***Context***

The approximately 8.1 acre subject site is bounded by Montaña Rd. NW on the south and Taylor Ranch Rd. NW on the east. The subject site is surrounded by mostly residential uses. To the north are the single-family homes of the Prairie Ridge subdivision and Fire Station #18. To the south, across Montaña Rd., are the single-family homes of the Taylor Ridge subdivision and Creighton Park. Abutting the subject site to the east are existing multi-family residential uses—the Del Rio apartments and the Sombra del Oso apartments. West of the subject site is a small strip mall with neighborhood-scale uses such as a dollar store, church, nail salon, hair salon, sandwich shop, dental office, and pizza shop.

### ***Comprehensive Plan Designations***

The subject site is designated an Area of Consistency by the Comprehensive Plan. The subject site is not located in a designated activity center; the Coors Village Activity Center is located on the eastern side of Coors Blvd. and spans from Mirandela Rd. on the southern end to the

northern boundary of the Riverside Plaza Shopping Center.

The Comprehensive Plan designates Montañño Rd. NW and Taylor Ranch Rd. NW/Golf Course Rd. NW as Major Transit Corridors. Major Transit Corridors are anticipated to be served by high-frequency and local transit. The subject site lies just west of CPO-2, Coors, an Overlay Zone, and is not inside its boundaries.

### ***Roadway System***

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), includes existing roadways and future, proposed roadways.

The LRRS map classifies Montañño Rd. NW as a Regional Principal Arterial and Taylor Ranch Rd. NW/ Golf Course Rd. NW as Minor Arterial. Other streets in the area are classified as local roads.

### ***Trails/Bikeways***

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed bicycle and trail facilities. Montañño Rd. NW and Taylor Ranch Rd. NW/ Golf Course Rd. NW both have dedicated bicycle lanes.

### ***Transit***

The subject site is well-served by Transit, though bus riders would have to walk from the Coors Blvd. /Montañño Rd. intersection to reach the subject site. Rout 155-Coors has frequent service along Coors Blvd. Route 790-the Blue Line Rapid Ride, runs from the Westside to UNM. Two commuter routes, with less-frequent service, also stop nearby: Route 157-Montañño/Uptown/Kirtland and Route 96-Crosstown Commuter. Note: transit schedules are operating less frequently at this time due to the COVID-19 situation

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map (see attachment), which shows public facilities and community services within one mile of the subject site.

## ***II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES***

### ***Integrated Development Ordinance (IDO)***

#### ***Definitions***

Accessory Building: A building detached from and, except in the case of agricultural support buildings like barns in the R-A zone district, smaller than the primary building on the same lot. The use of an accessory building shall be subordinate and customarily incidental to the primary use of the lot. See also *Building*.



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Area of Consistency: An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

Dwelling, Multi-Family (see Dwelling Definitions): A building, located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. See also *Development, Multi-family*.

Dwelling, Townhouse (see Dwelling Definitions): A group of 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not. See also *Development, Low-density Residential*.

Low-density Residential Development (see Development Definitions): Properties with residential development of any allowable land use in the Household Living category in **Error! Reference source not found.** other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of this IDO.

Multi-family Residential Development (see Development Definitions): Residential development of multi-family dwellings or uses from the Group Living category (except small community residential facilities) in zone districts as allowed per **Error! Reference source not found.** Properties that include both multi-family dwellings and low-density residential development are considered multi-family development for the purposes of this IDO. Properties with other uses accessory to residential primary uses allowed per **Error! Reference source not found.** are still considered multi-family development for the purposes of this IDO.

### ***Zoning***

The subject site is zoned MX-L [Mixed-Use Low Intensity Zone District, IDO 14-16-2-4(B)], a zoning designation received upon adoption of the IDO in May 2018. The subject site was formerly zoned SU-1 for Church and Related Facilities, Office, and Day Care, which was a special use zone commonly used for churches and the related facilities found on church sites.

The MX-L zone district most closely matches the scale of the uses already entitled on the subject site. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, and/or residential uses, primarily at the corners of collector intersections. Primary land uses are non-destination retail and commercial uses, townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area. Allowable uses are listed in Table 4-2 of the IDO (p. 130).

In terms of residential uses, live-work, multi-family, and townhouse are permissive in the MX-L zone. The proposed dwelling units are a permissive use; the buildings for support services are

permissive, accessory buildings and are subordinate to the primary use. Religious institution is also a permissive use. Other common uses in the MX-L zone are restaurant, hotel, car wash, and bank, for example.

The site plan shows 30 proposed dwellings in groups of 3, 4, or 5. Each group of dwelling units is divided from each other by vertical common walls, and each has a separate entrance at ground level leading directly outdoors. Therefore, the proposed dwellings are consistent with the definition of Dwelling, Townhouse. For the purposes of this IDO, Dwelling, Townhouse is considered a type of low-density residential development. See also the definition of Low-density residential development.

Though they meet the definition, the proposed dwellings in groups larger than three cannot technically be called townhouses. The Use-specific standards (USS) for Dwelling, Townhouse in IDO 14-16-4-3(B)(5)(c) state that, if a site abuts land zoned R-A or R-1, no group of dwellings can exceed 3 units. The subdivision to the north is zoned R-1B, and 21 of the dwellings are in groups of 4 and 5 each, so they cannot be called townhouses. The next available category is Dwelling, Multi-Family, which will be used to describe the dwelling units in the proposed development.

#### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

The 2017 Albuquerque/Bernalillo County Comprehensive Plan contains overarching Guiding Principles, Goals, and Policies that embody a vision for development and service provision in the City and County.

The subject site is located in an area that the Comprehensive Plan has designated an Area of Consistency. Areas of Consistency are generally protected by policies that limit and mitigate impacts of new development and re-development, which should be compatible in scale and character with the surrounding area (Comprehensive Plan, p. 5-23).

Applicable Goals and policies are listed below, followed by Staff analysis ***bold italic*** text. Please note that, pursuant to IDO 14-16-6-6(H)(a), the purpose of policy analysis of a site plan is to determine if the proposed site plan is consistent with the Comprehensive Plan.

#### ***Chapter 4: Community Identity***

Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

***The request would facilitate development of a portion of the subject site, along a Major Transit Corridor where development is generally intended. The proposed development of single-story dwellings is consistent with the scale and location of other residential development to the north and south. The request would contribute to the area's mix of uses by adding another type of housing to the existing single-family homes and apartments. The building design includes architectural elements of Territorial style, which contributes to the character of Taylor Ranch. Also, the site plan is subject to IDO requirements that also***



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*protect the identity and cohesiveness of adjacent and nearby neighborhoods: Neighborhood Edges (14-16-5-9), buffer landscaping (14-16-5-6-(E)), mixed-use zone dimensional standards (Table 5-1-2), and building design standards (14-16-4-11). The request is consistent with Policy 4.1.2- Identity and Design.*

*Chapter 5: Land Use*

Policy 5.1.10-Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

*The request would facilitate development of a residential use along a designated Major Transit corridor, which would enable future residents to live in close proximity to transit service, thereby fostering use of the corridor. However, the proposed development is not as pedestrian-oriented or friendly as it could be; additional pedestrian access and connections would be beneficial. The request partially furthers Policy 5.1.10-Major Transit Corridors. However, with incorporation of relevant conditions into the site design, the request will be consistent with Policy 5.1.10.*

Goal 5.2-Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

*The request would facilitate development of a multi-family residential use that would generally foster a sense of community. The subject site is located in an area characterized by a variety of land uses and along a Major Transit corridor, so opportunities for residents to live, work, learn, shop, and play are available. The request is generally consistent with Goal 5.2-Complete Communities.*

Policy 5.2.1-Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

*The request would contribute to creating a healthy, sustainable, and distinct community with a mix of uses because it would introduce another type of housing to an area that has single-family homes and multi-family apartment complexes.*

*The subject site's location along a Major Transit Corridor could help promote transit, walking, and bicycling, which are healthier and more sustainable transportation options than single-occupancy vehicles. The mix of uses near the Coors Blvd./Montaño Rd. intersection, which includes residential, commercial and service uses, is a distinct part of this community: residents would benefit from relatively convenient access to it and could help contribute to the area by living nearby and shopping there. The request is consistent with Policy 5.2.1-Land Uses.*

Goal 5.3-Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

*The request would facilitate development of a portion of a site already served by existing infrastructure and public facilities, thereby maximizing the utility of both and using land in*

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*an efficient manner. Using infrastructure and land in this way generally supports the public good because it is more efficient than adding infrastructure and/or developing land on the urban fringe. The request is consistent with Goal 5.3-Efficient Development Patterns.*

Policy 5.3.1- Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

*The subject site is located in an urban area that is already developed and has existing infrastructure and public facilities. The request would result in additional growth in such an area. Therefore, the request is consistent with Policy 5.3.1-Infill Development.*

Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

*The subject site is located in an Area of Consistency, where growth is intended to reinforce the character and intensity of the surrounding area. The proposed development would accomplish this by being single-story, relatively low density (multi-story apartments are nearby), and architecturally compatible with the area. The request is generally consistent with Goal 5.6- City Development Areas.*

Policy 5.6.3-Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

*The request would facilitate development of residential dwellings along a Major Transit Corridor. Development in Areas of Consistency is intended to be compatible with surrounding uses in terms of scale, location, and character of design (see also Policy 4.1.2) in order to protect and enhance the character of existing single-family neighborhoods. The request would also be subject to IDO regulations, such as neighborhood edges, which provide enhanced buffering as a protection between the MX-L zoned subject site and the R-1B zoned homes to the north. The request is generally consistent with Policy 5.6.3-Areas of Consistency.*

#### Chapter 7: Urban Design

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

*The request would provide a system of pathways internal to the proposed development, which would provide walkability between the dwellings, amenities, and accessory buildings. However, connections to facilitate walkability from the subject site to the largely auto-oriented context outside of it could be improved. The request is partially consistent with Goal 7.2 Pedestrian-Accessible Design. However, if relevant conditions of approval are incorporated into the site design, the request will be consistent with Goal 7.2*

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

*The proposed internal pathways would help ensure convenient and comfortable walking*

*within the subject site. However, there is only one pedestrian entrance from Montañño Rd. to access the subject site and the internal pathways. The request is partially is consistent with Policy 7.2.1-Walkability. However, if relevant conditions of approval are incorporated into the site design, the request will be consistent with Policy 7.2.1.*

#### *Chapter 9: Housing*

Policy 9.1.1- Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

*The request would facilitate development of lower-density multi-family dwellings, which would increase the variety of housing types and improve housing options in the area. The housing would be available for lower-income residents and a variety of residents and households. The request is generally consistent with Policy 9.1.1-Housing Options.*

Policy 9.1.2- Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.

*The request would provide high-quality and affordable housing. The IDO building design requirements apply to ensure quality. The dwellings would be affordable and contribute to the mixed-income neighborhood in the area, which is characterized by apartments and single-family homes. The request is consistent with Policy 9.1.2-Affordability. The request furthers Policy 9.1.2-Affordability.*

Goal 9.5-Vulnerable Populations: Expand capacity to provide quality housing and services to vulnerable populations.

*The request would facilitate a development that could expand capacity to provide quality housing and services to vulnerable populations. The request is consistent with Goal 9.5-Vulnerable Populations.*

#### *Site Plan-EPC Review & Decision Criteria*

IDO Section 14-16-6-6(H)(3) states that any application for a Site Plan-EPC, including a Major Amendment, will be approved if it meets all of the following criteria:

6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

*As demonstrated by the policy analysis of the site plan (see above), the request is consistent with applicable Comprehensive Plan Goals and policies.*

6-6(H)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

*Not applicable. The controlling site plan (2001) does not contain any conditions or special regulations, such as design standards.*



- 6-6(H)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

***With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM).***

- 6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

***The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.***

- 6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

***The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.***

### **III. SITE PLAN MAJOR AMENDMENT**

#### ***Request***

The request is for a Major Amendment of an existing site development plan, which was approved prior to the effective date of the IDO (May 17, 2018). Pursuant to IDO Section 1-10(A), prior approvals remain valid. The request exceeds one of the thresholds for a minor amendment in Table 6-4-5, so it cannot be classified as a Minor Amendment (which Staff can approve). Because the request is for more than a 10% increase in approved, gross square footage, a Major Amendment is required.

The request consists of the following major changes/additions to the existing, governing site development plan:

1. Townhouses- 30,240 square feet (sf), 30 dwellings
2. Three new accessory buildings- 10,680 sf
3. A new parking area
4. A gathering area and a play area

The proposed site plan is required to comply with all applicable provisions of the IDO, the DPM, other adopted City regulations, and any other terms and conditions specific to the subject site in a prior approval. Regarding any instances of non-compliance or lack of clarity, Staff has crafted conditions of approval to address them. Rather than describe what's shown on the proposed site plan (see attachment), the following analysis focuses on applicable requirements.

***Site Plan Layout/Configuration***

The proposed townhouses are arranged in groups of three and four, and one group of five. The Proposed, new accessory buildings (three total) are near the existing accessory building closer to Montañó Rd. Open areas and internal pedestrian pathways are also proposed.

*Section 5-1 Dimensional Standards:* The subject site is zoned MX-L. Table 5-1-2, Mixed-Use Zone District Dimensional Standards, contains setback requirements. Front minimum and side minimum setbacks are 5 feet and 0 feet respectively. Rear maximum setback is 15 feet. The request complies.

Note: Section 5-2, Site Design and Sensitive Lands, does not apply to the subject site.

***Vehicular Access, Circulation, and Parking***

Montañó Rd. NW runs east-west past the subject site. Taylor Ranch Rd. NW, which becomes Golf Course Rd. NW, bounds the subject site's western side and runs south-north. A vehicular entrance is proposed at the development's southwestern corner.

*5-3 Access and Connectivity:* Access and Connectivity regulations are largely controlled by the Development Process Manual (DPM) and administered by the Development Review Board (DRB). All driveways and access points shall be constructed to meet DPM standards. Staff recommends a condition that the Site Plan be reviewed and approved by the Development Review Board subsequent to EPC approval.

*5-5 Parking and Loading:* Parking calculations are shown on the first sheet of the Site Plan (C-1). Required parking was calculated using the rate for Dwelling, Multi-Family, which is 1.5 spaces/DU. 45 spaces are required. 26 are shown on the approximately 3.44 acre site. 19 additional spaces (to get 45 total) are provided near the smaller site's NW corner and are available via a shared parking agreement.

Accessible (handicap, HC) parking totals are included within the required parking total. Two HC spaces are required and two are provided. Motorcycle parking is not required for residential uses. Bicycle parking (Section 5-5(E)) is required at the rate of 10% of required parking, which rounds up to 5 required spaces. Four bike racks are proposed; the detail shows they have two spaces each, for a total of 6 bicycle spaces provided.

***Pedestrian, Bicycle, and Transit Access***

The subject site is located along a Major Transit Corridor. Transit service is available to serve future residents; there is a bus stop across the street from the apartments. Most Transit runs along Coors Blvd., but the walk from the subject site is a bit long (and uphill if walking westward). A pedestrian entrance near the project site's SE corner, in addition to the one on the

western side, would make walking more convenient. There is a grade along Montaña Rd. to the subject site, but stairs might be a possibility. Staff recommends a condition of approval to improve pedestrian connectivity to abutting Major Transit Corridors (Montaña Rd and Golf Course Rd).

Internal walkways are proposed to connect the dwellings and accessory buildings. They are 5 feet wide, except for the sidewalk along the western side of the project boundary. Two crosswalks are proposed to access the parking areas. The crosswalks are striped with thermoplastic, but do not comply with 5-3-(D)(3)(C), which requires that crosswalks use materials to alert motorists.

### ***Walls and Security***

A retaining wall is proposed along a portion of the smaller site's northern side. It is unclear from the side-facing wall detail if the wall complies with the wall design requirements in 14-16-5-7(E). A wall exists along the eastern boundary of the project site. Several dwellings will back up to this wall except for the approximately 10 foot setback area between the wall and the dwellings. Lighting in the area may be helpful.

### ***Lighting***

Light poles are not clearly shown. The legend mentions "street light", but two symbols are used. A light pole detail is needed, which specifies finish, color, and height, to evaluate for compliance. Maximum light pole height in mixed-use zone districts is 20 feet pursuant to IDO 14-16-5-8(D)(7).

### ***Landscaping***

A variety of evergreen and deciduous trees and shrubs is proposed, including street trees along Montaña Rd. and a small turf area. Existing trees are intended to be preserved; however, they will need to be placed on the irrigation system because they haven't been cared for in this portion of the subject site.

Pursuant to Section 14-16-5-9, Neighborhood Edges, the subject site is a regulated lot because it is an MX zone. The lots to the north, zoned R-1B, are protected lots. Special buffering landscaping is required of regulated lots; Section 5-9 refers to Section 5-6, landscaping.

*Edge Buffer Landscaping:* Table 5-6-3 lists edge buffer requirements. For multi-family development next to R-1 zoned lots, a minimum 15-foot landscape buffer area is required. The 15 foot buffer is shown on Sheet C-1, though it's shown as 18 feet on the landscaping plan. The buffer area contains two types of pine trees (Afghan and Pinon).

*General Landscaping Requirements:* It appears that the landscaping calculations need to be re-done: building area is listed as 40,920 sf on Sheet C-1 and as 38,329. The numbers will vary a bit when the 40,920 figure is used. Pursuant to 14-16-4-3(B)(7)(a)(1), one tree for each ground floor dwelling unit is required, so that's 30 trees. But the landscape plan lists 47 required. A note indicates that landscape beds are to be depressed below grade, but curb notches and a curb notch detail need to be provided.



Shade trees need to be provided along required pedestrian walkways, such as the sidewalk running south-north along the project's western boundary. An on-site pedestrian walkway that connects to the sidewalk is required pursuant to IDO Section 14-16-5-3(D)(3)(b)(2)(a). The pear trees shown along a portion of the walkway are not canopy-forming trees and should be replaced. Additional trees are needed along other parts of the required walkway.

Parking lot trees are required at the rate of 1 tree for every 10 required parking spaces. 45 parking spaces are required, so that's 4.5 (round up to 5) trees required.

#### ***Elevations/Architecture***

Section 14-16-5-11(E) contains standards for development in mixed-use districts that apply to multi-family development. The proposed dwelling units appear to have elements of New Mexico architecture, but it's unclear. Building and roofing finishes and materials need to be specified. Color and material of trim also needs to be specified. The units shown need to be labeled "typical" since other units will be of the same type.

Elevations for the three, new accessory buildings were not included, but should have been in order for Staff to review them. The design of the new accessory buildings should be compatible with the design of the dwelling units. Colors, materials, and finishes should be specified.

#### ***Signage***

No signage is proposed.

#### ***Grading & Drainage Plan***

The grading and drainage plan shows the grade change on the project site, approximately 12 feet from north to south (5,116 to 5,104 feet). Curb notches for water harvesting need to be shown and match those shown on the landscaping plan.

#### ***Utility Plan***

Utilities (water lines and sewer lines) will run into the project site from Montañó Rd. NW. A fire hydrant is at the site's far SE corner.

### ***IV. AGENCY & NEIGHBORHOOD CONCERNS***

#### ***Reviewing Agencies***

Long Range Planning Staff point out that the proposed multi-family use is allowed in the MX-L zone district, but the site could be developed with any use allowed in MX-L.

Albuquerque Public Schools (APS) staff notes that residential development at this location will have impacts to Chamiza Elementary School, LBJ Middle School, and Volcano Vista High School. At present, enrollment at Volcano Vista High School is approaching capacity and development will be a strain on the school.

Transportation Development Staff, the Water Utility Authority, the Transit Department, and PNM also commented. Agency comments begin on p. 29 of this report.

***Neighborhood/Public***

Notification requirements are found in 14-16-6, in the Procedures Table 6-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations are the Taylor Ranch Neighborhood Association (NA) and the Westside Coalition of Neighborhoods, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site's boundaries as required.

Neighbors living on Periwinkle Court, north of the subject site, are opposed to the proposed project. They are concerned that it would bring an increase in homeless people, crime, and violence to the area. They would rather the project locate downtown and "not in my back yard" (NIMBY). Some neighbors expressed concern that they were not notified. Staff requested that the applicant re-notify property owners to ensure that nobody required to be notified was missed (see attachments).

Other people have voiced support for the proposed project, because it would facilitate development of a program that has proven successful in helping vulnerable populations (mostly moms and children) avoid homelessness and become productive members of society.

A facilitated meeting was held on May 14, 2020 using the online meeting platform GoToMeeting. Detailed notes are included in the Facilitated Meeting Report (see attachment). Topics generating the most concern were potential for decreased property values, increased crime, and lack of security.

Staff has received several letters of opposition and several letters of support (see attachments). The letters are included as attachments to the Staff report and are in alphabetical order. Generally, comments received address the potential program that may occur on the site and not the applicable IDO Development Standards that are the criteria for review of this application.

**V. CONCLUSION**

The request is for a Major Amendment to an existing site development plan that was originally approved by the EPC. The applicant proposes to develop an approximately 3.44 acre eastern portion of the subject site with 30 dwelling units and support service buildings. The subject site is zoned MX-L. Multi-family residential is a permissive use in this zone district.

The Taylor Ranch Neighborhood Association and the Westside Coalition were notified as required. Property owners within 100 feet of the subject site were also notified, as required. A facilitated meeting was held on May 14, 2020. Neighbors who live north of the subject site oppose the request and are concerned about crime, property values, and security. Others support the request because it would facilitate development of what they believe is a solid and successful program. The EPC has the authority to review the Site Plan – EPC application for conformance to applicable IDO development standards; the EPC is not reviewing any future program or any private rental agreements between a landlord and tenants.

The subject site is along a Major Transit Corridor; it is not in a designated activity center. The request generally furthers applicable Comprehensive Plan policies regarding Community Identity, Land Use, and Housing.

Not finding any conflicts with IDO or other regulations, Staff recommends approval. Conditions of Approval are needed to improve compliance in a few areas and to provide clarification.

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***FINDINGS –SI-2020-00052, June 11, 2020-Site Plan-EPC, Major Amendment***

1. The request is for a Major Amendment of a Prior Approval of a Site Development Plan for a property described as Tracts 27A-1 and 27A-2 of Taylor Ranch, Redivision of Tract 27A into Tracts 27-A-1 and 27-A-2 of the plat of Tracts 27-A, S-1, S-2, and S-3 Taylor Ranch, situated within Sections 23, 25 and 26 T11N R2E, Block 0000, located at the northeastern corner of the intersection of Montaño Rd. NW and Taylor Ranch Rd. NW/Golf Course Rd. NW (4701 Montaño Road NW), approximately 8.1 acres.
2. The subject site is zoned MX-L (Mixed-Use Low Intensity Zone District). Primary land uses are non-destination retail and commercial uses, townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area. The proposed dwelling units are a permissive use; the buildings for support services are permissive, accessory buildings and are subordinate to the primary use. Religious institution is also a permissive use.
3. The EPC has the authority to review the Site Plan – EPC application for conformance to applicable IDO development standards; the EPC is not reviewing any future program or any private rental agreements between a landlord and tenants.
4. The applicant proposes to develop an approximately 3.44 acre eastern portion of the subject site with thirty dwelling units and support service buildings.
5. The request consists of the following major changes/additions to the existing, governing site development plan: Townhouses- 30,240 square feet (sf) for 30 dwellings; three new accessory buildings- 10,680 sf; a new parking area; and a gathering area and a play area.
6. The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to IDO Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. The EPC approved the controlling site development plan prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO.
7. The subject site is located in an Area of Consistency and along two Major Transit Corridors, Montaño Rd. NW and Taylor Ranch Rd. NW, as designated by the Comprehensive Plan.
8. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.



9. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(H)(3) as follows:

A. 6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.  
As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Plan Goals and policies.

B. 6-6(H)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

Not applicable. The controlling site plan (2001) does not contain any conditions or special regulations, such as design standards.

C. 6-6(H)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM).

D. 6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.

E. 6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.

10. The request is consistent with the following Comprehensive Plan policy from Chapter 4: Community Identity:

Policy 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would facilitate development of a portion of the subject site, along a Major Transit Corridor where development is generally intended. The proposed development of single-story dwellings is consistent with the scale and location of other residential development to the north and south. The request would contribute to the area's mix of uses by adding another type of housing to the existing single-family homes and apartments. The building design includes architectural elements of Territorial style, which contributes to the character of Taylor Ranch. Also, the site plan is subject to IDO requirements that also protect the identity and cohesiveness of adjacent and nearby neighborhoods: Neighborhood Edges (14-16-5-9), buffer landscaping (14-16-5-6-(E)), mixed-use zone dimensional standards (Table 5-1-2), and building design standards (14-16-4-11).

11. The request is consistent with the following Comprehensive Plan Goal and policy from Chapter 5: Land Use, regarding complete communities:

- A. Goal 5.2-Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request would facilitate development of a multi-family residential use that would generally foster a sense of community. The subject site is located in an area characterized by a variety of land uses and along a Major Transit corridor, so opportunities for residents to live, work, learn, shop, and play are available.

- B. Policy 5.2.1-Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to creating a healthy, sustainable, and distinct community with a mix of uses because it would introduce another type of housing to an area that has single-family homes and multi-family apartment complexes.

The subject site's location along a Major Transit Corridor could help promote transit, walking, and bicycling, which are healthier and more sustainable transportation options than single-occupancy vehicles. The mix of uses near the Coors Blvd./Montaño Rd. intersection, which includes residential, commercial and service uses, is a distinct part of this community: residents would benefit from relatively convenient access to it and could help contribute to the area by living nearby and shopping there.

12. The request is consistent with the following Comprehensive Plan Goal and policy pair from Chapter 5: Land Use, regarding development patterns:

- A. Goal 5.3-Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would facilitate development of a portion of a site already served by existing infrastructure and public facilities, thereby maximizing the utility of both and using land in an efficient manner. Using infrastructure and land in this way generally supports the public

good because it is more efficient than adding infrastructure and/or developing land on the urban fringe.

- B. Policy 5.3.1- Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is located in an urban area that is already developed and has existing infrastructure and public facilities. The request would result in additional growth in such an area.

13. The request is consistent with the following Comprehensive Plan Goal and policy pair from Chapter 5: Land Use, regarding development areas:

- A. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is located in an Area of Consistency, where growth is intended to reinforce the character and intensity of the surrounding area. The proposed development would accomplish this by being single-story, relatively low density (multi-story apartments are nearby), and architecturally compatible with the area.

- B. Policy 5.6.3-Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request would facilitate development of residential dwellings along a Major Transit Corridor. Development in Areas of Consistency is intended to be compatible with surrounding uses in terms of scale, location, and character of design (see also Policy 4.1.2) in order to protect and enhance the character of existing single-family neighborhoods. The request would also be subject to IDO regulations, such as neighborhood edges, which provide enhanced buffering as a protection between the MX-L zoned subject site and the R-1B zoned homes to the north.

14. The request is consistent with the following Comprehensive Plan Goal and policies in Chapter 9: Housing:

- A. Goal 9.5-Vulnerable Populations: Expand capacity to provide quality housing and services to vulnerable populations.

The request could facilitate a development that would expand capacity to provide quality housing and services to vulnerable populations.

- B. Policy 9.1-1- Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The request would facilitate development of lower-density multi-family dwellings, which would increase the variety of housing types and improve housing options in the area. The

housing would be available for lower-income residents and a variety of residents and households.

- B. Policy 9.1.2- Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.

The request would provide high-quality and affordable housing. The IDO building design requirements apply to ensure quality. The dwellings would be affordable and contribute to the mixed-income neighborhood in the area, which is characterized by apartments and single-family homes.

15. As proposed, the request is partially consistent with the following Goal and policies regarding pedestrian-oriented development:

- A. Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

The request would provide a system of pathways internal to the proposed development, which would provide walkability between the dwellings, amenities, and accessory buildings. However, connections to facilitate walkability from the subject site to the largely auto-oriented context outside of it could be improved.

- B. Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

The proposed internal pathways would help ensure convenient and comfortable walking within the subject site. However, there is only one pedestrian entrance from Montañó Rd. to access the subject site and the internal pathways.

- C. Policy 5.1.10-Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

The request would facilitate development of a residential use along a designated Major Transit corridor, which would enable future residents to live in close proximity to transit service, thereby fostering use of the corridor. However, the proposed development is not as pedestrian-oriented or friendly as it could be; additional pedestrian access and connections would be beneficial.

With the incorporation of relevant conditions of approval into the site design, the request will be consistent with Goal 7.2 Pedestrian-Accessible Design, Policy 7.2.1 Walkability, and Policy 5.1.10-Major Transit Corridors.

16. Conditions of approval are needed to ensure that applicable IDO regulations are met and to provide clarification.

17. The affected, registered neighborhood organizations are the Taylor Ranch Neighborhood



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Association (NA) and the Westside Coalition of Neighborhoods, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site's boundaries as required.

18. Neighbors living on Periwinkle Court, north of the subject site, are opposed to the request. They are concerned that homeless people, crime, and violence in the area would increase and want the future project to locate downtown. Some neighbors expressed concern that they were not notified. Staff requested that the applicant re-notify property owners to ensure that nobody required to be notified was missed.
19. Other people have expressed support for the request because it would facilitate future development of a program that has proven successful in helping vulnerable populations (parents and children) avoid homelessness and become productive members of society.
- 20.A facilitated meeting was held on May 14, 2020 using the online meeting platform GoToMeeting. Topics generating the most concern from those opposed were the potential for decreased property values, increased crime, and lack of security. The applicant responded to questions about the proposed multi-family use and potential program associated with it.
21. Staff has received several letters of opposition and several letters of support. Generally, comments received address the potential program that may occur on the site and not the applicable IDO Development Standards and the Site Plan – EPC Review and Decision Criteria that are the basis for review of this application.

***RECOMMENDATION - SI-2020-00052, June 11, 2020***

**APPROVAL of Project #2020-003461, Case #SI-2020-00052, a Major Amendment to an existing site development plan, for an approximately 8.1 acre site, located at the northeastern corner of the intersection of Montañño Rd. NW and Taylor Ranch Rd. NW/Golf Course Rd. NW (4701 Montañño Road NW), zoned MX-L, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – SI-2020-00052, June 11, 2020***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.  
  
A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
3. Parking:
  - A. The motorcycle parking calculations shall be deleted if MC parking is not being provided [Note: it is not required pursuant to IDO Section 14-16-5-5(D).
  - B. Clarify if the bicycle parking provides 4 spaces or 2 spaces each.
4. Pedestrian Access: The applicant shall provide better pedestrian access from the dwelling units to sidewalks and transit stops along both Golf Course and Montano Roads in the form of walkways with trees and/or shading that meet the applicable IDO standards of Sections 14-16-5-3 and 14-16-5-6.
5. Open Space: The Open Space calculations shall be revised and totals corrected to incorporate the rate of 250 sf/2 bedroom unit pursuant to IDO Section 14-16-2-4(B)(2), the MX-L zone.
6. Landscaping Requirements:
  - A. Shade trees shall be provided along required pedestrian walkway [IDO Section 14-16-5-3(D)(3)(b)(2)(a)] along the project site's western boundary. An on-site pedestrian walkway that connects to the sidewalk is required pursuant to.
  - B. At least 10% of the parking lot area shall be landscaped [IDO Section 14-16-5-3(F)(2)(a)].
  - C. Parking lot trees shall be provided at the rate of 1 tree per 10 parking spaces. With 45 required spaces, 5 trees shall be provided. [IDO Section 5-6(F)(2)(c)(1)].
  - D. Clarify and ensure that 1 tree per dwelling unit (30 trees total for the DUs) is provided pursuant to the Use Specific Standards for multi-family development [IDO Section 4-3-(B)(7)].
7. Landscaping Details:
  - A. Curb notches shall be labeled and match locations on the grading and drainage plan(s).
  - B. A curb notch detail shall be provided.
  - C. The northern landscape buffer width shall be labeled consistent with the width shown on Sheet C-1.
  - D. Specify if the boundary along the project's western side is a wall or edging.
8. Walls:
  - A. The proposed, new retaining wall shall comply with the wall design requirements in IDO Section 14-16-5-7(E).

- B. A front-facing wall detail shall be provided.
- C. The refuse enclosure detail shall specify materials, colors, and finish.

9. Lighting:

- A. A light pole detail indicating height, color, and finish shall be provided [IDO Section 14-16- 5-8-(D)(7)].
- B. Light pole locations shall be shown and a consistent symbol used.

10. Elevations:

- A. Elevations for the accessory buildings (1, 2, and 3) shall be provided and provide necessary details such as dimensions, colors, and finishes.
- B. The materials and finishes of the buildings, roofing, framing, and trim, shall be specified.
- C. The word “typical” shall be added to the labels for Unit 6 and Unit 9.

11. Grading and Drainage Plan: Curb notches shall be shown in the same locations as on the landscaping plan.

12. Clarification:

- A. The legal description shall include Tract 27A-1.
- B. The subject site’s zoning shall be listed.
- C. Revise the sheet index.

13. CONDITIONS FROM THE CITY ENGINEER/TRANSPORTATION:

- A. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
- B. Platting action is required through DRB for proposed lot lines and access easement.

The following comments need to be addressed prior to DRB:

- C. Fire Marshall approval of the site plan is required.
- D. Provide details for bollards at Montañó Road and landscape pavers. Coordinate with Fire Marshall.
- E. Top plan view appears to incorrectly show the access to Golf Course Road where this section of road to the west is shown as “Taylor Ranch Drive”.
- F. In general, a 6-foot connection in lieu of a 5-foot connection is required to tie into Montañó Road from main building entrance and from main building entrance to the handicapped spots. However, for an MX zone, follow IDO requirements for sizing of walkways based upon square footage of buildings.

- G. Provide shared access agreement as stated on EPC site plan.
- H. Provide separate plan sheet showing overall connection to Taylor Ranch Road. Call out new paved surfaces.
- I. Provide motorcycle and bike rack requirements. Provide details for these as necessary.

**14. CONDITION FROM THE ABCWUA:**

As a condition of approval request an availability statement at the link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)  
Requests shall include a City Fire Marshal approved Fire 1 Plan, zone map showing the site location, and a Utility Plan (showing the domestic water, sanitary sewer, and proposed fire protection).

**15. CONDITION FROM THE SOLID WASTE MANAGEMENT DIVISION:**

Site will be required to build 2 new refuse enclosures or 1 new double enclosure at site. One will be for existing site and 1 for new proposed 30 unit Single Family Apartments. Both must meet COA Solid Waste minimum requirements.

**16. CONDITIONS FROM PNM:**

- A. An existing underground distribution line is located along the south side of the subject property along Montano Blvd NW and underground service entering the property along the driveway from Taylor Ranch Rd NW. It is the applicant's obligation to abide by any conditions or terms of those easements.
- B. As a condition, the developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at [www.pnm.com/erequest](http://www.pnm.com/erequest) for PNM to review.
- C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

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**Catalina Lehner, AICP**  
**Senior Planner**

***Notice of Decision CC list:***

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Taylor Ranch NA, Diana Shea, [secretary@trna.org](mailto:secretary@trna.org)  
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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

#### ***Long Range Planning***

The applicant, Mesa View United Methodist Church Inc. a New Mexico Non-profit Corporation, and its agent, Tierra West, LLC, request a Major Amendment of a Prior Approval (Subsection 6-4(Y)). This request is being heard by the EPC because the original site plan was approved by the EPC in 2001 as an SU-1 for church and related facilities, and subdivision into two lots is not within the thresholds for a Minor Amendment of a Prior Approval. In addition to the request for a Major Amendment to Site Plan, the applicant is also submitting a request for Subdivision of Land – Minor to the Development Review Board (DRB). The EPC has purview over showing the result of the subdivision that DRB would review and decide. The DRB cannot review and decide until the site plan has been amended to show two lots in these locations.

The site has two existing buildings and a paved parking lot. The new lot would consist of approximately one third of the current lot on the east side of said lot, with the primary access from Taylor Ranch Drive. This request will allow additional infill uses to be added to an underdeveloped lot that are consistent with the current zoning.

The applicant states that the new lot would be developed and operated by Saranam LLC, a non-profit organization, to include 30 residential two- and four-bedroom units. This multi-family use is allowed in the MX-L zone district. Although the applicant specified this proposed use, the request is for a Major Amendment of a Prior Approval to allow subdivision of the current lot into two lots, so the proposed use has no bearing on the request. This site could be developed with any use allowed in the MX-L zone district.

### ***CITY ENGINEER***

#### ***Transportation Development Services***

Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)

- Platting action is required through DRB for proposed lot lines and access easement.
- Specific comments need to be addressed prior to DRB Approval:
  - Fire Marshall approval of the site plan is required.
  - Provide details for bollards at Montano Road and landscape pavers. Coordinate with Fire Marshall.
  - Top plan view appears to incorrectly show the access to Golf Course Road where this section of road to the west is shown as “Taylor Ranch Drive”.
  - In general, a 6-foot connection in lieu of a 5-foot connection is required to tie into Montano Road from main building entrance and from main building entrance to the handicapped spots. However, for an MX zone, follow IDO requirements for sizing of walkways based upon square footage of buildings.

- Provide shared access agreement as stated on EPC site plan.
- Provide separate plan sheet showing overall connection to Taylor Ranch Road. Call out new paved surfaces.
- Provide motorcycle and bike rack requirements. Provide details for these as necessary.

**Hydrology Development**

**New Mexico Department of Transportation (NMDOT)**

NMDOT does not have any comments at this time.

**DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)  
Transportation Planning**

No comments.

**Traffic Engineering Operations (Department of Municipal Development)**

**Street Maintenance (Department of Municipal Development)**

**ABC WATER UTILITY AUTHORITY (ABCWUA)**

As a condition of approval request an availability statement at the link:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)

Requests shall include a City Fire Marshal approved Fire 1 Plan, zone map showing the site location, and a Utility Plan (showing the domestic water, sanitary sewer, and proposed fire protection).

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division**

**Environmental Services Division**

**PARKS AND RECREATION**

**Planning and Design**

No objection to request. Development is not adjacent to City parks, open space, and/or multi-use trail system, and Landscape Plan shows provided street trees.

**Open Space Division**

No adverse comments

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

Site will be required to build 2 new refuse enclosures or 1 new double enclosure at site. 1 will be for existing Site and 1 for new proposed 30 unit Single Family Apartments. Both must meet COA Solid Waste minimum requirements.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

The Fixed Route 157 travels on both Major Transit Corridors connecting the NWTC to the VA Hospital travelling east-west across Montano Road. This route also serves the Railrunner station at 2nd and Montano. In addition, Commuter Routes 92 and 162 also serve the site. Route 92 travels from the NWTC to the Alvarado Transportation Center by way of Golf Course, Atrisco, Ladera, Unser, I-40 and Sixth Street. Commuter Route 162 serves CNM West Mesa from a turn-around at Montano Plaza and Coors.

There is a stop pair for the 92 and 162 commuter routes on Montano either side of its intersection with Taylor Ranch. There is a stop pair for routes 162 and 157 on Taylor Ranch, either side of the entrance to the Don Newton Community Center. No comments.

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

AMAFCA has no adverse comments.

***ALBUQUERQUE PUBLIC SCHOOLS***

Residential development at this location will have impacts to Chamiza Elementary School, LBJ Middle School, and Volcano Vista High School. At present, enrollment at Volcano Vista High School is approaching capacity and development will be a strain on the school.

- i. Residential Units: **32**
- ii. Est. Elementary School Students: **9**
- iii. Est. Middle School Students: **4**
- iv. Est. High School Students: **4**
- v. Est. Total # of Students from Project: **17**

\*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

**School Capacity**

<b>School</b>	<b>2019-2020 40<sup>th</sup> Day Enrollment</b>	<b>Facility Capacity</b>	<b>Space Available</b>
Chamiza Elementary School	376	612	236
LBJ Middle School	752	1027	275
Volcano Vista High	2223	2250	27

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School			
--------	--	--	--

---

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval.**

***MID-REGION COUNCIL OF GOVERNMENTS***

MRMPO has no adverse comments on this application.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

**Lehner, Catalina L.**

---

**From:** Martinez, Samantha A.  
**Sent:** Wednesday, June 03, 2020 12:42 PM  
**To:** Lehner, Catalina L.  
**Subject:** Project 2020-003461  
**Attachments:** SFoothills 20060214250.pdf

Good Afternoon,

Attached is a letter signed by Lt. Shawn Garrett. If you have any questions please let us know.

Stay Safe,

*Samantha Martinez, CPD-NICP, ICPS, Crime Free Programs  
Foothills Substation Area Command  
Office Assistant  
Phone: 505-332-5240*



**ONE  
ALBUQUE  
RQUE** APD



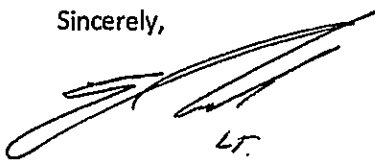
To whom it may Concern,

Saranam has partnered with the Foothills Area Command since 2015. During this time, the area command has seen great results from the programs Saranam offers its residents. Saranam is meant to assist former homeless families and set them up for success. Each family is taught valuable life skills and tasked with responsibilities within the program.

Each year, Saranam requests the Foothills Area Command to provide lessons on how the police department is available to help the residents and the program achieve their goals. We have used these lessons to bridge past fear and unpleasant experiences between the families and the police department. We feel the families learn to trust and cooperate with our department. We not only work with the adults in the program, but also with the children of the families. Often, special units have been brought out to teach the children how fingerprints are collected, what units the Department has, and the many ways that officers travel in our city (Horse Mounted, Bike patrol, and the different styles of police cars for viewing and interaction).

The Foothills Area Command has conducted several Crime Prevention through Environmental Design (CPTED) surveys of both the apartment complex, as well as, the family center. Each time a CPTED is completed, recommendations are made on how to make the property safer for both the residents and staff. CPTED recommendations are often taken into consideration and changes are made to the property. During my approximately two years of working within the Foothills Area Command, I have seen the dedication of the staff at Saranam and the willingness to incorporate the police department within their mission. Thank you for allowing me to express my experiences with Saranam.

Sincerely,

A handwritten signature in black ink, appearing to be "L.T.", with a stylized, sweeping flourish above the letters.

Looking NW at the subject site,  
from the median of Montañó Rd.  
NW. Note the existing trees.



Looking North at the subject site  
and the area where the proposed  
project would be constructed.

Looking West across the subject site,  
from Montañó Rd. NW.







Looking SE at the existing accessory building while on the subject site.

Looking East, at the location of the proposed project, from the parking lot of the subject site.



Looking Northeast at the adjacent homes, from the subject site's parking lot.



Looking South toward Montaña Rd. NW, from the subject site.  
Note the large drainage pond.



Looking North while standing on  
the area where the proposed  
project would be.

Looking East at the western edge  
of the subject site, from Taylor  
Ranch Rd. NW



## ZONING

Please refer to IDO Section 14-16-2-4(B) for the MX-L Zone District

## HISTORY



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT

**A** X 75-13

Date 5/26/75

## THIS ANNEXATION HAS BEEN COMPLETED

The attached sketch shows the area which has been annexed by City Council and zoning established by Ordinance # 70-1975, published on 11/7/75 (date) and which was considered by the Planning and City Commissions as AX 75-13 Z-75-62

If the area was platted simultaneously, the subdivision number is S Other  
related cases, if any, are: Please change your records accordingly.

Copies to:

1. City Engineer Ord.
2. Water Engineer
3. Bldg. & Insp. Div.
4. Fire Dept.
5. Police Dept.
6. Traffic Engineer
7. Env. Health Dept.
8. Parks & Recr. Dept.
9. Refuse Removal Div.
10. Library
11. Land Agent
12. Finance Director
13. Tax Auditor

15. St. Maint. Div.
16. City Treasurer
17. AMTPD
18. Co. Sheriff
19. Co. Manager
21. Co. Zoning Administrator
22. St. Plumbing Board
23. St. Elect. Admin. Board
24. St. Revenue Bureau
25. St. Liquor Director
26. St. Highway Dept.
27. N.M. Gen. Constr. Board
28. Mt. Sts. Insp. Bureau (2)
29. Public Service Co. (2) Ords.
30. Mt. Sts. Tel. Co. (2) Ords.
31. Southern Union Gas Co. Ord.
32. Supt. of Delivery, Post Office
33. Albu. Public Schools Supt.
34. Census Bureau A (2)
35. Census Bureau B (2)
36. Mrs. Martin Gardner 2 Ords. & 1 Sketch
37. Mr. Ed Phinney
38. Co. Equalization Maint.
39. c/o Les Jackson
40. Files
- 41.
- 42.

AX-75-13

ORDINANCE

ANNEXING TRACTS 18 & 27, TAYLOR RANCH ADDITION TO THE CITY OF ALBUQUERQUE,  
NEW MEXICO; AND AMENDING THE ZONE MAP OF THE CITY OF ALBUQUERQUE AS SHOWN  
IN ORDINANCE NO. 2726, AS AMENDED.

WHEREAS, the owner of the area to be annexed and hereinbelow described  
in this ordinance, which land is contiguous to the boundaries of the City  
of Albuquerque, New Mexico has heretofore presented a petition properly  
signed, accompanied by a map of said contiguous territory, petitioning the  
Governing Body of the City of Albuquerque, New Mexico to pass and adopt an  
ordinance annexing said land to the city;

BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The following described territory is hereby annexed to and  
made a part of the City of Albuquerque for all purposes upon filing of a copy  
of this ordinance and a map of the territory so annexed in the office of the  
County Clerk of Bernalillo County, New Mexico and publication of this ordi-  
nance according to law:

A. Tracts 18 & 27, Taylor Ranch Addition, as filed in the office  
of the County Clerk of Bernalillo County, New Mexico on September 9, 1975.

Section 2. The zone map referred to in Ordinance No. 1716, as amended,  
is hereby amended as follows:

A. Establishment of SU-1 zoning (Special Use for a Planned Resi-  
dential Development) for Tract 18 of the area described in Section 1 above.

B. Establishment of SU-1 zoning (Special Use for an Information  
Center & Office Park) for Tract 27 of the area described in Section 1 above.

Section 3. This ordinance shall be published in full.

## APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: Mesa View United Methodist Church INC A NM Non Profit Corp		Phone:
Address: 4701 Montano Rd NW		Email:
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		Email: rrb@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87120
Proprietary Interest in Site: Owner	List all owners:	

### BRIEF DESCRIPTION OF REQUEST

Major Amendment to Site Plan - EPC

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: TR 27A-2 TAYLOR RANCH REDIV OF TR 27-A INTO TRS 27A-1 27A-2 OF THE PLAT OF TRS 27-A, S-1, S-2 & S-3 TAYLOR RANCH SITUATE WITHIN SECTIONS 23, 25 & 26	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101106252728610440
Zone Atlas Page(s): E-11-Z/ E-12-Z	Existing Zoning: MX-L	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (acres): 6.8

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4701 Montano Rd NW	Between: Montano Road NW	and: Taylor Ranch Rd NW
---	--------------------------	-------------------------

### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 2/27/2020
Printed Name: Ronald R. Beharran	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:		Date:	Project #		

**FORM P1: SITE PLAN – EPC**

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

- ☐ SITE PLAN – EPC  
☐ MASTER DEVELOPMENT PLAN  
☒ MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN  
☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

N/A Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

✓ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

- ✓ Zone Atlas map with the entire site clearly outlined and labeled  
✓ Letter of authorization from the property owner if application is submitted by an agent  
✓ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)  
✓ Signed Traffic Impact Study (TIS) Form  
✓ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable

N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)

- ✓ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)  
✓ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)  
✓ Office of Neighborhood Coordination neighborhood meeting inquiry response  
✓ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

N/A If a meeting was requested/held, copy of sign-in sheet and meeting notes

- ✓ Sign Posting Agreement  
✓ Required notices with content per IDO Section 14-16-6-4(K)(6)  
✓ Office of Neighborhood Coordination notice inquiry response  
✓ Copy of notification letter and proof of first class mailing  
✓ Proof of emailed notice to affected Neighborhood Association representatives  
✓ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing  
✓ Completed Site Plan Checklist  
✓ Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)  
*Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.*  
✓ Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")  
✓ Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)  
N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☐ **VARIANCE – EPC**

— In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

*Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.*

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: \_\_\_\_\_

Date: 2/27/2020

Printed Name: Ronald R. Bohannon

☐ Applicant or ☒ Agent

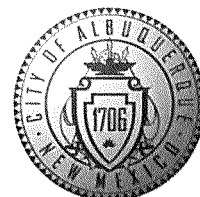
**FOR OFFICIAL USE ONLY**

Case Numbers:

Project Number:

Staff Signature: \_\_\_\_\_

Date: \_\_\_\_\_



February 25, 2020

Ms. Jolene Wolfley Chair  
Development Review Board  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: MAJOR AMENDMENT TO SITE PLAN-EPC APPROVAL  
4701 MONTANO RD NW  
TR 27A-2 TAYLOR RANCH REDIV OF TR 27-A INTO TRS 27A-1, 27A-2 OF  
THE PLAT O F TRS 27-A, S-1,S-2 & S-3 TAYLOR RANCH SITUATE WITHIN  
SECTIONS 23, 25, & 26 T11N R2E**

Dear Ms. Wolfley:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Mesa View United Methodist Church pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Joshua Kouri  
Print Name

Joshua Kouri  
Signature

Pastor  
Title

2/25/20  
Date





Tim Keller, Mayor  
Sarita Nair, CAO

**City of Albuquerque**  
P.O. Box 1293 Albuquerque, NM 87103  
**Planning Department**  
David S. Campbell, Director

**DATE:** February 25, 2020

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2019-002606  
**Agent:** Tierra West, LLC  
**Applicant:** Mesa View United Methodist Church  
**Legal Description:** TR 27A-2 rediv into TRs 27A-1, 27A-2 of Plat TRs 27-A, S-1, S-2, S-3 Taylor Ranch  
**Zoning:** MX-L  
**Acreage:** 6.8  
**Zone Atlas Page(s):** E-11-Z and E-12-Z

**CERTIFICATE OF NO EFFECT:** ☒ Yes ☐ No

**CERTIFICATE OF APPROVAL:** ☐ Yes ☒ No

**SUPPORTING DOCUMENTATION:**


Google Earth

**SITE VISIT:** N/A

**RECOMMENDATIONS:**

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

**SUBMITTED BY:**

 2/25/2020  
Douglas H. M. Bogness, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

**SUBMITTED TO:**

Russell Brito, Planning Manager  
City of Albuquerque Planning Department

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West, LLC DATE OF REQUEST: 02 / 24 / 20 ZONE ATLAS PAGE(S): E-11-Z/E-12-Z

### CURRENT:

ZONING MX-L

### LEGAL DESCRIPTION:

TR 27A-2 TAYLOR RANCH REDIV OF TR 27-A INTO TRS 27A-1,  
27A-2 OF THE PLAT OF TRS 27-A, S-1, S-2 & S-3 TAYLOR RANCH  
SITUATE WITHIN SECTIONS 23, 25, & 26 T11N R2E

PARCEL SIZE (AC/SQ. FT.) 6.8 acres

SUBDIVISION NAME Taylor Ranch Situate

### REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From \_\_\_\_\_ To \_\_\_\_\_

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SUBDIVISION\* ☐ AMENDMENT ☒

BUILDING PERMIT ☐ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

### SITE DEVELOPMENT PLAN:

\*includes platting actions

### PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☐

ACTION: 32 mbl

# OF UNITS: 29 units

BUILDING SIZE: 864 sf (sq. ft.)

31,100 S&FT DWELLING

8,640 CLASSROOM / OFFICE  
S&FT

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature]

DATE 2/26/2020  
02/24/20

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature] P.E.  
TRAFFIC ENGINEER

2/26/2020  
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS

-SUBMITTED 1/1



# TIERRA WEST, LLC

February 27, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: MAJOR AMENDMENT TO SITE PLAN- EPC  
TR 27A-2 TAYLOR RANCH REDIV OF TR 27-A INTO TRS 27A-1 27A-2 OF  
THE PLAT OF TRS 27-A. S-1.S-2 & S-3 TAYLOR RANCH SITUATE WITHIN  
SECTIONS 23, 25 & 26  
ZONE ATLAS PAGE E-11-Z/ E-12-Z**

Dear Chairman Serrano:

Tierra West, LLC, on behalf of Mesa View United Methodist Church Inc. a Non-Profit Corp., requests approval of a Major Amendment to Site Plan for TR 27A-2 Taylor Ranch Rediv of TR 27-A into TRS 27A-1 27A-2 of the Plat of TRS 27-A. S-1.S-2 & S-3 Taylor Ranch Situate within Sections 23, 25 & 26. The site is currently zoned MX-L.

## Site Location and History

The project site is located on the north east corner of Taylor Ranch Rd and Montano Rd. NW. A portion of the site is currently developed with multiple buildings and paved parking areas to support the Mesa View United Methodist Church. Approximately one third of the parcel, on the east side of the site, shall be subdivided to create a new parcel used for the Saranam Development. The reference for the previously approved site plan on file with the City for EPC is #00128-00000-01512 and DRB #01450-00000-00399, approved in April 2001. This application detailed minor changes to the overall site development plan and new asphalt parking, dumpster enclosure, utility connections and pedestrian access to support the existing worship buildings.

## Site Orientation and Proposed Use

The site is proposed to be developed into 30 residential two and four bedroom units operated by Saranam LLC (a non-profit organization). Attached to this notification is the proposed site development plan. In addition to the site plan, a platting action for preliminary/final plat approval will be submitted to DRB to subdivide the property to support the development. The development shall include parking to support the units and additional community amenity support space, as well as utilizing the existing building on the eastern portion of the site. Each unit shall have sewer and water connections serviced by ABCWUA.

## Drainage and Landscaping

The site drainage shall match the historical flow patterns with the developed Saranam site draining to the south west corner to the existing lake (retention pond) which receives runoff from the entire property and is sized to handle the developed flows. The submittal includes the conceptual grading and drainage plan and the landscaping design. The landscaping design complies with the City water conservation and landscaping ordinances and includes xeriscape accents, native seed mixes and park sod for the playground/gathering areas.

## Elevations and Signage

The elevations sheets detail the residential units and include the color schemes. A monument sign is proposed along Montano Rd. near the emergency entrance and complies with the signage ordinance.

We are requesting that the EPC approve the proposed Major Amendment to Site Plan. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Stevenson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Richard Stevenson. P. E.

Enclosure/s

cc: Tracy Weaver, Saranam, LLC

JN: 2017041  
RRB/RS/jg

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. **PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

PA#: <u>19-149</u>	Received By: <u>G. Delgado</u>	Date: <u>5-8-19</u>
APPOINTMENT DATE & TIME: <u>May 14, 2019 @ 2:00pm</u>		

Applicant Name: Ecoterra & Dekker / Perich / Sabatini Phone#: 505-761-9700 Email: jessicaj@dpsdesign.org

### PROJECT INFORMATION:

**For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.**

Size of Site: 6.8 acres Existing Zoning: MX-L Proposed Zoning: MX-L

Previous case number(s) for this site: Proj. #1000899, Z-90-102, DRB-94-151

Applicable Overlays or Mapped Areas: \_\_\_\_\_

Residential – Type and No. of Units: 50 units of multi-family housing

Non-residential – Estimated building square footage: \_\_\_\_\_ No. of Employees: \_\_\_\_\_

Mixed-use – Project specifics: \_\_\_\_\_

### LOCATION OF REQUEST:

Physical Address: 4701 Montano Rd NW Zone Atlas Page (Please identify subject site on the map and attach) E11-12

### BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

50 units of multi-family housing & associate community facilities including classroom and administrative spaces. The proposal plans to take former APS portables retrofitted to become 1-2 bedroom units and clustered into fourplexes.

### QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Site access, particularly fire access requirements; the applicant is specifically requesting a representative from the Fire Marshall's office be present at the PRT to walk through the proposed site plan and discuss potential issues.

Unanticipated building code requirements that may be required due to the proposal to retrofit APS portables into multi-family housing units.

Parking & open space requirements

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-149 Date: May 14, 2019 Time: 2:00 pm

Address: 4701 Montana Rd NW

**AGENCY REPRESENTATIVES AT MEETING:**

Planning: Russell Brito

Code Enforcement: Carl Garcia

Fire Marshall: Lt. Chinchilla

Transportation: Mojgan Maadandar

Other: \_\_\_\_\_

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed.  
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

**REQUEST:** \_\_\_\_\_

**SITE INFORMATION:**

Zone: MX-L Size: \_\_\_\_\_

Use: \_\_\_\_\_ Overlay Zone: \_\_\_\_\_

Comp Plan Area Of: \_\_\_\_\_ Comp Plan Corridor: \_\_\_\_\_

Comp Plan Center: \_\_\_\_\_ MPOS or Sensitive Lands: \_\_\_\_\_

Parking: \_\_\_\_\_ MR Area: \_\_\_\_\_

Landscaping: \_\_\_\_\_ Street Trees: \_\_\_\_\_

Use Specific Standards: \_\_\_\_\_

Dimensional Standards: \_\_\_\_\_

\*Neighborhood Organization/s: \_\_\_\_\_

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods/resources](http://www.cabq.gov/neighborhoods/resources).*

**PROCESS:**

Type of Action: Major Amendment to a Prior Approval

Review and Approval Body: \_\_\_\_\_ Is this PRT a requirement? \_\_\_\_\_

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-149 Date: May 14, 2019 Time: 2:00 pm

Address: 4701 Montano

### NOTES:

• DPM Table 3.2.2 for Site Access

- Fire Dep. - submit Site Plan  
- need a Fire I approval

- See ~~and~~ Building & Safety Division for  
Building Code Requirements

- Usable Open space 200 sf - 1BR

Table 5.1.2 p. 194 250 sf - 2BR

300 sf - 3BR or greater

- Parking

Table 5.5.1 p. 229 1.5 spaces per DU

- Emergency access to adjacent apartment complex  
or Montano may be necessary

- Accessory community buildings/structures  
related to residential are all permissive  
in the MX-L zone district

Fire Code:

Appendix B, C, D



**Lehner, Catalina L.**

---

**From:** Richard Stevenson <rstevenson@tierrawestllc.com>  
**Sent:** Wednesday, May 20, 2020 7:29 AM  
**To:** joshua.kofford@airgas.com  
**Cc:** saranam.tracy@gmail.com; Ron Bohannon; p crump (phcrumpsf@gmail.com); Lehner, Catalina L.  
**Subject:** RE: [#2019080] Saranam  
**Attachments:** Saranam wall section.pdf

Josh,

In response to your second question, attached is the wall detail for the proposed buildings. It's a modified system with rigid insulation on the outside to create a thermal break from the metal or metal studs. Please let me know if any of this needs further explaining?

Here is a link that discusses the maintenance requirements of stucco which is applicable to this project, along with any other stucco home in the neighborhood: <http://www.castlebri.com/wp-content/uploads/StuccoCare.pdf>. We anticipate approximately \$85/SF cost for these homes. The homes will be in compliance with the current City of Albuquerque Building Codes, the list of applicable codes is provided here: <https://www.cabq.gov/planning/building-safety-permits/current-building-codes> and will be structurally sound for the home owners, along with any other new build home in the neighborhood.

Saranam has contacted APD and is working on a response to question one and we will follow up with you as soon as possible.

Regards,  
Richard Stevenson, PE  
Tierra West LLC  
(505) 858 3100

---

**From:** p crump [mailto:phcrumpsf@gmail.com]  
**Sent:** Monday, May 18, 2020 12:43 PM  
**To:** KOFFORD, Joshua C; Ron Bohannon; saranam.tracy@gmail.com  
**Subject:** Re: Saranam

Hi Josh, I am redirecting your note to Ron and Tracy, who can answer directly.  
Perhaps you missed the part of the meeting in which Ron spoke of the buildings as stripped to the frames; stucco will be applied conventionally to sheathing.  
Anyway, I'll let them answer more completely.  
Respectfully,  
Philip



**PHILIP CRUMP, Mediator & Facilitator**  
1301 Luisa Street Santa Fe, NM 87505  
Skype: phcrump [philip@pcmediate.com](mailto:philip@pcmediate.com)  
[www.pcmediate.com](http://www.pcmediate.com) Tel/Txt: (505) 989-8558

*When I walked out of the gate, I knew that if I continued to hate these people, I would still be in prison. —Nelson Mandela*

On 05/18/2020 11:43, KOFFORD, Joshua C wrote:

Hi,

This is Josh Kofford. This email is a follow up for the May 14, 2020, Facilitated meeting regarding Saranam westside project for questions that remain unanswered.

---

Here, I will repeat my questions and concerns.

1. Do you have crime statistics within a 2 mile radius, 2 years before and 2 years after Saranam east side shelter was built? In the mission statement for the Saranam project, and also in the opening statements of the meeting on May 14, it was stated that crime did not increase on the East side location after the Saranam project was established. What evidence was used to determine these statements? Do you have the evidence to prove your statement that crime did not increase after the shelter was established?
2. How are you going to put stucco on the donated APS portables? If the process is as you stated in the meeting, the metal walls would be cut out and the beams would stay, then the walls would be rebuilt and stucco would be applied. What is the cost of this process per unit? Also, what does that do to the structural integrity of the container buildings being used, as they are not designed to have the beams as the sole supporting structures? Does Saranam, a private donated organization for the homeless, have the budget for such an expensive project? If the construction is not like what you said, then the stucco will be put on the metal surface. As you have 40 plus years of experience, how long will the stucco stay on the surface without significant cracking or peeling? How often do you have to do maintenance to keep the stucco intact, every 6 months, every year?

Thank you. Since we will not have another meeting before the EPC meeting. I look forward to your response.

Sincerely,  
Josh Kofford

--

Josh Kofford | Albuquerque Spec Gas Lab | Southwest Region | Airgas, an Air Liquide company|

2929 Vassar Dr NE | Albuquerque NM 87107 |O:505.889.2304|C:505.239.8469 |

[Joshua.kofford@airgas.com](mailto:Joshua.kofford@airgas.com)

Find it with us, anytime, anywhere at [Airgas.com](http://Airgas.com)

=====  
This message has been analyzed by Deep Discovery Email Inspector.

## Lehner, Catalina L.

---

**From:** Richard Stevenson <rstevenson@tierrawestllc.com>  
**Sent:** Tuesday, April 14, 2020 7:39 AM  
**To:** aboard111@gmail.com; secretary@trna.org; president@trna.org; treasurer@trna.org; tspiak59@gmail.com; membership@trna.org; patro@trna.org  
**Cc:** saranam.tracy@gmail.com; Ron Bohannon; Yvanna Escajeda; Lehner, Catalina L.; Jaimie Garcia; pastorjosh@mesaviewumc.org  
**Subject:** RE: Saranam - TRNA online meeting - follow up  
**Attachments:** Saranam Westside Expansion Project FAQ 4.12.20.docx; Saranam Westside Expansion Project FAQ.PDF

Good Morning All,

Following up from our meeting last week, below outlines the updates to the action items we discussed. If TRNA would like another call with us and Saranam, please let us know a good time (before 2pm today, or after 1pm tomorrow) and I'll send out a go-to meeting invite.

1. To allow for a facilitated meeting with the neighbors and TRNA, we are deferring this project by one month to the June 11<sup>th</sup> EPC hearing. We hope the EPC hearing will be held in person at Plaza Del Sol.
2. We have requested a facilitated meeting to be held on Thursday May 14<sup>th</sup>. Once the facilitator, date and time is confirmed we will provide notice to TRNA and the 100-ft buffer properties.
3. We have attached a FAQ answer sheet for the project and on Saranam. Please use this content to share with your members, on the TRNA website or when a concerned neighbor makes an inquiry. The PDF can be emailed out etc, and the word document is for Steve's use if he needs to format the answers for the website.
4. New advertising signs will be posted, as required by the IDO, with notice for the June 11 EPC hearing.
5. We will re-notify the 100-ft buffer properties and TRNA of the deferral with the new hearing date, and the details of the facilitated meeting.

Kind Regards,

Richard Stevenson, P.E.

Tierra West LLC  
5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
505-858-3100 ext. 232

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---

**From:** Richard Stevenson  
**Sent:** Wednesday, April 8, 2020 7:47 AM  
**To:** [aboard111@gmail.com](mailto:aboard111@gmail.com); [secretary@trna.org](mailto:secretary@trna.org); [president@trna.org](mailto:president@trna.org); [treasurer@trna.org](mailto:treasurer@trna.org); [tspiak59@gmail.com](mailto:tspiak59@gmail.com); [membership@trna.org](mailto:membership@trna.org); [patro@trna.org](mailto:patro@trna.org)  
**Cc:** [saranam.tracy@gmail.com](mailto:saranam.tracy@gmail.com); Ron Bohannon; Yvanna Escajeda; Catalina Lehner ([CLehner@cabq.gov](mailto:CLehner@cabq.gov))

(CLehner@cabq.gov)

**Subject:** Saranam - TRNA online meeting

~~Rene, Diana, Nita, Terri, Steve and Brian~~

Tierra West and Saranam would like to host an online meeting with the TRNA Board to discuss the proposed EPC submittal for the Saranam development off Montano Rd. Since the sign notice for the EPC hearing was posted last week, we and COA have received a number of calls from concerned and miss-informed residents. I suspect the Association has also received these calls, and are aware of the miss-information being spread across the neighborhood in regards to the development (specifically on the NextDoors App). I've attached one email from a resident.

Can we meet tomorrow, Thursday 9<sup>th</sup> April at 9:00 am please? If this time works I will send a go-to meeting invite. Specifically we want to discuss how we can inform the Taylor Ranch residences' accurately of the proposed plan and goals of Saranam as the operator.

Kind Regards,

Richard Stevenson, P.E.

Tierra West LLC  
5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
505-858-3100 ext. 232

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=====

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**Lehner, Catalina L.**

---

**From:** Richard Stevenson <rstevenson@tierrawestllc.com>  
**Sent:** Tuesday, April 14, 2020 7:15 AM  
**To:** Lehner, Catalina L.  
**Cc:** Ron Bohannon; Jaimie Garcia; aboard111@gmail.com; president@trna.org  
**Subject:** #PR-2020-003461 Major Amendment Site Plan - Saranam. Request for Facilitated Meeting

Catalina,

As discussed, as the applicant and on behalf of TRNA, we are requesting a facilitated meeting for the EPC project #PR-2020-003461 Major Amendment Site Plan.

We feel a facilitated meeting is in the best interest of the community and adjacent residents. Unfortunately for this project a great deal of misinformation was shared by the neighbors on social media and resulted in confusion and misinterpretation of the application, and the developer - Saranam.

If possible we propose the meeting is held Thursday May 14<sup>th</sup>, from 5.30pm onwards. Alternatively we could also meet on Tuesday May 19<sup>th</sup>. Once we have confirmation we intend to provide mailed notice to the 100-ft buffer residents and TRNA notifying them of the public meeting.

Kind Regards,

Richard Stevenson, P.E.

Tierra West LLC  
5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
505-858-3100 ext. 232

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=====

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## Lehner, Catalina L.

---

**Subject:** Saranam - TRNA online meeting  
**Location:** Dial In (see info below)  
  
**Start:** Thu 4/9/2020 9:00 AM  
**End:** Thu 4/9/2020 10:00 AM  
**Show Time As:** Tentative  
  
**Recurrence:** (none)  
  
**Organizer:** Richard Stevenson

Saranam - TRNA online meeting  
Thu, Apr 9, 2020 9:00 AM - 10:00 AM (MDT)

**Please join my meeting from your computer, tablet or smartphone.**  
<https://global.gotomeeting.com/join/760504917>

**You can also dial in using your phone.**  
United States: [+1 \(872\) 240-3311](tel:+18722403311)

**Access Code:** 760-504-917

New to GoToMeeting? Get the app now and be ready when your first meeting starts:  
<https://global.gotomeeting.com/install/760504917>

---

**From:** Diana Shea [<mailto:sheakers@icloud.com>]  
**Sent:** Wednesday, April 8, 2020 8:11 AM  
**To:** Richard Stevenson  
**Cc:** Rene' Horvath; [secretary@trna.org](mailto:secretary@trna.org); [president@trna.org](mailto:president@trna.org); [treasurer@trna.org](mailto:treasurer@trna.org); Terri Spiak; [membership@trna.org](mailto:membership@trna.org); [patro@trna.org](mailto:patro@trna.org); [saranam.tracy@gmail.com](mailto:saranam.tracy@gmail.com); Ron Bohannon; Yvanna Escajeda; 'Catalina Lehner ([CLehner@cabq.gov](mailto:CLehner@cabq.gov))' ([CLehner@cabq.gov](mailto:CLehner@cabq.gov))  
**Subject:** Re: Saranam - TRNA online meeting

9:00 will work for me. Thank you, Richard.

Diana

On Apr 8, 2020, at 7:47 AM, Richard Stevenson <[rstevenson@tierrawestllc.com](mailto:rstevenson@tierrawestllc.com)> wrote:

Rene, Diana, Nita, Terri, Steve and Brian -

Tierra West and Saranam would like to host an online meeting with the TRNA Board to discuss the proposed EPC submittal for the Saranam development off Montano Rd. Since the sign notice for the EPC hearing was posted last week, we and COA have received a number of calls from concerned and miss-informed residents. I suspect the Association has also received these calls, and are aware of the miss-information being spread across the neighborhood in regards to the development (specifically on the NextDoors App). I've attached one email from a resident.

Can we meet tomorrow, Thursday 9<sup>th</sup> April at 9:00 am please? If this time works I will send a go-to meeting invite. Specifically we want to discuss how we can inform the Taylor Ranch residences' accurately of the proposed plan and goals of Saranam as the operator.

---

Kind Regards,

Richard Stevenson, P.E.

Tierra West LLC  
5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
505-858-3100 ext. 232

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<Mail Attachment.eml>

=====  
This message has been analyzed by Deep Discovery Email  
Inspector.



**Lehner, Catalina L.**

---

**From:** Richard Stevenson <rstevenson@tierrawestllc.com>  
**Sent:** Wednesday, April 08, 2020 7:20 AM  
**To:** 'Mathew Truster'  
**Cc:** Lehner, Catalina L.; Ron Bohannon; aboard111@gmail.com  
**Subject:** RE: Project at Montano and Taylor Ranch  
**Attachments:** Saranam - Perspectives.pdf; Saranam Site Plan 3.4.20 (2).pdf; Saranam Description 2020.pdf

Mathew,

Attached are two PDFs renderings which detail the site plan and multi-family dwelling form proposed for the site. The operator of the site, Saranam, is a not-for-profit local organization that runs 2-year housing, education, and community-building program for families in Albuquerque.

If you have any specific questions on the site plan or entitlement process, please contact me. If you have operational questions on Saranam, or want to know more about Saranam's goals here is the link to their website <https://saranamabq.org/> or feel free to give Tracy Weaver their CEO a call at 299-6154.

Regards,  
Richard Stevenson, PE  
Tierra West LLC  
(505) 858 3100

---

**From:** Lehner, Catalina L. [mailto:CLEhner@cabq.gov]  
**Sent:** Tuesday, April 7, 2020 5:34 PM  
**To:** 'Mathew Truster'  
**Cc:** Richard Stevenson  
**Subject:** RE: Project at Montano and Taylor Ranch

Hi Mathew,

The best way to get the documents is to contact the applicant's agent, Tierra West. Richard Stevenson is working on the project. I have cc'd him here.

I apologize, but I don't have access to the documents electronically and don't have a scanner at home to make them electronic.

If you have any questions, however, I'd be happy to answer them. Thank you.



CATALINA LEHNER  
senior planner  
o 505.924.3935  
e [clehner@cabq.gov](mailto:clehner@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

**From:** Mathew Truster [mailto:mtrust@aol.com]  
**Sent:** Tuesday, April 07, 2020 7:25 AM

**To:** Lehner, Catalina L.

**Subject:** Project at Montano and Taylor Ranch

Catalina,

Is there any way to get the information on what is being planned at the corner of Montano and Taylor Ranch?

Thanks,

Mathew Truster

=====  
This message has been analyzed by Deep Discovery Email Inspector.

=====  
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**Lehner, Catalina L.**

---

**From:** Richard Stevenson <rstevenson@tierrawestllc.com>  
**Sent:** Wednesday, April 08, 2020 7:47 AM  
**To:** aboard111@gmail.com; secretary@trna.org; president@trna.org; treasurer@trna.org; tspiak59@gmail.com; membership@trna.org; patro@trna.org  
**Cc:** saranam.tracy@gmail.com; Ron Bohannon; Yvanna Escajeda; Lehner, Catalina L.  
**Subject:** Saranam - TRNA online meeting  
**Attachments:** FW: Homeless project - portable housing on the corner of Taylor Ranch and Montano Rd

Rene, Diana, Nita, Terri, Steve and Brian -

Tierra West and Saranam would like to host an online meeting with the TRNA Board to discuss the proposed EPC submittal for the Saranam development off Montano Rd. Since the sign notice for the EPC hearing was posted last week, we and COA have received a number of calls from concerned and miss-informed residents. I suspect the Association has also received these calls, and are aware of the miss-information being spread across the neighborhood in regards to the development (specifically on the NextDoors App). I've attached one email from a resident.

Can we meet tomorrow, Thursday 9<sup>th</sup> April at 9:00 am please? If this time works I will send a go-to meeting invite. Specifically we want to discuss how we can inform the Taylor Ranch residences' accurately of the proposed plan and goals of Saranam as the operator.

Kind Regards,

Richard Stevenson, P.E.

Tierra West LLC  
5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
505-858-3100 ext. 232

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## STAFF INFORMATION

**Lehner, Catalina L.**

---

**From:** Wolfley, Jolene  
**Sent:** Thursday, April 23, 2020 11:32 AM  
**To:** Lehner, Catalina L.  
**Subject:** FW: Homeless training center

-----Original Message-----

From: Williams, Brennon  
Sent: Thursday, April 23, 2020 10:51 AM  
To: Marjorie Baca <[marjorieannb@icloud.com](mailto:marjorieannb@icloud.com)>  
Cc: Wolfley, Jolene <[jwolfley@cabq.gov](mailto:jwolfley@cabq.gov)>; Brito, Russell D. <[RBrito@cabq.gov](mailto:RBrito@cabq.gov)>  
Subject: RE: Homeless training center

Ms. Baca -

Thank you for your email. I am copying members of my department on this correspondence who help staff and support the Development Review Board (DRB) and the Environmental Planning Commission (EPC), the decision-making bodies responsible for conducting the associated public hearings for this proposal, with a request to them that your email be included into the records so that your questions/concerns be addressed by the applicant.

Please let me know if I may be of further assistance.

Sincerely,  
Brennon Williams

BRENNON WILLIAMS  
planning director  
o 505.924.3454  
e [bnwilliams@cabq.gov](mailto:bnwilliams@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

-----Original Message-----

From: Marjorie Baca <[marjorieannb@icloud.com](mailto:marjorieannb@icloud.com)>  
Sent: Friday, April 17, 2020 10:04 AM  
To: Williams, Brennon <[bnwilliams@cabq.gov](mailto:bnwilliams@cabq.gov)>  
Subject: Homeless training center

I was told that if we had concerns about the homeless training shelter going up on Taylor Ranch Road and Montano that we should contact you to express the concerns. Here are mine.

- if these families have been homeless and are accepted into the program, who monitors their visitors. I am anticipating ex- spouses/boyfriends/girlfriends who are not in the program bringing their issues to the neighborhood. Statistics show that these people will already have criminal records.
- Why were pre-fabricated housing plans allowed in the Taylor Ranch neighborhood?
- What provisions have been made to increase police presence in the neighborhood?

-why is this plan being finalized during the days of the pandemic? One of the primary organizers of the project said it has been in the works for three years. Why was it not publicized to the public that this undertaking was happening? Homeless shelters have been rejected all through the city. Even if this one has a training focus, it is still a homeless shelter in the middle of a Westside neighborhood.

---

- Since these are families moving in, what provisions are being made for child care and monitoring, especially since the adult parent/s are expected to be involved in rigorous training. Care and supervision is not only meant for very young children, but adolescents and teens as well.

I await your clarifying response.

M. Baca

Taylor Ranch resident

Sent from my iPhone=

=====

This message has been analyzed by Deep Discovery Email Inspector.



**Lehner, Catalina L.**

---

**From:** Brito, Russell D.  
**Sent:** Tuesday, April 14, 2020 1:51 PM  
**To:** Lehner, Catalina L.; 'Richard Stevenson'; Gould, Maggie S.  
**Cc:** Ron Bohannon; Jaimie Garcia  
**Subject:** RE: Saranam deferral letter #PR-2020-003461 MAJOR AMENDMENT TO SITE PLAN- EPC

Richard,

There is no deferral fee for rescheduling an application that has not been advertised. Pending confirmation that the application is complete, we will place this on the 11 June 2020 EPC hearing date for public hearing. Please ensure that all re-notice reflects this date and the meeting information that will be available at the end of this month.

Thank you,



**RUSSELL D BRITO**  
division manager  
urban design & development  
o 505.924.3337  
e [rbrito@cabq.gov](mailto:rbrito@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Lehner, Catalina L.  
**Sent:** Tuesday, April 14, 2020 1:41 PM  
**To:** 'Richard Stevenson' <[rstevenson@tierrawestllc.com](mailto:rstevenson@tierrawestllc.com)>; Gould, Maggie S. <[MGould@cabq.gov](mailto:MGould@cabq.gov)>; Brito, Russell D. <[RBrito@cabq.gov](mailto:RBrito@cabq.gov)>  
**Cc:** Ron Bohannon <[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)>; Jaimie Garcia <[jgarcia@tierrawestllc.com](mailto:jgarcia@tierrawestllc.com)>  
**Subject:** RE: Saranam deferral letter #PR-2020-003461 MAJOR AMENDMENT TO SITE PLAN- EPC

Richard,

I am forwarding this request to Russell, since he's the manager of Urban Design and Development, the Division that deals with the EPC. From there, he will route it appropriately as we discussed yesterday. Thanks.

-Catalina

---

**From:** Richard Stevenson [<mailto:rstevenson@tierrawestllc.com>]  
**Sent:** Tuesday, April 14, 2020 1:30 PM  
**To:** Gould, Maggie S.; Lehner, Catalina L.  
**Cc:** Ron Bohannon; Jaimie Garcia  
**Subject:** RE: Saranam deferral letter #PR-2020-003461 MAJOR AMENDMENT TO SITE PLAN- EPC

Maggie,

I would like to request the City waive the deferral fee for this project due to the justification detailed below.

The request for deferral allows us the opportunity to hold a public facilitated meeting with the Taylor Ranch Neighborhood Association (TRNA) and interested neighbors to address questions regarding the developer of the site – Saranam LLC. A lot of incorrect and misleading information was spread through social media channels by residents, and that incorrect information combined with the restrictions placed by the New Mexico Governor due to the 2019 Novel Coronavirus Disease (COVID-19) needs to be responded too. This was outside of our control and we are taking a deferral to benefit the public. We believe the application is sound and the request meets the IDO requirements and is a permissive use.

Therefore we believe the deferral will allow TRNA and residents and ourselves to meet to have their questions answered. A facilitated meeting is being schedule for May 14th tentatively depending upon the Governor lifting the restrictions. That upcoming public meeting in May will allow the general membership of TRNA to review the projects and address any concerns.

This will be the third time Tierra West will have met with the TRNA Board regarding the application (once in 2019 and again in early 2020 prior to COVID-19).

We hope the June 11th EPC hearing will be held under standard meeting conditions at the Plaza Del Sol building which is advantageous if members of the public intend to comment on the application and will not cause unnecessary confusion or hurdles for City Staff if it were to be an online meeting.

I hope these points validate waiving the deferral fee. Thanks.

Kind Regards,

Richard Stevenson, P.E.

Tierra West LLC  
5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
505-858-3100 ext. 232

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---

**From:** Richard Stevenson  
**Sent:** Tuesday, April 14, 2020 1:24 PM  
**To:** Gould, Maggie S. ([MGould@cabq.gov](mailto:MGould@cabq.gov)); 'Catalina Lehner ([CLehner@cabq.gov](mailto:CLehner@cabq.gov))' ([CLehner@cabq.gov](mailto:CLehner@cabq.gov))  
**Cc:** Ron Bohannan; Jaimie Garcia  
**Subject:** Saranam deferral letter #PR-2020-003461 MAJOR AMENDMENT TO SITE PLAN- EPC

Maggie,

Attached please find the deferral letter for EPC #PR-2020-003461 (Saranam major amendment to site plan) and the justification requesting deferral to the June 11<sup>th</sup> EPC hearing.

Please let me know if you have any questions. Thanks.

Kind Regards,

Richard Stevenson, P.E.

Tierra West LLC

5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
505-858-3100 ext. 232

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PRIVILEGED AND CONFIDENTIAL

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This message has been analyzed by Deep Discovery Email Inspector.

# TIERRA WEST, LLC

April 14, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: #PR-2020-003461 MAJOR AMENDMENT TO SITE PLAN- EPC  
TR 27A-2 TAYLOR RANCH REDIV OF TR 27-A INTO TRS 27A-1 27A-2 OF  
THE PLAT OF TRS 27-A. S-1.S-2 & S-3 TAYLOR RANCH SITUATE WITHIN  
SECTIONS 23, 25 & 26  
ZONE ATLAS PAGE E-11-Z/ E-12-Z

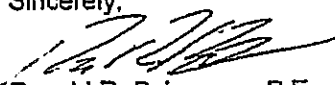
Dear Chairman Serrano:

Tierra West, LLC, on behalf of Mesa View United Methodist Church Inc. a Non-Profit Corp., requests a one month deferral for the application #PR-2020-003461 of a Major Amendment to Site Plan for Tract 27A-2 of Taylor Ranch, Redivision of Tract 27A into Tracts 27-A-1 and 27-A-2 of the plat of Tracts 27-A, S-1, S-2, and S-3 Taylor Ranch, situated within Sections 23, 25 and 26 T11N R2E, Block 0000, located at the northeastern corner of the intersection of Montano Road NW and Taylor Ranch Road NW. We are requesting the date of the EPC hearing for the rescheduled application to Thursday June 11<sup>th</sup>, 2020.

The request for deferral will allow the opportunity to hold a public facilitated meeting with the Taylor Ranch Neighborhood Association (TRNA) and interested neighbors to address questions regarding the developer of the site – Saranam LLC. A lot of incorrect and misleading information was spread through social media channels by residents, and that incorrect information combined with the restrictions placed by the New Mexico Governor due to the 2019 Novel Coronavirus Disease (COVID-19) needs to be responded too. We hope that a deferral will allow TRNA and residents and ourselves to meet to review the application and have their questions answered. A facilitated meeting is being schedule for May 14<sup>th</sup> tentatively depending upon the Governor lifting the restrictions. That upcoming public meeting in May will allow the general membership of TRNA to review the projects and address any concerns. This will be the third time Tierra West will have met with the TRNA Board regarding the application (once in 2019 and again in early 2020 prior to COVID-19).

We hope the June 11<sup>th</sup> EPC hearing will be held under standard meeting conditions at the Plaza Del Sol building which is advantageous if members of the public intend to comment on the application. We respectfully request a deferral until June 11<sup>th</sup>, 2020.

Sincerely,

  
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Tracy Weaver, Saranam, LLC  
Catalina Lehner, Senior Planner, City of Albuquerque

JN: 2018080 RRB/rs/jg

5571 Midway Park Pl. NE  
(505) 858-3100  
Albuquerque, NM 87109  
fax (505) 858-1118  
tierrawestllc.com  
1-800-245-3102

March 26, 2020

TO: Richard Stevenson, Tierra West, LLC  
FROM: Catalina Lehner, Senior Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3935  
RE: Project #2020-003461, Saranam Taylor Ranch

---

I've completed a first review of this application for a site plan-EPC. I have some questions and suggestions. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised site plan (11 full-sized copies, with the governing site plan incorporated as the end), one reduced copy (8.5 by 11 size), and three color renderings (one sheet, 8.5 by 11 inches) by: **12 pm on Friday, April 17, 2020**. If you have difficulty with this deadline, please let me know. there is a drop-off box at the front of Plaza del Sol.

Note: this application was facially incomplete upon submittal; four required items were missing. Please note that, as stated in the IDO, we are not supposed to accept incomplete applications and will not in the future.

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you as soon as I can.
- B. This is what I have for the legal description: Tract 27A-2 of Taylor Ranch, Redivision of Tract 27A into Tracts 27-A-1 and 27-A-2 of the plat of Tracts 27-A, S-1, S-2, and S-3 Taylor Ranch, situated within Sections 23, 25 and 26 T11N R2E, Block 0000, located at the northeastern corner of the intersection of Montano Road NW and Taylor Ranch Road NW (4701 Montano Road NW), approximately 7 acres Is this correct?
- C. Please tell me about your project and relevant related information.

2) Significant Issues:

- A. An existing site plan governs the subject site, as evident because the request is referred to as a Major Amendment. Please include a copy of the existing site plan with the submittal.
- B. Why do you believe this case is a Major Amendment to an existing site plan rather than a whole new site plan?
- C. As done in PRT meetings, every project begins with a look at IDO definitions. The project is referred to as "single-family apartments" or just "residential". Rather than guess, please refer to Dwelling Definitions on p. 459.

**Dwelling, Multi-family**

A building, located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. See also *Development, Multi-family*.

**Dwelling, Single-family Detached**

A residential building used for occupancy by 1 household that is not attached to any other dwelling unit through shared side or rear walls, floors or ceilings, or corner points.

The project, and use, is considered **Dwelling, Multi-Family**.

- D. A valid sign posting agreement is required. The sign posting agreement in the file was not signed by Staff and not dates are provided. Also, please pick up the signs, ensure they are posted according to the dates provided, and provide evidence for the record that the signs have been posted.

**3) Process:**

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:  
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: these are unclear as of this writing. The EPC public hearing for April was scheduled for the 9<sup>th</sup>, but cannot be held until at least April 15<sup>th</sup>. We are unsure of the hearing date, but will let you know ASAP. Final staff reports will be available one week prior to the hearing.
- C. Agency comments were emailed yesterday. I will send you any late comments.

**4) Notification:**

- A. Why does the February 27, 2020 letter mention the Westside Coalition only and not the TRNA?
- B. Have any meetings occurred about the proposed project? Please tell me about them and provide documentation for the record (emails, notes, etc.).
- C. Did the TRNA board meeting happen on March 25?
- D. Please provide a copy of the letter that was sent to property owners.
- E. Based on the information provided, I cannot verify that all property owners were notified. How many letters were sent?

**5) Neighborhood Issues:**

- A. Do you anticipate that a facilitated meeting will be requested?
- B. Are you aware of any neighborhood concerns so far? As of this writing, no one has contacted me.

#### 6) Project Letter & Major Amendment:

- A. Please note that the project letter refers to a couple of items that were not included in the submittal. The first paragraph refers to the previously approved site plan and the fourth paragraph refers to color schemes. Both of these need to be provided as stated.
- B. Please update the project letter to explain why you're seeking a Major Amendment to an existing site plan, as opposed to a new site plan.
- C. Provide a table that indicates that existing structures and square footages, and the proposed new structures and square footages. Show the math to demonstrate the percentage change, aka, why this is a Major Amendment.

#### 7) Site Plan- General:

- A. Please include a copy of the existing, approved site development plan with the proposed site plan.
- B. All relevant IDO requirements apply, and the site plan needs to incorporate them. Some relevant requirements include, but are not limited to, the following:
  - i. Use-Specific Standards- Dwelling, Multi-Family 4-3(B)(7), p. 139.
  - ii. Mixed-use zone dimensional standards, Table 5-1-2, p. 194.
  - iii. Parking, Table 5-5-1 and 5-5(G), p. 229
  - iv. Neighborhood Edges, 5-9, p. 286
  - v. Edge Buffer Landscaping, 5-6(E), p. 259
  - vi. Wall Design, 5-7(F)(3), p. 278
  - vii. Outdoor Lighting, 5-8, p. 283
  - viii. Building Design in Mixed Use Districts, 5-11(E), p. 290
  - ix. Outdoor seating and gathering areas (PT areas), 5-11(E)(3)(b), p. 294
  - x. On site pedestrian connections, 5-3(D)(3), p. 210

#### *Site Plan Review*

Please put the sheets in the following standard order: main site plan sheet, detail sheet, landscape plan, grading and drainage plan, utility plan, elevations, existing governing site plan (any AAs on top of the site plan itself).

#### 8) Main Sheet (C-1):

##### *Use*

- A. Please refer to the Dwelling definitions again, p. 459 and see Dwelling, Two Family Detached (Duplex). Duplex is not an allowed use in the MX-L zone. Unit 26 must be attached to Unit 27, and perhaps shift the row southward so that it fits and meets setbacks.
- B. List the proposed use as multi-family.



### *General*

- A. Dimension all setbacks.
- B. What are the three accessory buildings? Dimension them, provide sf and label them.
- C. Provide a table of the building proposed, by type, the sf of each and the totals (also needed for LS plan but OK on the first sheet).
- D. No amenities are shown. Play equipment and benches should be added for the residents' well-being.

### *Parking and Access*

- A. Re-do the parking calculations based on the correct use (Dwelling, Multi-Family) and rate listed in Table 5-5-1 (the single-family home rate doesn't apply). I get 45 spaces required.
- B. List the number of spaces provided. It's not 26. What is the asterisk for?
- C. Provide some HC spaces close to the northern residential units.
- D. Provide bicycle parking pursuant to 5-5(E).
- E. Check with Fire regarding emergency access to the site and within it.

### *Pedestrian Access and Connectivity*

- A. Pedestrian access to the site is poor. Please provide a pedestrian gate access point for people walking from the Coors/Montano intersection (note: some of these clients may not have cars).
  - i. extend the sidewalk/pedestrian pathway at Unit 30 southward to connect to a ped gate, and/or
  - ii. can people walk through the emergency access bollard area?
- B. Ensure that the proposed sidewalk and walkways are sufficiently wide. Show the math. 5-3-(D)(3)(a).
- C. Specify material for crosswalk and use material that complies with 5-3-(D)(3)(b).

### *Walls*

- A. What's the 2 foot wall for on the northern side? Is there a wall along the property line?
- B. Is there a wall or fence along the eastern property line? Is one proposed on the western side?

### 9) Detail Sheet:

- A. Please provide a refuse enclosure detail, both looking down and at it. Specify materials, colors, and dimensions.
- B. Please provide a wall detail for all proposed walls, facing front and side, and include dimensions, materials, and colors.
- C. Is any signage proposed? If so, a detail with dimensions, colors, and materials specified is required.

- D. A detail of the crosswalk, indicating dimensions and materials, is also needed.

#### 10) Landscaping Plan:

##### *Consistency*

- A. The landscape plan must be consistent with the main site plan (top sheet). It shows more units.
- B. Please list the same acreage as on the main sheet.

##### *Existing Trees*

- A. Please revise the note regarding the existing trees near the bottom middle of the sheet. The second part of the notes is phrased awkwardly.
- B. Specify the species of the existing tree.
- C. Is there really an existing tree near the middle of the proposed site?

##### *Edge Buffer Landscaping- 5-6(E)*

- A. Dimension the landscape bed on the north side to show compliance.
- B. The edge buffer shows a monoculture of Bosnian pine. I researched Bosnian Pine and it's a slow grower that needs extra water when it's really hot. Probably not the best choice.
  - i) Replace Bosnian Pine with Afghan Pine, which grows fast and is better-suited to desert conditions.
  - ii) Add another type of pine (or tree) to avoid the monoculture. What about Pinon Pine?

##### *Water Issues*

- A. Landscaping beds must be depressed below grade pursuant to 5-6(C)(13)(b). Add a note to indicate this.
- B. Where there are curbs, please indicate where the notches are to allow water to flow in.
- C. Provide a curb notch detail, if B. above is applicable.
- D. Littleleaf Linden is a high-water usage tree. Please replace it with something else, especially since turf grass is also proposed. Maybe Chitalpa, Chinese Pistache, or Purple Robe Locust?

##### *General*

- A. Please provide calculations to demonstrate compliance with 4-3(B)(7)(a)(1), Use-Specific Standards. At least 1 tree per DU is required.
- B. Please provide calculations to demonstrate compliance with 5-6-(C)(4)(d). Turf grass cannot exceed 10% of required LS area.
- B. Dimension the landscaping beds and areas.
- C. Please revise general notes 1 and 4:
  - i) Note 1: remove "provided by" and replace with "is the responsibility of".
  - ii) Note 4: replace "signing" with "signage".

11) Grading and Drainage Plan:

- A. Please ensure that the revision to the main sheet regarding connecting Units 26 and 27 is carried over.
- B. If curb notches are needed to direct water toward landscaping beds, please show them and provide a curb notch detail.

12) Utility Plan:

- A. Check with Fire staff to ensure there are sufficient fire hydrants.
- B. Please ensure that the revision to the main sheet regarding connecting Units 26 and 27 is carried over.

13) Elevations:

- A. The façade design regulations in Building Design in Mixed Use Districts, 5-11(E)(2), p. 290 apply. Please ensure that the elevations comply.
- B. Pursuant to Building Design in Mixed Use Districts, 5-11(E)(1), p. 290, the ground floor height must be at least 12 feet.
- C. Provide a table of colors and materials proposed, and indicate where each is on the elevations using keyed notes.
- D. Please provide a color rendering (3 copies, 8.5 by 11).
- E. Is any signage proposed on the buildings? If so, it must be shown and dimensioned, and a detail provided.



# TIERRA WEST, LLC

May 6, 2020

Ms. Rene Horvath  
Westside Coalition of NA  
5515 Palomino Drive NW  
Albuquerque NM 87120

RE: #PR-2020-003461  
REQUEST FOR MAJOR AMENDMENT TO SITE PLAN  
4701 MONTANO RD NW, ALBUQUERQUE, NM  
ZONE ATLAS MAP: E-11-Z & E-12-Z

Dear Ms. Horvath:

The intent of this letter is to provide an update on the application for an amendment to site plan for the proposed 30 unit multi-family dwelling development by Saranam LLC, located adjacent to the Mesa View Uniting Church at 4701 Montano Rd. NW. The legal description is Tract 27A-2 of Taylor Ranch, Redivision of Tract 27A into Tracts 27-A-1 and 27-A-2 of the plat of Tracts 27-A, S-1, S-2, and S-3 Taylor Ranch, situated within Sections 23, 25 and 26 T11N R2E, Block 0000.

As you are aware, we have taken a one month deferral to the June 11<sup>th</sup>, 2020 EPC hearing due to a lot of incorrect and misleading information being spread through social media channels on the application, and that incorrect information combined with the restrictions placed by the New Mexico Governor due to the 2019 Novel Coronavirus Disease (COVID-19) needs to be responded too.

In order to address the questions and confusions a facilitated meeting is scheduled for Thursday May 14<sup>th</sup> 2020 at 6:00 pm online. The online meeting details are:

Type this into your web browser: <https://global.gotomeeting.com/join/508482381>  
you can also dial in using your phone: +1 (646) 749-3122  
Access Code: 508-482-381

This online facilitated meeting will allow the general membership of TRNA to review the project and for Saranam and Tierra West to address any concerns.

The Thursday June 11<sup>th</sup> 2020 EPC hearing will also be heard online starting at 8:30 am for this application #PR-2020-003461.

Type this into your web browser: <https://cabq.zoom.us/j/94879450196>  
You can also dial in using your phone: +1 (346) 248-7799  
Meeting ID: 948-794-50196

5571 Midway Park Pl. NE  
Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118  
tierrawestllc.com

You can check the agenda for the relevant decision making body online here: <http://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
505-858-3100

Sincerely,



Ronald R. Bohannon, PE.

cc: Tracy Sharp Weaver, Saranam

JN: 2019080  
RRB/rs/kw



# TIERRA WEST, LLC

May 6, 2020

Mr. Harry Hendriksen  
Westside Coalition of NA  
10592 Rio Del Solo NW  
Albuquerque NM 87114

**RE: #PR-2020-003461  
REQUEST FOR MAJOR AMENDMENT TO SITE PLAN  
4701 MONTANO RD NW, ALBUQUERQUE, NM  
ZONE ATLAS MAP: E-11-Z & E-12-Z**

Dear Mr. Hendriksen:

The intent of this letter is to provide an update on the application for an amendment to site plan for the proposed 30 unit multi-family dwelling development by Saranam LLC, located adjacent to the Mesa View Uniting Church at 4701 Montano Rd. NW. The legal description is Tract 27A-2 of Taylor Ranch, Redivision of Tract 27A into Tracts 27-A-1 and 27-A-2 of the plat of Tracts 27-A, S-1, S-2, and S-3 Taylor Ranch, situated within Sections 23, 25 and 26 T11N R2E, Block 0000.

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Access Code: [508-482-381](tel:508482381)

This online facilitated meeting will allow the general membership of TRNA to review the project and for Saranam and Tierra West to address any concerns.

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5571 Midway Park Pl. NE  
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Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
505-858-3100

Sincerely,



Ronald R. Bohannon, PE.

cc: Tracy Sharp Weaver, Saranam

JN: 2019080  
RRB/rs/kw





# TIERRA WEST, LLC

May 6, 2020

Ms. Diana Shea  
Taylor Ranch NA  
5113 Spinning Wheel Road NW  
Albuquerque NM 87120

**RE: #PR-2020-003461  
REQUEST FOR MAJOR AMENDMENT TO SITE PLAN  
4701 MONTANO RD NW, ALBUQUERQUE, NM  
ZONE ATLAS MAP: E-11-Z & E-12-Z**

Dear Ms. Shea:

The intent of this letter is to provide an update on the application for an amendment to site plan for the proposed 30 unit multi-family dwelling development by Saranam LLC, located adjacent to the Mesa View Uniting Church at 4701 Montano Rd. NW. The legal description is Tract 27A-2 of Taylor Ranch, Redivision of Tract 27A into Tracts 27-A-1 and 27-A-2 of the plat of Tracts 27-A, S-1, S-2, and S-3 Taylor Ranch, situated within Sections 23, 25 and 26 T11N R2E, Block 0000.

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This online facilitated meeting will allow the general membership of TRNA to review the project and for Saranam and Tierra West to address any concerns.

The Thursday June 11<sup>th</sup> 2020 EPC hearing will also be heard online starting at 8:30 am for this application #PR-2020-003461.

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Sincerely,



Ronald R. Bohannon, PE.

cc: Tracy Sharp Weaver, Saranam

JN: 2019080  
RRB/rs/kw



# TIERRA WEST, LLC

May 6, 2020

Ms. Rene Horvath  
Taylor Ranch NA  
5515 Palomino Drive NW  
Albuquerque NM 87120

**RE: #PR-2020-003461  
REQUEST FOR MAJOR AMENDMENT TO SITE PLAN  
4701 MONTANO RD NW, ALBUQUERQUE, NM  
ZONE ATLAS MAP: E-11-Z & E-12-Z**

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As you are aware, we have taken a one month deferral to the June 11<sup>th</sup>, 2020 EPC hearing due to a lot of incorrect and misleading information being spread through social media channels on the application, and that incorrect information combined with the restrictions placed by the New Mexico Governor due to the 2019 Novel Coronavirus Disease (COVID-19) needs to be responded too.

In order to address the questions and confusions a **facilitated meeting is scheduled for Thursday May 14<sup>th</sup> 2020 at 6:00 pm online. The online meeting details are:**

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you can also dial in using your phone: [+1 \(646\) 749-3122](tel:+16467493122)  
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JN: 2019080  
RRB/rs/kw



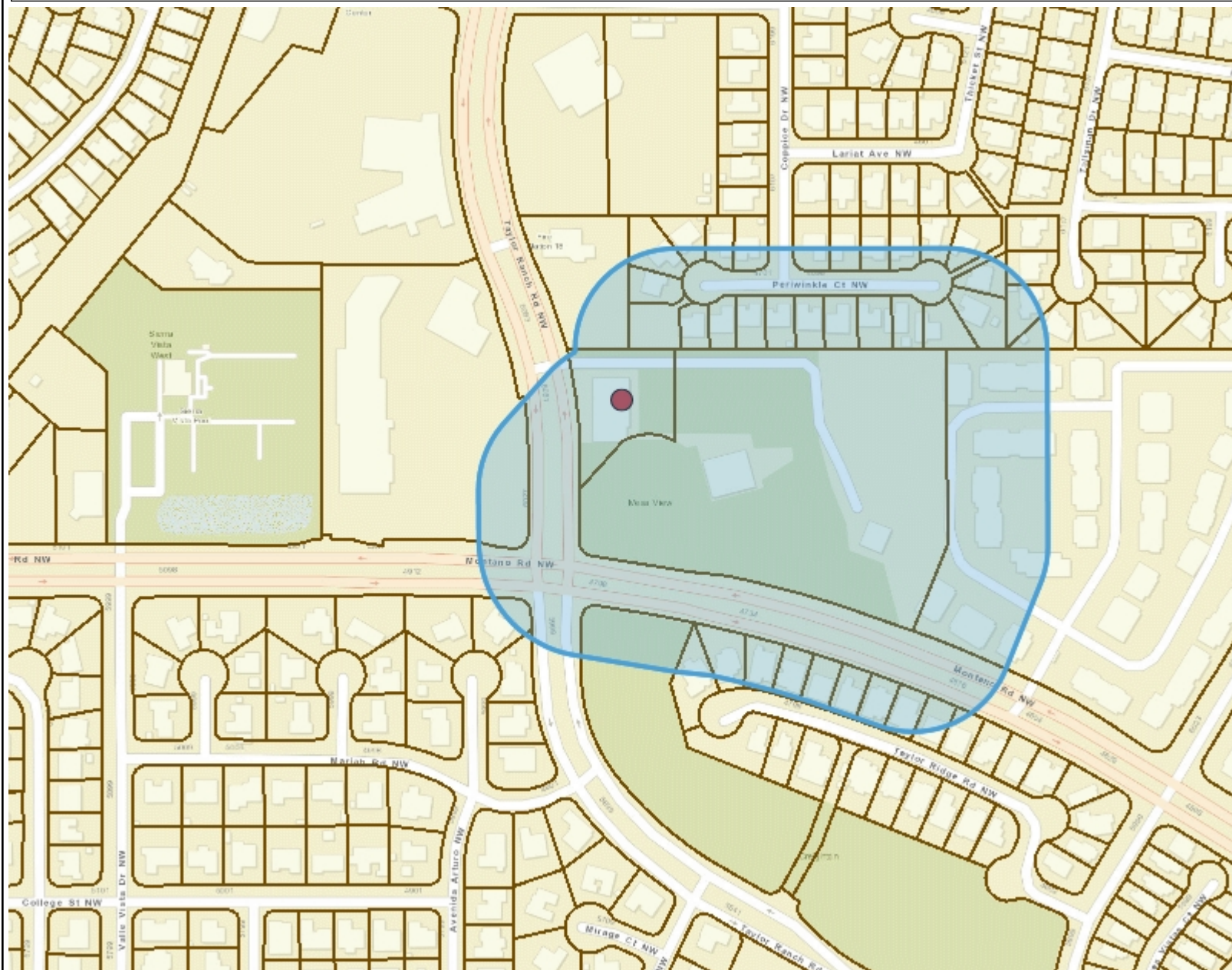


# 7401 Montano RD NW



## Legend

■ Bernalillo County Parcels



## Notes

Buffer Map: 205 Ft.  
ROW Montano: 105 Ft.

601 0 300 601 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
2/11/2020 © City of Albuquerque

1: 3,606

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



# TIERRA WEST, LLC

May 6, 2020

**RE: #PR-2020-003461  
REQUEST FOR MAJOR AMENDMENT TO SITE PLAN  
4701 MONTANO RD NW, ALBUQUERQUE, NM  
ZONE ATLAS MAP: E-11-Z & E-12-Z**

Dear Resident:

The intent of this letter is to provide an update on the application for an amendment to site plan for the proposed 30 unit multi-family dwelling development by Saranam LLC, located adjacent to the Mesa View Uniting Church at 4701 Montano Rd. NW. The legal description is Tract 27A-2 of Taylor Ranch, Redivision of Tract 27A into Tracts 27-A-1 and 27-A-2 of the plat of Tracts 27-A, S-1, S-2, and S-3 Taylor Ranch, situated within Sections 23, 25 and 26 T11N R2E, Block 0000.

We have taken a one month deferral to the June 11<sup>th</sup>, 2020 EPC hearing due to a lot of incorrect and misleading information being spread through social media channels on the application, and that incorrect information combined with the restrictions placed by the New Mexico Governor due to the 2019 Novel Coronavirus Disease (COVID-19) needs to be responded too.

In order to address the questions and confusions a **facilitated meeting is scheduled for Thursday May 14<sup>th</sup> 2020 at 6:00 pm online**. The online meeting details are:

Type this into your web browser: <https://global.gotomeeting.com/join/508482381>  
You can also dial in using your phone: [+1 \(646\) 749-3122](tel:+16467493122)  
Access Code: [508-482-381](tel:+16467493122)

This online facilitated meeting will allow the general membership of TRNA to review the project and for Saranam and Tierra West to address any concerns. This will be the third time Tierra West and Saranam will have met with the TRNA Board regarding the application (once in 2019 and again in early 2020 prior to COVID-19 pandemic).

The Thursday June 11<sup>th</sup> 2020 EPC hearing will also be heard online starting at 8:30 am for this application #PR-2020-003461.

Type this into your web browser: <https://cabq.zoom.us/j/94879450196>  
You can also dial in using your phone: [+1 \(346\) 248-7799](tel:+13462487799)  
Meeting ID: [948-794-50196](tel:+13462487799)

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com

You can check the agenda for the relevant decision making body online here: <http://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

Tierra West LLC Contact(s):  
Ronald R. Bohannon, PE  
5571 Midway Park Place NE  
Albuquerque, NM 87109  
[rrb@tierrawestllc.com](mailto:rrb@tierrawestllc.com)  
505-858-3100

Sincerely,

A handwritten signature in dark ink, appearing to be 'R. Bohannon', written in a cursive style.

Ronald R. Bohannon, PE.

cc: Tracy Sharp Weaver, Saranam

JN: 2019080  
RRB/rs/kw

EYSTER DAVID & SARAH  
4608 PERIWINKLE CT NW  
ALBUQUERQUE NM 87120-2538

GABALDON HERMAN  
4605 PERIWINKLE CT NW  
ALBUQUERQUE NM 87120-2539

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JASPEG LIMITED LIABILITY COMPANY  
ATTN: PEGGY DASKALOS LYCOU  
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VIRGINIA T CASPER  
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SANTA BARBARA CA 93101-1462

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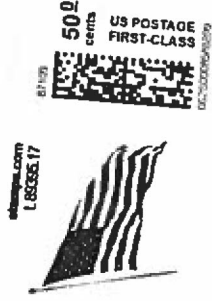


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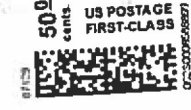
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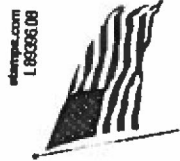
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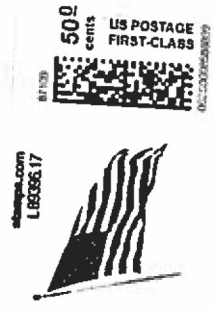


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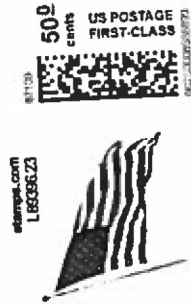


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AL-ALOOSI MUNAF M  
4619 TAYLOR RIDGE RD NW  
ALBUQUERQUE NM 87120

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Tuesday, February 25, 2020 12:06 PM  
**To:** Jaimie Garcia  
**Subject:** 4701 Montano Rd NW Public Notice Inquiry  
**Attachments:** IDOZoneAtlasPage\_E-11-Z.PDF

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip
Westside Coalition of Neighborhood Associations	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	8712
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	<a href="mailto:hlhen@comcast.net">hlhen@comcast.net</a>	10592 Rio Del Sol NW	Albuquerque	NM	8711
Taylor Ranch NA	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	8712
Taylor Ranch NA	Diana	Shea	<a href="mailto:secretary@trna.org">secretary@trna.org</a>	5113 Spinning Wheel Road NW	Albuquerque	NM	8712

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Thanks,



*Dalaina L. Carmona*  
Senior Administrative Assistant

Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Tuesday, February 25, 2020 10:24 AM

**To:** Office of Neighborhood Coordination <[jgarcia@tierrawestllc.com](mailto:jgarcia@tierrawestllc.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Jaimie Garcia

Telephone Number

505-858-3100

Email Address

[jgarcia@tierrawestllc.com](mailto:jgarcia@tierrawestllc.com)

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR 27A-2 TAYLOR RANCH REDIV OF TR 27-A INTO TRS 27A-1, 27A-2 OF THE  
PLAT O F TRS 27-A, S-1,S-2 & S-3 TAYLOR RANCH SITUATE WITHIN  
SECTIONS 23, 25, & 26 T11N R2E

Physical address of subject site:

4701 Montano Rd NW Albuquerque NM 87120

Subject site cross streets:

Montano Rd NW and Taylor Ranch Rd NW

Other subject site identifiers:

This site is located on the following zone atlas page:

E-11/E-12

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**From:** Richard Stevenson  
**Sent:** Monday, February 17, 2020 7:07 AM  
**To:** Jaimie Garcia; Kristl Walker  
**Subject:** FW: Saranam project with Tierra West, LLC

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI notice email from TRNA stating they don't need to meet

Regards,  
Richard

---

**From:** Yvanna Escajeda  
**Sent:** Friday, February 14, 2020 2:21 PM  
**To:** Ron Bohannon; Richard Stevenson  
**Subject:** FW: Saranam project with Tierra West, LLC

----- Original message -----

From: Rene' Horvath <[aboard111@gmail.com](mailto:aboard111@gmail.com)>  
Date: 2/14/20 1:33 PM (GMT-07:00)  
To: Yvanna Escajeda <[yescajeda@tierrawestllc.com](mailto:yescajeda@tierrawestllc.com)>  
Subject: Re: Saranam project with Tierra West, LLC

Dear Yvanna and Richard,  
I spoke to the TRNA Board Wednesday night about your request to decline another meeting before you submit the site plans.  
They agreed that that would be fine. Go ahead and submit your plans, we do not need another meeting before then.  
Also note: TRNA will also be having a General meeting March 25th. The Board wanted to have Saranam present their housing program at that meeting. I can talk with you more about it next week.  
Thank you,  
Rene' Horvath

On Tue, Feb 11, 2020 at 10:20 AM Yvanna Escajeda <[yescajeda@tierrawestllc.com](mailto:yescajeda@tierrawestllc.com)> wrote:

Hello Rene and Diana

Your next neighborhood association meeting on March 11<sup>th</sup>, Tierra West would like to attend and have about 20 minutes to update you all on the project. Can you please let us know if we can be placed on the Agenda?

Rene- I know you spoke with Richard this morning, I look forward to receiving your email confirming a decline so we can submit to EPC at the end of this month.

Respectfully,

Yvanna Escajeda

Administrative Assistant

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

505-858-3100 Office

505-858-1118 Fax

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**From:** Yvanna Escajeda  
**Sent:** Monday, February 10, 2020 2:06 PM  
**To:** '[aboard111@gmail.com](mailto:aboard111@gmail.com)'; '[secretary@trna.org](mailto:secretary@trna.org)'  
**Subject:** Saranam project with Tierra West, LLC

Hello Rene / Diana

I am emailing regarding the Saranam project which Tierra West, LLC are the engineers on. Ron attended the January 15th Neighborhood Association meeting and presented the project to the Association. Ron intends to meet with you again to provide further updates once the plans are developed to more detail. In the meantime we would like

to submit to EPC on February 22nd. As part of the IDO notification procedures we need to offer a Neighborhood Meeting - however we ask that this be declined so we can submit to EPC at the end of this month. Ron and the design team will present again to the Association but by declining the offer to schedule a meeting with the EPC notice it allows us to make application and not delay the project. Please let us know if this will be acceptable?

Respectfully,

Yvanna Escajeda

Administrative Assistant

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

505-858-3100 Office

505-858-1118 Fax

**From:** Baca, Vanessa <vanessabaca@cabq.gov>  
**Sent:** Friday, January 17, 2020 12:13 PM  
**To:** Jaimie Garcia  
**Subject:** 4701 Montano Rd NW\_Neighborhood Meeting Inquiry

Dear Applicant:

See list of associations below and attached regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Alternative Email
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	<a href="mailto:hlhen@comcast.net">hlhen@comcast.net</a>	
Westside Coalition of Neighborhood Associations	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	<a href="mailto:land@trna">land@trna</a>
Taylor Ranch NA	Diana	Shea	<a href="mailto:secretary@trna.org">secretary@trna.org</a>	
Taylor Ranch NA	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	<a href="mailto:land@trna">land@trna</a>

**IDO – Public Notice Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/public-notice>

**IDO – Neighborhood Meeting Requirements & Template:** <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

**IDO - Administration & Enforcement section:** <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

**Vanessa Baca**

Neighborhood Communication Liaison, Office of Neighborhood Coordination (ONC)

City Council Department

(505) 768-3331 Office

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)





**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Friday, January 17, 2020 11:50 AM

**To:** Office of Neighborhood Coordination <[jgarcia@tierrawestllc.com](mailto:jgarcia@tierrawestllc.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Jaimie Garcia

Telephone Number

505-858-3100

Email Address

[jgarcia@tierrawestllc.com](mailto:jgarcia@tierrawestllc.com)

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Place NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR 27A-2 TAYLOR RANCH REDIV OF TR 27-A INTO TRS 27A-1, 27A-2 OF THE  
PLAT O F TRS 27-A, S-1,S-2 & S-3 TAYLOR RANCH SITUATE WITHIN  
SECTIONS 23, 25, & 26 T11N R2E

Physical address of subject site:

4701 Montano Rd NW Albuquerque NM 87120

Subject site cross streets:

Montano Rd NW and Taylor Ranch Rd NW

Other subject site identifiers:

This site is located on the following zone atlas page:

E-11/E-12

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**From:** Richard Stevenson  
**Sent:** Tuesday, February 11, 2020 11:01 AM  
**To:** hlhen@comcast.net; aboard111@gmail.com; secretary@trna.org  
**Cc:** Ron Bohannon; Jaimie Garcia; Kristl Walker  
**Subject:** 4701 Montano Rd - Major Amendment to Site Plan EPC Submittal  
**Attachments:** Saranam Site Plan 2.7.20.pdf

Rene', Harry and Diana;

On behalf of Mesa View United Methodist, we are emailing to inform you of the request for a major amendment to the site plan for the undeveloped property east of the existing Mesa View United Methodist Church, located corner of Taylor Ranch Rd and Montano Rd. In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a Neighborhood Association that we intend to submit the application for major amendment to site plan approval to be reviewed and decided by the Environmental Planning Commission and the Development Review Board.

The site is proposed to be developed into 29 housing units with support/office buildings, operated by Saranam LLC (a non-profit organization). Attached to this notification is the proposed site development plan. In addition to the site plan, a platting action for preliminary/final plat approval will be submitted to DRB to subdivide the property to support the development.

Per the IDO notification procedures we are sending notice that you have fifteen days from this email to respond to request a meeting, or decline to meet. If we don't receive a response within fifteen days you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on February 24, 2020.

Before submitting our application, we will send Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public meeting at which the project will be reviewed and decided by the City.

Please let me know if you have any questions.

Kind Regards,

Richard Stevenson, P.E.

Tierra West LLC  
5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
505-858-3100 ext. 232

**PRIVILEGED AND CONFIDENTIAL**

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## FACILITATED MEETING REPORT

# **CITY OF ALBUQUERQUE FACILITATION PROGRAM MEETING SUMMARY REPORT**

**Project:** [2019080] Facilitated Meeting - PR-2020-003461 EPC Major Amendment Site Plan (Saranam)

**Project Description:** Saranam LLC requests a site plan amendment to develop 30-unit multi-family housing and services on property located in Taylor Ranch and requested the facilitated meeting held on May 14, 2020 from 6:00 PM to 8:30 PM.

**Date Submitted:** May 16, 2020

**Submitted By:** Philip Crump and Jocelyn M. Torres

**Meeting Date/Time:** May 14, 2020; 6:00 PM – 8:30 PM

**Meeting Location:** Tierra West, LLC Office and Online – GoToMeeting

**Facilitator:** Philip Crump

**Co-facilitator:** Jocelyn M. Torres

**Applicants:** Tierra West, LLC (Agent) and Saranam LLC (Applicant)

**Those Affected:** Taylor Ranch Neighborhood Association, Neighborhood and Neighbors.

**Presenters:** Ronald R. Bohannon, Tierra West, LLC President  
Tracy Sharp Weaver, Saranam Executive Director  
Richard Stevenson, PE, Tierra West Engineer.

**Meeting Agenda:** Review and discuss site plan application. Address participant questions.  
Review meeting outcome and action items. Prepare and circulate meeting report.

**Action Items:**

- **Check with APD Foothills Area Command regarding crime rate at East ABQ location.**
- **Estimate building cost per square foot.**
- **Look at moving both Northern buildings to the South eight to ten feet, to increase North setback.**
- **Saranam Executive Director Tracy Weaver may be contacted to provide program information and to answer questions at (505) 299-6154 x 102**

**Areas of Agreement:**

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

- **Several neighbors and participants voiced support for the Saranam project. (Other nearby neighbors expressed opposition.)**
- **Neighbors and participants may express their views at the June 11, 2020 8:30 am EPC hearing, which will be transmitted online.**

### **Background:**

Applicants request a site plan amendment to develop a 30-unit multi-family housing complex on property currently zoned MXL, which will provide multiple services for homeless parents and children. The property is located east of and adjacent to the Mesa View United Methodist Church, 4701 Montano Rd. NW, Albuquerque, NM 87120.

### **Meeting summary:**

The meeting was conducted online (both video and telephone) via GoToMeeting. In addition to many Saranam staff, there were representatives of several neighborhood associations as well as nearby neighbors. While a number of questions had been submitted in advance, the participants themselves posed questions regarding the Saranam program as well as the characteristics of the proposed facility. Nearby neighbors seemed most concerned with the potential for increased crime, which they related to a facility for homeless families. Other participants expressed support for the program. Saranam emphasized the care with which they selected the property and the care with which they screen and support the families who agree to be a part of the program for up to two years while advancing their education.

### **Introductions and Summaries:**

**Philip Crump.** Jocelyn Torres and I are contractors and neutral facilitators. Jocelyn will produce a report in the next two days that goes to the EPC and becomes part of the hearing packet. Because participants are appearing online, please be succinct, clear, speak loudly and slowly. I may interrupt to question what was said. Let us know when you are done with your question. The EPC wants to know who attended this meeting. Please email your contact information to me at [phcrumpsf@gmail.com](mailto:phcrumpsf@gmail.com).

**Ron Buchanan (Tierra West LLC).** The location is zoned MXL and meets multi-family criteria. Applicants intend to build 30 individual and fourplex units. The property is situated approximately 80 feet from Montano. The four darker gray buildings are for storage. Twenty-six parking spaces are being provided by the church parking lot. Thirteen thousand square feet of landscaping is proposed. The Taylor Ranch road church access will service this location. The site plan includes a gated emergency access entrance to Montano. Open space and playground areas will be used by Seranam Members. The site plan covering this parcel includes church property. The online EPC meeting is accessible through the CABQ website. The elevation sheets portray natural color schemes. Each housing area is an individual family unit. The plan is to use APS portables as the frame, which will be refinished inside and out. The layout is centralized for families. There are ground and picnic areas. Four units are educational facilities. The existing building will match the new units.

# **CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM**

## **MEETING SUMMARY REPORT**

**Tracy Sharp Weaver.** I've worked with Seranam for 16 years. This organization was originally funded by a private endowment to support homeless families. There is no government funding. This program primarily supports single moms and children. Last year all but one parent in 25 families were moms. The program receives new families once a year. Sex abusers and criminal offenders are ruled out by background checks. Drug tests are regular and random.

The program requires one full time parent with children in school full time. Life skills education includes 600 hours in parenting, budgeting, college and career employability. Parents are encouraged to get their school brain back on during the first semester. The goal is to move families to stable homes with jobs and careers. Education increases income. A GED can yield a \$9,000.00 increase, while Associate's or Bachelor's Degrees can yield another \$6,000.00 increase. Families who have worked hard towards success have mentioned the benefit of earning their degrees. Families keep their furnishings, which are replaced for each incoming family. Storage space is important for storing the furnishings for incoming families.

This site is located on three acres and has access to the bus, retail and other services. We searched for this property for three years and it fits the bill.

The program's six measures of success include: housing, education, employment, overcoming barriers, improving life skills and parenting. The program has a good safety record. Only three to four domestic violence incidents and two lockouts have occurred at the East Albuquerque location in the past 15 years. When problems arise, the program takes immediate action. The first semester includes 40 hours in class with five to ten hours in childhood education.

The housing complex provides a community network of support. Residents notice strangers and look out for each other. There is a network of neighborhood support. This is very important! Only half of the units turns over at a time. Not all 25. From August through March we get new families, with the help of volunteers. New resident screening applications are open for two months. Staff screen referral calls. The fourteen-page application requires at least one adult and one minor child.

We seek parents who are not just looking for housing, but who want to be students. Parents should not be newly sober. They often live with family or in cars. Moms may have a prior domestic violence or addiction history, but that is in the past. We may require Covid-19 tests this year. The clinical staff conducts interviews. I've done this work for 24 years. This is a diverse group and complicated matrix. There are various levels of education. The 2001 initial Seranam endowment was made to the Central and University United Methodist Church. This Mesa View church property meets all the requirements.

### **I. Meeting Questions and Answers.**

#### **A. Location and Planning.**

1. Q. Why here? Aren't there more resources downtown?  
A. Tracy – This property is ideal regarding available services. These families are past services offered downtown.
2. Q. There are many different types of programs in different locations.  
A. Ron – Need good transportation to many locations and good retail locations.
3. Q. Are families returning to facility?  
A. Tracy – Only two families have applied twice. A dad with his child did well. This is just a two-year program. When they leave, they buy houses. Alumni are successful.  
A. Ron – Families work on the six areas, including financial planning.

# **CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM**

## **MEETING SUMMARY REPORT**

4. Q. I have been vocal in opposing this program. I am a 25-year neighbor of the church. Tierra West was not forthcoming. Especially Periwinkle residents were not notified. Letters should have been sent out.  
A. Ron – Tierra West and Saranam got involved after the church reached out to Taylor Ranch and the City. The City said they would issue a building permit, then required an amendment. The legal description was updated and corrected as necessary. I have 40 years of development experience. Tierra West has tried to do its best.  
A. Phil – There is not a perfect way to provide notice. The program does it as soon as possible. Your response in contacting the City is very helpful. Thanks for speaking up.
5. Q. I think that TRNA is a pay to play organization.  
A. Tracy – Seranam spent three years looking and last year they found this location.
6. Q. There is not ample parking.  
A. Ron – There is church parking access.
7. Q. What was the amendment for?  
A. Ron – There was a major amendment to show how property would be developed. We added a site development plan. The EPC requires a site development plan. This is a permissive use. Orientation and development are being considered by EPC.
8. Q. What about the mobile homes, barracks?  
A. Ron – We are taking the shell and putting it on a permanent foundation and will build to code. These will be new homes.
9. Q. What about TRNA's written questions?  
A. Phil – We'll respond to the chat line questions first then written questions.
10. Q. Do neighbors have playground access?  
A. Ron – The playground is internal to the project and won't be used by the general public.
11. Q. Why is there a 15-foot distance?  
A. Ron – The development is set back 15 feet back from property line and living spaces are oriented away from the project.
12. Q. What about the capital campaign and project completion.  
A. It could be 3 years with Covid-19.

### **B. Property Monitoring, Screening and Services.**

13. Q. Are there 24-hour security guards?  
A. The program does not provide security guards.
14. Q. Who monitors the property?  
A. Tracy – Staff and the program's neighbors watch this property. No staff or management live on site. We have had very few security incidents with the other program.
15. Q. Do families move out during the year?  
A. Tracy – School families stay during the entire school year by design. The exit plan lasts 12 months.
16. Q. What about policing and security?  
A. Tracy – Our families police themselves.
17. Q. What about overcrowding in schools?  
A. Tracy – This has not been a problem.
18. Q. What transportation is used for mom's classes?  
A. Tracy – Bus.

# **CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM**

## **MEETING SUMMARY REPORT**

19. Q. How is childcare paid for?  
A. Tracy – These are low- or no-income families. The State pays through CYFD.
20. Q. Can a new partner live with the family.  
A. Tracy no.
21. Q. How can we get copies of reports on the current program?  
A. Tracy - On the program website or contact me.
22. Q. What is the purpose of this meeting if it's already a done deal?  
A. Ron – The contract with the church has been signed. This is a neighborhood input process. The site development plan allows you to discuss and air issues.  
A. Phil – Tell the City and EPC your concerns.
23. Q. How are families chosen?  
A. Tracy – We choose families based upon a 14-page application and interviews. Only the best qualified families are selected for this 2-year program.
24. Q. Where are the licensed CYFD childcare programs in this area?  
A. Tracy - There are many available CYFD licensed childcare programs in this area.
25. Q. What transportation is used for mom's classes?  
A. Tracy – Bus.
26. Q. If you have an 80% success rate, how is it that only two families in 15 years were not successful?  
A. Tracy – We have an 80% success rate. Only two families have been kicked out in 15 years. Some had other reasons for leaving but were not kicked out.

### **C. Neighborhood and Crime Concerns.**

27. Q. Do Seranam sites attract other homeless?  
A. Tracy – There is no reason for them to come to this site unless they live there. The East side program is housed in an apartment complex, not the beautiful buildings we are proposing here.
28. Q. What about our property appraisal?  
A. Ron – Neighboring property won't take a hit regarding the appraisal.
29. Q. Is there a real estate disclosure?  
A. No, that is not required.
30. Q. Do families leave?  
A. Tracy – There is an 86% stability rate.
31. Q. Have you graphed east side to show there is no crime increase? Crime rate - One year before and one year after apartments are built. Can you guaranty that the crime rate won't increase?  
A. Ron – We don't have that type of chart. We look at the crime rate within each unit. We have no proof of crime rates from 14 years ago. We can look at the last two years.  
A. Tracy – There is no guaranty, we just know the families themselves. There is a crime mapping app.  
A. Phil – The APD North Area Command Station might be able to provide that information.
32. Q. What is the crime information based on? Is there a crime increase based on this project? A. Ron – Tracy responded based on her experience. The APD area command can look at crime rates for that project on the east side.



# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

- A. Tracy – We cannot release clients’ records, but no family has been convicted of a crime for 15 years.
- A. Phil – In Tracy’s experience this project is unlikely to increase crime to the best of her knowledge. As a follow up, we will check with the APD Foothills Area Command.
33. Q. I have zoning concerns regarding the use of APS modular buildings. Also, what about a traffic study and real estate disclosure?
- A. Ron – Modular buildings meet zoning requirements.
- A. Ron - Traffic – There are two accesses: the main and emergency gated entrances. This use falls below the threshold for a traffic study because of minor traffic problems.
- A. Phil – We’d like to get to the written Questions.
- A. Ron – Real estate disclosure regarding this program is not required. If an apartment complex is constructed on this property there will be no EPC hearing, and no traffic or crime impact studies.
34. Q. What happens to real estate sales with this type of community?
- A. Ron – Appraised based on like property. That is how the home is valued.
35. Q. Seventy families don’t support you.
- A. Tracy – not all families are opposed. I invite others to tour the property.
36. Q. Curfew?
- A. Tracy – 10 pm.
37. Q. Gathering areas?
- A. Ron – Seranam controls gathering areas.
38. Q. How will stucco adhere to metal?
- A. Ron - We will frame with new walls. We will have two-hour fire walls and meet all city code requirements.
39. Q. How will Saranam verify the purchase price?
- A. Ron – The purchase price will be verified with due diligence.
40. Q. Saranam should have compassion for the Periwinkle neighborhood.
- A. Tracy – We are wanting to use the land for what it is zoned for.
41. Q. Is there currently internet access.
- A. Yes.
42. Q. Did you consider the Panera Bread location?
- A. Tracy – That 30-acre location was considered but it didn’t work out. We need help on funding. We don’t have Section 8 assistance. This program is totally privately funded.
43. Q. Do you have a recent 990 and audit available in GuideStar?
- A. Tracy – Government grants and foundations have been audited by the Saranam Auditor and the 990 form can be found on the website.
44. Phil – What do Periwinkle residents want to hear? Traffic, home value, noise?
45. Q. Nobody is watching after hours. How do you keep teens from infiltrating the neighborhood? I leave my garage door open. I’m worried about crime and theft.
- A. Tracy – There are few teens and we don’t need the security.
- A. Ron – There are no crime statistics related to this project. The apartments next door are likely a worse crime problem. I am working *pro bono*. This program promotes a lifestyle change. It is an asset to your property.
46. Q. I arrived late. I have notice and location concerns and want more education.
- A. Presenter contact information is being provided. The City’s website has the City Planning and EPC information.

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

### D. Positive Comments.

47. I have positive comments. I have worked in programs where women were successful but had trouble when they returned home. Probation recidivism is 90%. I appreciate this program because things don't fall apart in the evening. I admire and feel passionate about the program and look forward to it.
48. I disagree that there was not notice and that TRNA is a pay to play entity. We are here to protect the neighborhood. Tierra West attended the Board meeting. All TRNA members get notice and can attend the meetings.
49. I welcome Saranam!
50. Neighbors speak highly of the east side location. Multi-unit dwelling apartments may not be communities. Saranam is a community that has a vested interest in success. Also, the success of friends and neighbors. From my research, their heart and head are in the right place. Saranam will follow through with its commitment, with integrity. I give it my vote of confidence. Saranam will prove itself.

### II. TRNA Prior Written Questions.

1. **APS Portables:** Explain how you intend to convert the APS portables to small homes. Will the housing units be sitting on concrete pads, concrete blocks, or other? Are the picture displays accurate on how they will look? What sort of architectural details will be on the buildings? Will the windows have the white frames as shown, etc.?  
A. The portables will provide the framing. We will refinish them inside and out. The plans provide for a stucco finish.
2. **Park:** The Park is the gateway to Taylor Ranch. It is starting to look neglected. What are the plans for the park? What are the plans for the duck pond? Will the church still own and maintain the park? Will Taylor Ranch residents still be allowed to use the park?  
A. Park: The church will maintain the park. The duck pond is not returning because it is too expensive. It will be rehabbed. The Saranam program employs professional maintenance contractors.
3. **Saranam's Community space locations:** Explain where the community gardens are to be located? Where will the community gathering space, and the playground be located? Where are the classes and offices to be located? Are the classes for the children or the adults? Who will use the Saranam offices?  
A. Already answered. The gray buildings are the adult classrooms. The existing building is for children and evening events. The courtyard is in the middle. The playground is for the children. There are eight 4X4 quads.
4. **Parking:** Is there is enough parking? Why is there a driveway to Montano? Is it necessary?  
A. Already answered.
5. **How does Saranam receive funding?** Explain how Saranam originated.  
A. Already answered.
6. **CNM & UNM:** Which Albuquerque campuses will occupants likely use for their education? Main campuses or west side campuses? Do all these campuses have bus service routes to access them from the Saranam site on Montano?  
A. Residents primarily attend CNM which, may be accessed by the busses.

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

7. **Schools:** Will the children use area schools or go to school on the Saranam campus?  
A. Children will use area childcare and schools.
8. **Domestic problems.** Have domestic problems occurred at the east side Saranam campus? What sort of problems have you witnessed and how have they been handled?  
A. Only three or four in 15 years. The abusers were asked to leave and restricted from returning.
9. **Residents.** Who are the Saranam residents? Where do they come from? Albuquerque or other places? What percent is from New Mexico? Why do they need these services?  
A. Most residents come from Albuquerque. Sometimes they come from Sandoval County. They all want to change their lives.
10. **Storage units.** Does Saranam need all four storage units near Montano? They look out of place and are not aesthetically pleasing. Do trees need to be cut down to accommodate them? Can the number of buildings be reduced to provide a more aesthetically pleasing look along Montano?  
A. We need that amount of storage for furniture and supplies. Storage buildings match the other architecture.
11. **Appearance.** Overall, how will the Saranam campus look from Montano? Will it have a nice architectural appearance along Montano? What will the landscaping look like along the frontage of Montano? Will there be grass and trees as there is now? What about the areas surrounding the buildings; will there be grass and trees for the residents to enjoy rather than gravel?  
A. A landscape plan is required. There will be a combination of native and other grass.
12. **Church.** How is the Church involved with Saranam? Will any of the Church facilities be used by Saranam? If there are problems associated with the new Saranam facility, who do we call to resolve the issues?  
A. Saranam hopes for church involvement. Call Saranam regarding problems.
13. **Success/failure rate.** In researching, the program has a 20% failure rate, does this translate to those individuals staying in the neighborhood after being removed from the program? What are the 20% doing to fail the program?  
A. Already answered.

### Application Hearing Details:

EPC Hearing is scheduled for Thursday 11 June 2020 (online) **Yellow notice signs will be posted on the CABQ website on May 26, 2020, with hearing information and call-in details.**

1. Hearing Time:
  - a. The Commission will begin hearing applications at 8:30 a.m.
  - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:
  - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
  - b. City Planner includes facilitator report in recommendations.
  - c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:

Written comments must be received no later than 9:00 am Monday 8 June 2020 and may be sent to:

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

Catalina Lehner [clehner@cabq.gov](mailto:clehner@cabq.gov) (505) 924-3935 600 2<sup>nd</sup> St. NW, 3<sup>rd</sup> floor  
OR

Dan Serrano, Chair, EPC, c/o Planning Department, 600 2<sup>nd</sup> St. NW, 3<sup>rd</sup> floor

### Participants

Ron Bohannon	Tierra West LLC
Richard Stevenson	Tierra West LLC
Tracy Weaver	Saranam Executive Director
Linda Weil	Saranam Board Chair
Jim Stephens	Saranam Board
Diana Weber	Saranam Board
Patricia C. Renken	Saranam Board
Olga Shapovalova	Saranam Admin Coordinator
Ian Vetter	Saranam Dir of Education
Jennifer Mullen	Saranam Dir of Family Svcs
Jennifer Clear	Saranam Housing Coordinator
Ellen Shepherd	Saranam, Dir of Continuous Improvement
Darren Sandow	Saranam Staff
Rob Lasater	Saranam Volunteer
Doug Bright	Mesa View UMC
KD Jaquette	Mesa View UMC
Chris & Mary Lou Caldes	Mesa View UMC
Jim Gatewood	Mesa View UMC
Ann Parkhill	Mesa View UMC
Josh Kouri	Mesa View UMC Pastor
Donna Berry	Mesa View UMC, Office Manager
Patsy Nelson	Alban Hills NA, Past Pres
Doug Price	Neighbor
Patrick Aguilar	Neighbor
Kristine & Ron Meurer	Neighbors
Dennis L Newton	Santa Fe Village NA; West Side Coalition
Don & Terry Hannon	Taylor Ranch NA
Therese Saunders	Taylor Ranch NA
Patti March	Taylor Ranch NA
Donnie Frank	Taylor Ranch NA
Roland & Maria Gonzales	Taylor Ranch NA
Michael Sullivan	Taylor Ranch NA
Terri Spiak	Taylor Ranch NA Board
Diana Shea	Taylor Ranch NA Secy
René Horvath	Taylor Ranch NA, West Side Coalition
Kathleen Adams	West Side Coalition, President
Becky Davis	
Andy Salinger	

## LETTERS

**Lehner, Catalina L.**

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**From:** Pat <pataguilar69@gmail.com>  
**Sent:** Monday, April 06, 2020 7:19 PM  
**To:** Lehner, Catalina L.  
**Subject:** Re: PR-2020-003461/ SI-2020-00052

Thank you so much for your response, can you confirm if any homeowners on Periwinkle Ct. where sent letters? I have spoken to all the neighbors who home back up directly and over the the wall next to Mesa View church and no one received a letter or notification. I am deeply concerned that this did not take place. Periwinkle ct is the only steer and homes that connect directly to Mesa View property, just to the North. please let us know. Thank you.

Sent from my iPad

> On Apr 6, 2020, at 6:27 PM, Lehner, Catalina L. <[CLehner@cabq.gov](mailto:CLehner@cabq.gov)> wrote:

>

> Hello, Pat.

> Thanks for writing. Last week, I had a virtual meeting with the agent for the project, Tierra West. I gave them a letter requesting additional information and site plan clarifications and corrections.

>

> Because this application was submitted in an incomplete state, the hearing will be on May 14th. Currently, the City is in the process of figuring out how to use technology to conduct virtual public hearings.

>

> Notification is required to be sent to neighborhood organizations (Taylor Ranch and Westside Coalition) and to property owners within 100 feet of the subject site's boundaries, not including the right of way in the measurement. I checked the notification list of property owners and didn't see your name. I had asked the applicant to re-do the notification and clearly show the envelop for each person who is to receive a letter.

>

> People can write an email to express their concerns, or send an attached letter to my email, call, and appear at the hearing. Please keep in mind that material to be considered at the hearing is due 48 hours prior to the hearing, but if someone doesn't meet that deadline, they can still speak and/or read their letter into the record.

>

> If you'd like to discuss further, please feel free to write back or call. Thank you.

>

> CATALINA LEHNER

> senior planner

> o 505.924.3935

> e [clehner@cabq.gov](mailto:clehner@cabq.gov)

> cabq.gov/planning

>

> -----Original Message-----

> From: Pat [<mailto:pataguilar69@gmail.com>]

> Sent: Saturday, April 04, 2020 10:39 AM

> To: Lehner, Catalina L.

> Subject: PR-2020-003461/ SI-2020-00052

>

> Good morning, my name is Patrick Aguilar I a homeowner the lives on Periwinkle Ct. the neighboring street to Mesa View Methodist church who has sold land to a developer to bri g in old APS Barracks to house homeless families. I am not opposed to helping people in need but this project is going to be detrimental to our home values and bring in crime and drugs to our quiet Taylor Ranch community. The neighbors on Periwinkle Ct. are not in support of this project. None

of the neighbors where notified of this project and we are against it. I have spoken to all the neighbors. And plan to be at the EPC meeting when it is rescheduled for review. Please contact me with any option we have to protest this project. Thank you for your time.

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>  
> Patrick Aguilar  
> 4705 Periwinkle Ct. NW  
> Albuquerque, NM 87120  
> 505-702-5215

>  
> Sent from my iPad=

> =====  
> This message has been analyzed by Deep Discovery Email Inspector.  
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This message has been analyzed by Deep Discovery Email Inspector.

May 5, 2020

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Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

Dear Mr. Serrano,

I am writing in support of the request from Saranam, LLC, for development of site in NW Albuquerque (Project: 2020-003461).

I have been engaged over the lifetime of this organization as board member, financial supporter, and general cheerleader. The focus from the very beginning has been on helping families achieve stability through education, acquiring life skills, developing community both within the program and in the community at large. By committing two years of support, Saranam provides the time needed for educational opportunities (GED, CNM, Technical School, UNM), stability and growth opportunities for the children and parents, and a safe place in which growth can take place. The success is clear from the statistics. Having a safe and caring environment is critical for meeting the needs of homeless families in Albuquerque.

The applications for the program far exceed the available space each year. For several years Saranam has been carefully assessing possibilities of developing a second site. The proposal before the EPC represents a way to do that. And with a program that is unique in its comprehensiveness and success. I sincerely hope that the EPC will approve this project.

Barbara Allender



**Lehner, Catalina L.**

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**From:** Brigitte <brigmoe@comcast.net>  
**Sent:** Wednesday, April 29, 2020 4:29 PM  
**To:** Lehner, Catalina L.  
**Subject:** Transitional apartments on Montañó

Good afternoon Catalina,

I am against the building of the transitional apartments they want to build on Montano. I feel this is not the location for this. I don't think it would be safe, it will bring down the value and I think it will keep people away from this wonderful neighborhood. I think we should put a neighborhood pool and community area for the neighborhood association. We only want to make it better. Please let me know when the upcoming meeting is because I do want to make sure to voice my opinion and stop this from coming in our area.

Thank you,  
Brigitte Archuleta

Sent from my iPhone

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This message has been analyzed by Deep Discovery Email Inspector.

1 June 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque NM 87103

Re: Project 2020-003461

Dear Mr. Serrano,

I am writing in support of the request from Saranam, LLC, for development of a second site in Northwest Albuquerque.

As a member of Central United Methodist Church, I have watched Saranam grow from an idea to an organization that provides a two-year, multi-generational program that creates a safe and caring environment where families can focus on the skills they need to get a good job, learn life skills, and become engaged community members. The success rate is remarkable where 80% of families successfully exit their program completely self-sufficient.

United Methodist Women, one of the organizations I am deeply involved with, works to ensure that women, children and youth have the opportunities that Saranam is providing to their families. We need organizations such as Saranam to expand because the number of applications for the program have far exceeded the available space each year. With our current crisis wreaking havoc on low-income families the need for this program has never been greater.

Saranam's number one priority is safety. Staff ensure that selected families undergo a rigorous vetting process before entering the program and the families in the program are committed to creating a safe, nurturing environment for their children. They will prove to be an asset to the Taylor Ranch neighborhood. As a live close to the current residence, I can attest that the current residents have added to the neighborhood community.

I applaud this effort and, without reservation, urge the Albuquerque Environmental Planning Committee to act favorable on the amendment of the existing site plan.

Sincerely,



Peggy Ann Arensdorf  
(505) 237-8933

cc: Tracy Weaver, Saranam Executive Director

**Lehner, Catalina L.**

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**From:** Office Assistant <office@mesaviewumc.org>  
**Sent:** Friday, May 22, 2020 9:54 AM  
**To:** Lehner, Catalina L.  
**Subject:** Project 2020- 003461

To: Mr. Dan Serrano, Chair  
Environmental Planning Committee  
P.O. Box 1293  
Albuquerque, NM 87103

Hello Sir:

My name is Donna Berry and I am currently the office manager at Mesa View United Methodist Church since 2014. I think Saranam LLC is the perfect entity to purchase the property on sale by Mesa View and create a west side location for their program at Montano Road and Taylor Ranch Road.

My first reason is a long term knowledge of Tracy Weaver. I was part of the selection committee in 2001 that hired her as the executive director of the homeless program that was named Saranam by 2004. She has proven herself to be a true missionary to the homeless. The program she invented here in Albuquerque now has a 15 year legacy of being effective in transforming homeless families into Albuquerque residents with homes and with solid family values.

My second reason is that this development is being managed so well. The design is beautiful and the leaders from Tierra West are very professional and experienced.

I have worked with homeless people for many years: first at Central UMC with the Saranam project from 2001-2008. Then from 2013 to date with a worship service for the homeless at First United Methodist called Community of Hope. I have many friends that are homeless and on the margins even if they have a place to sleep. These are people I believe we need to understand and help. They have many different problems. They are not to be feared. Homeless families have the future of their children to worry about. This program is a great way to address the issue of those children. From the moment they move in, they are no longer homeless people. They have a 2 year window in which to take advantage of education and help to transform their lives.

Please approve this project.

Donna Berry

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Larry Bost <lbost11@gmail.com>  
**Sent:** Friday, May 29, 2020 9:21 PM  
**To:** Lehner, Catalina L.  
**Cc:** saranam.tracy@gmail.com; Larry Bost  
**Subject:** Project 202-003461

May 30, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque, P.O.Box 1293  
Albuquerque, NM 87103

Re: Project 2020-003461

Dear Mr. Serrano,

I am writing in support of the request from Saranam, LLC, for development of a second site in Northeast Albuquerque.

As a member of St. Chad's Episcopal Church Outreach Committee, I became involved with Saranam and was impressed with their professional approach, and the positive impact they have on their clients and the larger community. St. Chad's continues supporting Saranam's work because it is effective and important.

The Saranam Staff ensure that selected families undergo a rigorous vetting process before entering the program. The Staff and the families in the program are committed to creating a safe, nurturing environment for their children within the larger community.

In Saranam's two-year, multi-generational program, families can focus on the skills they need to get a good job, learn life skills, and become engaged community members. The staff sets high goals and works with the families to reach them. The results are clear: 80% of families successfully exit the program completely self-sufficient.

Because Saranam is effective, the number of applications for the program have exceeded the available space each year. With our current crisis heavily impacting low-income families the need for the program has never been greater.

I support the effort of Saranam and, without reservation, urge the Albuquerque Environmental Planning Committee to act favorably on the amendment of the existing site plan. Saranam will prove to be an asset to the Taylor Ranch neighborhood.

Sincerely,

/s/  
Larry E. Bost

(505) 823-1399

cc: Tracy Weaver, Saranam Executive Director

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Chris Briggs <chrisbriggs@gmail.com>  
**Sent:** Wednesday, May 27, 2020 1:35 PM  
**To:** Lehner, Catalina L.  
**Subject:** Project 2020-003461

Mr Dan Serrano  
Environmental Planning Committee  
City of Albuquerque  
PO Box 1293  
Albuquerque New Mexico 87103

My name is Chris Briggs. I have been a supporter of Saranam since the original donation was made to my church, Central United Methodist. I have witnessed careful planning from inception and continuous evaluation of both goals and the results of their implementation. Saranam staff are constantly supporting the families they adopt, always clear about expectations for them to meet, and helping them build a mutual support network to meet personal, school, and career goals. I see their interactions with them, not as experts but as friends. The children run to them for hugs at each encounter.

I am thrilled that they are now confident in being able to open a 2nd site to outlet the impact they have made in addressing homelessness. I understand there are concerns about community impact but from my experience as a regular volunteer in after school programs who has seen them cope with their daily struggles with changing their habits towards success. I have heard them find ways to help each other, deal with non compliant families who have sometimes quit the program. I have seen someone scared they would be able to not relapse when they were removed from reporting to a probation officer. In their second year as they prepare for exit from the program, both new and 2nd year families hear the struggles in finding a job, housing and daily logistics. In short, with program staff support, community mutual support, and developing life and professional skills, they will be a community asset. You don't need to fear you will suddenly have an influx of disruptive families that will cause problems in the area where they are now located. In fact I have observed the opposite when community members have acted in threatening manners to their apartments. The way the families have maintained their own apartment complex is more of a credit to their current neighborhood, and I am sure the model will be replicated at the proposed site. As a life time Albuquerque resident, the Saranam model represents a way for our community to support the homeless.

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**Chris K Briggs**  
**505-268-1009**  
**In His service**

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Doug Bright <jamesbright2254@comcast.net>  
**Sent:** Wednesday, May 27, 2020 5:47 AM  
**To:** Lehner, Catalina L.  
**Subject:** Project 2020-003461

Good Morning MS Lehner,

I am writing in regards to the Saranam purchase of property from Mesa View United Methodist Church on the West side of ABQ. I am a member of Mesa View and also reside in one of the neighboring communities. I have researched Saranam and have attended all of the briefings offered. I believe this is a wonderful program. Saranam's success rate is phenomenal. I believe bringing families into a safe and nurturing environment will not only help the parents but will also help the children see the value of education and hard work. I am looking forward to having them in our community and as my neighbors.

Doug Bright  
281.543.1067

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Julienne Brown <juliennebrown@gmail.com>  
**Sent:** Friday, May 29, 2020 5:29 PM  
**To:** Lehner, Catalina L.  
**Cc:** saranam.tracy@gmail.com  
**Subject:** Saranam Project 2020-003461

Dear Mr. Dan Serrano:

I am excited to support the request from Saranam LLC for development of a second site in NW ABQ.

I have been working with Saranam as a volunteer to decorate apartments for new residents, help with shopping and make contributions to this great cause. The reactions we receive from the formerly homeless families who move into the apartments have been amazing and bring tears to my eyes.

Saranam has effectively taken families off the streets and trained them to lead lives on their own after the 2 year program. "Teach a man to fish" is the overall premise of this program and it proves to work!

These families are safe, feel worthy and loved and are treated with dignity. I urge the ABQ Environmental Planning Committee to approve the plan to make this go forward.

Respectfully,

Julienne Brown  
505-715-3698

cc: Tracy Weaver, Saranam Executive Director

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This message has been analyzed by Deep Discovery Email Inspector.



**Lehner, Catalina L.**

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**From:** Cathy Bullock <cathy\_b@comcast.net>  
**Sent:** Friday, May 29, 2020 5:35 PM  
**To:** Lehner, Catalina L.  
**Cc:** saranam.tracy@gmail.com; Charly Bullock  
**Subject:** "Project 2020-003461"

3948 Oxbow Village Lane NW  
Albuquerque, NM 87120  
May 29, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Dear Mr. Seranno:

We are writing in support of the request from Saranam, LLC, for development of a second site in Northwest Albuquerque.

We were residents of the Taylor Ranch community for many years and now live just two miles away. We are close with many of our former Taylor Ranch neighbors and our hearts are still in the community.

About five years ago, a friend told me about an amazing program that helps families (primarily young families) avoid homelessness. She explained that the model used by the organization is quite unique. Families are selected very carefully based on their potential for personal, academic, social, and career success. Each selected family is provided with furnished housing for two years. In addition, the adults are offered life-skill and employment training, with many attending CNM. They also learn parenting skills. The children are offered support with school and receive after-school care. The families live in a community setting and learn community-building skills. They become very attached to each other and offer each other amazing support. We thought this concept was too good to be true and decided to attend a workshop presented by Saranam at its current location. At the workshop, we heard from people whose lives were changed for the good forever. We then toured the apartment community where the program participants live. We could see the joyfulness of the children and the enthusiasm and commitment to growth of the adults. The program was very carefully managed. A program like this cannot work if the leadership is not strong. The leaders of Saranam are firm, disciplined, very well organized. They hold the families in the program accountable at the same time they offer amazing support. That the program is a success really is true!!!

Since that visit to Saranam, we have contributed financially, and we have donated items to furnish the apartments every two years since the inhabitants get to take their furnishings with them when they graduate from the program.

Recently, we read in the Albuquerque Journal that there were plans to build a second Saranam at Taylor Ranch. We were delighted. Programs like Saranam should be replicated not only throughout the city but throughout the state. We were also pleased about this second location as the families in the program could experience life in a middle class setting. From our point of view, the more families who may potentially become homeless are isolated from society, the

more difficult it will be to integrate them socially and economically. The more they are included in a middle class and upper middle class structure, the more potential for growth and success they will experience.

We strongly urge the Albuquerque Environmental Planning Committee to act favorably in the amendment of the existing site plan. If you have any questions, please feel free to contact us.

Sincerely,  
Catherine and Charles Bullock  
505-899-4394 (H)  
505-681-7575 (C)

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This message has been analyzed by Deep Discovery Email Inspector.

May 22, 2020

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Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
PO Bx 1293  
Albuquerque, NM 87103

Ref: Project 2020-003461

Dear Sir,

We are writing to you in reference to the Saranam Project facility planned for the west side of Albuquerque at Montano and Taylor Ranch road. We are very much in favor of Saranam building this much needed project. This will be a huge benefit to our community by providing a pathway for some of the homeless families in our city who are trying to improve their lives. They will be able to do this in a structured, safe environment and we feel that Saranam has an excellent program for helping those who need a hand up. Our city needs more programs like Saranam.

Thank you for your consideration of this much needed project.

Sincerely,  
William and Mary Lou Caldes  
8109 Pony Hills Pl NW  
Albuquerque, NM 87114  
505-870-5820

**Lehner, Catalina L.**

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**From:** Sue Campbell <sue@sedillocanyon.net>  
**Sent:** Sunday, May 31, 2020 4:14 PM  
**To:** Lehner, Catalina L.  
**Cc:** Sharp, Tracy  
**Subject:** Project 2020-003461

May 31, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Project 2020-003461

Dear Mr. Serrano,

This is a letter of support for Saranam, LLC, in the development of a second site in Northwest Albuquerque.

Saranam's mission to help end homelessness in Albuquerque through housing, education and community, brought me to work there in 2011. We were a small staff of 3 working with educators to help families wanting to earn some kind of diploma whether it be a GED or college degree.

I retired from Saranam in 2019 but am still active as a volunteer and donor. I worked with volunteers to provide a nicely decorated apartment for the new families to live in a safe community. When families complete their goals and move out they can take all of the furnishings. Children always have their own bed.

Each summer approximately 60 families apply for the Saranam program. Of the 25 selected for an interview usually 10 are selected. The current complex can only handle 20 families over a 2 year period.

Clearly there is a need to serve more families and the property in Taylor Ranch on the westside is a perfect location for Saranam to expand. The community should be proud to be a part of this expansion. It not only helps the family but Albuquerque.

It's been an honor and privilege to work at Saranam. I'm excited about Saranam serving more families in Albuquerque.

Sincerely,

Sue Campbell, retired from Saranam

CC: Tracy Weaver, Saranam Executive Director

--  
Sue Campbell 100 Sedillo Canyon Rd Tijeras, NM 87059

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** MIKE CARRION <MHCARRION@msn.com>  
**Sent:** Friday, May 29, 2020 9:32 PM  
**To:** Lehner, Catalina L.  
**Cc:** saranam.tracy@gmail.com  
**Subject:** Project 2020-003461

Attn: Mr. Dan Serrano, Chair  
Environmental Planning Committee

Dear Mr. Serrano,

I am aware of plans to build Saranam housing at the intersection of Montano and Taylor Ranch. I live one block north of the proposed site, (Kachina and Taylor Ranch). I have no reservation about the program being located at this site and in fact, believe in the mission of this program. It is a structured service for single parents. It provides true to life living skills, i.e., parenting, money management, employment support, to mention a few. It is a privately funded program providing evidenced based services that are unique and successful. It is well managed as indicated by their success rate. This is NOT a community corrections program, a halfway house, a short term homeless shelter, a residential drug treatment program; all of which are likely tax dollar funded. I understand folks are worried about what the population will be like at this location and what a program like this will do to property values. The site is located immediately next to a couple of large apartment complexes, who's population is less scrutinized than the residents at Saranam will be. With regard to property values, would the values be impacted any more than if an apartment complex was located there instead? I believe the program is a great asset to our community and will continue to be at the new site.

Sincerely  
Mike Carrion

Sent from [Mail](#) for Windows 10

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Virginia Carrion <virginiamcarrion@gmail.com>  
**Sent:** Friday, May 29, 2020 9:58 PM  
**To:** Lehner, Catalina L.  
**Subject:** Project 2020-003461

May 29, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Project 2020-003461

Dear Mr. Serrano,

I am writing in support of the request from Saranam, LLC, for development of a second site in Northwest Albuquerque.

In the recent past, I have volunteered with a team in decorating three apartments for the incoming families. The amount of support and organizing and dedication from the volunteer staff is amazing to experience. The joy and appreciation from the entering families is very heartwarming and appreciated. I have also provided hand-crafted ceiling mobiles for the children's library at the Eastside location, which the children loved. It's wonderful to hear the stories of success from mothers who have received their diplomas and furthered their education and careers and to be able to provide for their families.

Saranam's two-year, multi-generational program creates a safe and caring environment where families can focus on the skills they need to get a good job, learn life skills, and become engaged community members. Their success is clear: 80% of families successfully exit their program completely self-sufficient.

Saranam is effective and the number of applications for the program have far exceeded the available space each year. With our current crisis wreaking havoc on low-income families, the need for their program has never been greater.

Saranam's number one priority is safety. Staff ensure that selected families undergo a rigorous vetting process before entering the program and the families in the program are committed to creating a safe, nurturing environment for their children. They will prove to be an asset to the Taylor Ranch neighborhood.

I applaud this effort and, without reservation, urge the Albuquerque Environmental Planning Committee to act favorably on the amendment of the existing site plan.

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Sincerely,

Virginia Carrión  
505-681-5597

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Catherine Fellows <jendeeme@hotmail.com>  
**Sent:** Thursday, June 04, 2020 6:25 AM  
**To:** Lehner, Catalina L.  
**Cc:** Saranam  
**Subject:** Project 2020-003461

To: Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Dear Mr. Serrano,

I am one of the many financial contributors to Saranam. I admire the organization, the staff, the goals, and the clients, very much. It is my observation that Saranam helps our whole community, by lifting up people who are eager to find good purpose, clarity, and meaning in healthy lives, for themselves and their children.

Saranam is effective, and the need for their service has never been greater. I am old and I often despair when I watch the news of all the craziness now assaulting our society. Yet there are people trying, and succeeding, in making a worthwhile contribution. Saranam is a great example.

Saranam's number one priority is safety. They will prove to be an asset to the Taylor Ranch neighborhood, just as they have been in their present location. Without reservation, I urge the Environmental Planning Committee to act favorably on the amendment of the existing plan site.

Regards,  
Catherine Carter Fellows

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This message has been analyzed by Deep Discovery Email Inspector.



**Lehner, Catalina L.**

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**From:** prenten@comcast.net  
**Sent:** Saturday, May 23, 2020 4:00 PM  
**To:** Lehner, Catalina L.  
**Cc:** Tracy Sharp Weaver  
**Subject:** Project 2020-003461

3201 Texas Street, NE  
Albuquerque, New Mexico 87110  
May 23, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, New Mexico 87103

**Re: Project 2020-003461**

Dear Mr. Serrano:

Albuquerque is fortunate indeed to host a demonstrably successful program in Saranam which moves homeless families to stable, contributing citizens. The two-year, multi-generational Saranam program combines housing with education within a vital supportive community. The 86% success rate of Saranam is striking.

Saranam seeks to expand its impressive program by replicating the model on the West Side in order to serve more Albuquerque families in a safe, attractive, community-oriented environment. Saranam will prove an important asset to the Taylor Ranch neighborhood as it is to the Princess Jeanne neighborhood.

I applaud this effort and, without reservation, urge the Albuquerque Environmental Planning Committee to act favorably on the amendment of the existing site plan.

Sincerely,

Patricia Cazier Renken, Ph.D.  
Saranam Supporter and Board Member

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**Lehner, Catalina L.**

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**From:** Mario Chaves <mchaves69@gmail.com>  
**Sent:** Wednesday, April 08, 2020 10:04 PM  
**To:** Lehner, Catalina L.  
**Subject:** Homeless Apartment Complex

Homeless Apartment Complex

Application/Protest Number: #PR-2020-003461

Catalina,

I am writing in regards to the homeless apartment complex that is expected to be built off of Montano and Taylor Ranch... I am against this construction, as well as, extremely concerned that this facility will bring safety hazards to this area! There are too many schools & children in the surrounding neighborhood, and I don't feel that it is a very good idea to expose them to this population of individuals. I am not against these people getting the help that they need, however, because many of them have a criminal histories, I do not think that they should be located near such a vulnerable crowd- the children. We need to protect our children, not risk their susceptibility to possible dangers!

Sincerely,

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Mary Chaves <lobosfan0517@gmail.com>  
**Sent:** Wednesday, April 08, 2020 8:38 PM  
**To:** Lehner, Catalina L.  
**Subject:** Homeless Apartment Complex

Catalina,

I was notified by my son's baseball coach that there will possibly be a homeless apartment complex built near the little league field... This is very concerning to me, because I don't feel that it is very safe, especially for the children. I don't mean to come across as being against those in need, however, I do not believe that this is the best location for this type of facility! There are way too many children in the area, and way too many schools & family events that take place here. Our family lives in this area, because we feel safer here. And based on previous experiences, I have been approached by panhandlers (not to say that they are all like this) and made to feel very uncomfortable! Don't get me wrong, I'm glad that these places exist to help rehabilitate these individuals, however, some of them also have a criminal history. Whether it is minor or major, I don't like the idea that they are being located in such close proximity to an area where children are easily & often exposed. It's a huge safety issue in mind.

Sincerely,  
Mary Chaves

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Mary Coon <mewc7@comcast.net>  
**Sent:** Wednesday, May 27, 2020 2:09 PM  
**To:** Lehner, Catalina L.  
**Cc:** Tracy Sharp  
**Subject:** Project 2020-003461

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Dear Mr. Serrano:

I am writing in support of the expansion of Saranam. Since 2006, I have witnessed and actively participated in Saranam's successful program of ending generational homelessness and poverty in families. There are two primary reasons for Saranam's success: 1) a carefully planned and effectively executed program that incorporates programmatic elements critical to ending homelessness and poverty, and 2) the careful vetting and supervision of families accepted into the program.

Safe housing within a supportive community provides families the structure and security they need for their two year program. In truth, my husband and I would be delighted to have a Saranam community as our neighbor. It is a community that is safe, stable and solely focused on improving family well-being. These families are completely admirable in their diligent movement toward their goals of personal and family stability.

I am sure that you have been given data on the success of families within and after completing Saranam's distinctively successful program. Those results are demonstratively remarkable, and they are the foundation for my continuing ardent support.

The need to provide more families this opportunity is clearly evident and accentuated through the number of applications received each year. Saranam truly needs to serve more families so that the stresses of homelessness within our greater Albuquerque community are creatively, effectively and enduringly lessened. I am excited for that possibility through the additional space provided for Saranam to house its transformational program!

Gratefully,  
Mary Ellen Coon, M.S.

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This message has been analyzed by Deep Discovery Email Inspector.

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4912 Glenwood Hills Dr NE  
Albuquerque, NM 87111  
tebocook@gmail.com  
May 30, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Dear Mr. Serrano and Planning Committee Members,

I am writing in support of Saranam LLC's request to expand their program in Northwest Albuquerque with the addition of a second site.

I have worked as a volunteer for Saranam, as well as a financial contributor, for eight years. I am proud to be part of their holistic approach to end homelessness that includes housing, education, counseling and life skills. This is not a shelter for the homeless but a means to assist families to become self-sufficient. Saranam's 80% success rate speaks for itself; it is a huge asset to our community. As a team member who prepares apartments for incoming families, I'm aware that Saranam has many more qualified applicants than spaces available. This second site in Northwest Albuquerque is needed to help our city combat homelessness, especially in this time of financial upheaval.

I have been on the Northeast Saranam apartment complex many times. It is always clean and orderly. I have no fear or unease on the property. The families form a supportive community that focuses on safety, taking pride in where they live and what they are accomplishing. I view them as neighbors who should be welcomed into the Taylor Ranch neighborhood.

I strongly urge the Environmental Planning Committee to vote for the amendment on the existing site plan.

Regards,

Jane E. Cook  
505-275-2089

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Mr. Serrano,

Good afternoon, I appreciate your support in approving the Saranam project. Saranam is very different from a homeless shelter. It is a well thought out program that provides families who have come into hard times to have an opportunity to gain the support and skills to become productive participants in their communities.

Prior to acceptance into the program, the clients go through a vetting program. Once accepted into the program the clients make a two year commitment to enhance their education as well as participation in required parenting and life skills classes provided by Saranam. This program provides a true community supportive environment.

This program has a proven track record of success in empowering families' lives for over 16 years to the point that it now has a greater demand for its services. The success of this program is evident in the financial and volunteer support that has created this opportunity for this expansion project. I anticipate this expansion project on the west side will be a model program that can be duplicated throughout New Mexico and other parts of the country.

I encourage you to support this fabulous program so that more New Mexican's lives can be positively impacted!

Respectfully,  
Brenda Cordova-Busick

27 May 2020

Mr. Dan Serrano, Chair

Environmental Planning Committee

City of Albuquerque

P.O. Box 1293

Albuquerque, NM 87103

Dear Mr. Serrano,

I am writing to express my support for the expansion of the Saranam Program. My name is Crystal Cortez, my 3 children and I live in the current Saranam campus. This program has changed our lives and our future. They provide us with a safe place to learn, grow, and connect, Saranam goes beyond what most programs can offer. For example, their parenting class challenged me to establish and write out family rules and values with my kids which I had not considered before. Albuquerque needs parents who have strong values and the willingness to pass them on. My children and others are blessed with the opportunity to play sports for the first time in their lives. An opportunity I could not afford on my own. Saranam volunteers also come in to tutor us and our children if needed and host community nights where we learn basic life skills and do family activities. We learned how to plant a garden and were provided with soil, seeds, and supplies. Now, neighbors who are not even part of Saranam are coming outside and getting involved. The gardens gave people a reason to be outside making it safer for the kids to play outside and more eyes looking out for each other. Connecting with our neighbors was a first

~~for some of us, one of many for me. Unfortunately, many of us in the program did not have a~~  
mentor to teach us things like budgeting, meal planning, time management, parenting and even  
voting so Saranam met me where I was and filled the gap. I have taken parenting classes,  
Financial stability classes, college to career, employability classes, and more. Saranam is an  
amazing program that gives people the tools and means to be a productive, thriving, and  
contributing member of our community. For that reason, I can only foresee the opening of a new  
Saranam campus to be a benefit to the people of Albuquerque. Thank you for your time and  
attention.

Respectfully,

Crystal Cortez



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June 5, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Project 2020-003461

Dear Mr. Serano,

I am writing in support of the request from Saranam, LLC, for development of a second site in Northwest Albuquerque.

I was introduced to Saranam about 4 years ago. I was instantly impressed by how thoughtful and comprehensive the Saranam program is. It is a total package. Families can find respite from homelessness to focus on building life skills for work and parenting. I feel that the inclusion in a caring community is key. The Saranam community from staff to volunteers and donors are 100% supportive of our families succeeding.

Saranam is effective and the number of applications for the program have far exceeded the available space each year. It is clear that Saranam needs to grow. With our current crisis, the need for this program has never been greater.

I applaud this effort, and without reservation, I urge the Albuquerque Environmental Planning Committee to act favorably on the amendment of the existing site plan.

Sincerely yours,

Mary Cunnane MD

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**Lehner, Catalina L.**

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**From:** Justin DeDera <jldedera@gmail.com>  
**Sent:** Tuesday, April 07, 2020 3:57 PM  
**To:** Lehner, Catalina L.  
**Cc:** Justin DeDera  
**Subject:** Proposed Homeless Shelter/Low Income Housing - Montano and Taylor Ranch

To whom it may concern,

I am writing you to respectfully request reconsideration for the proposed site for the Homeless shelter/low income housing complex on the corner of Montano and Taylor Ranch. While the goal of constructing/developing a low income apartment complex is an applaudable one, the proposed location in question presents a number of elevated risks to the community that are unnecessary and avoidable.

First, the location on the corner of Montano and Taylor Ranch is located in close proximity to several schools (including right next to Cross of Hope Elementary School) and the Taylor Ranch Community Center. This location will intentionally place young children attending school or community center activities in an inordinate amount of risk.

Second, the proposed location is in close proximity to Mariposa park. A park that is frequently visited by school aged children and families. By selecting the proposed location, you will undoubtedly overwhelm the beautiful and highly utilized Mariposa park with homeless and higher risk individuals. This will further expose children and families to an inordinate amount of risk.

Third, the proposed location is in the Taylor Ranch neighborhood. This location would expose residents living there to heightened crime, deteriorating property values, and elevate risk each time they leave their homes.

Fourth, the proposed location is not a good one for individuals that may seek shelter at the facility. There are not many readily accessible food banks, city services, or job assistance programs near the area. This would cause the individuals living in this facility to travel long distances via public transportation to utilize these services.

In closing, I believe that the city is making a significant miscalculation by considering the proposed location. The citizens living in this area are law abiding, tax paying citizens that will be devastatingly impacted should this facility be approved. By selecting this site, the City of Albuquerque will be knowingly exposing school age children to tremendous risk, destroying the property values of hard working tax paying citizens, and generally ruining a vibrant and strong part of our city.

I ask respectfully that our city leaders reconsider this proposed location.

Justin DeDera  
Concerned citizen=

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This message has been analyzed by Deep Discovery Email Inspector.

## **Lehner, Catalina L.**

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**From:** Dawn Dozhier <southwestsunrise@gmail.com>  
**Sent:** Saturday, May 30, 2020 3:47 PM  
**To:** Lehner, Catalina L.  
**Subject:** Saranam project

Hello. I was advised to communicate to you regarding the Saranam project. I am a resident and home owner in the Taylor Ranch area for the past 23 years. I have a very brief bit of experience staying in a womans shelter for about 2 weeks when i had to leave my home due to feeling in danger.

I am oppoosed to this project for the following reasons:

As a homeowner- Bringing down our property value is a legitamate concern

We have had an increase in homeless population recently and I am confident this will bring additional transients and illegal drugs and dealers into to our community.

This jeopardizes the safety and wellbing of our families.

As a woman previously in need of a shelters services.  
There are no close resources for woman staying in this shelter.  
-The Domestic violence resource center is downtown.  
-The Legal aid services are downtown.  
-The courthouse is downtown.  
-There are no close human services departments.

I will briefly share some of my experiences at the womans shelter.

The woman in these unfortunate circumstances need to be able to easily get to the advocate and counseling services at DVRC...which is downtown. I spent many hours there. The women that resided with us in the shelter would be in and out of this facility for support groups..counseling...court related help...advocate services.

Also the need to get to the courthouse seemed essential as this seemed to also be a common destination for these moms.

The district attorneys office is also downtown and a common destination in the circumstances that this popluation often has to endure.

There is a very significant addiction issue in This population. I had a roommate that was up all night doing meth and smoking weed alongside her baby with respiratory illness. She would leave the shelter in the daytime; baby in stroller and meet her drug dealers on the street corner by the shelter and trade whatever she was able to steal from us that day to get what she needed. I watched (and reported), this over that week. I was moved out of her room.

This was, at least in a busier non residential part of town. This kind of activity in our residential neighborhood is very worrisome to me.

This is a summary of the concerns I have. I do not think it is going to be a good location and the best option for the woman sheltering there. I do not think it is going to be good for the wellbeing and safety of the children and families living in our neighborhood.

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I pray you will take into consideration the concerns I have and allow the surrounding community and home owners a voice in this matter.

Respectfully,

Dawn Dozhier  
Hayes drive NW  
505 250 9377

Sent from my Verizon, Samsung Galaxy smartphone

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** mkedwardsrn <mkedwardsrn@yahoo.com>  
**Sent:** Saturday, May 30, 2020 1:01 PM  
**To:** Lehner, Catalina L.  
**Cc:** Tracy Weaver  
**Subject:** Re: Project 2020-003461

To:  
Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of ABQ  
P O Box 1293  
ABQ, NM 87103

Dear Sir:

Thus letter is written to strongly support the non-profit organization, Saranam's ability to purchase land in the Taylor Ranch neighborhood in an effort to grown in their ability to help our community citizens in need to succeed in independent living and supporting themselves with gainful employment.

Their careful guidance of their selected families for participation would support the safety of the neighborhood.

The long term outcome of participants in this program are outstanding. Expansion will only strengthen our community with more graduates becoming self-sustaining citizens and children living within a family that can support their growth and success.

My church home, St. Chad's Episcopal Church believes in this program and we yearly decorate an apartment for a new family.

I offer my support of this growth with no reservation.

Sincerely,

Margaret Edwards  
9904 Karak Rd. NE  
ABQ, NM 87122  
[Mkedwardsrn@yahoo.vom](mailto:Mkedwardsrn@yahoo.vom)

Sent from my Verizon, Samsung Galaxy smartphone

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This message has been analyzed by Deep Discovery Email Inspector.

June 1, 2020

Mr Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque, PO Box 1293  
Albuquerque, NM 87103

Re: Project 2020-003461 – Letter of Support

Dear Mr. Serrano,

I am writing in support of the request from Saranam, LLC for the development of a second site in NW Albuquerque.

As a member of St. Chad's Episcopal Church's Outreach Committee, I personally took part in furnishing and rehabbing one of their apartments last summer. It was a fun task. I realized that the work we were doing would help the incoming family to get a fresh start. These families have had hard times and are homeless before moving into a Saranam sponsored apartment. Yet, over the course of 2 years they progress at learning new life skills, completing educational goals, achieving self-sufficiency and preparing their children to becoming well-adjusted citizens.

Saranam's two-year, multi-generational approach creates a safe and caring environment allowing families to work at skills they will need in life to be successful in our city. They have a terrific success rate of 80% at the conclusion of the 2-year program.

Saranam has outgrown it's space, receiving almost four times as many applications as they can handle each year due to limited units available. You are aware of the incredible number of homeless children attending our schools. This is a chance to provide homes for them.

Saranam is extremely aware of their client's safety and makes it their #1 priority. Staff ensure that selected families undergo a very rigorous vetting process before entering the program. The families themselves are committed to creating a safe and nurturing environment for their children. They will prove to be an asset to the Taylor Ranch neighborhood.

I support Saranam without reservation to their expansion of services and urge the Albuquerque Environmental Planning Committee to act favorably on the amendment to the existing site plan.

Sincerely,

Carolyn E Finster  
505-291-3449

Cc: Tracy Weaver, Saranam Executive Director

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CAROLYN S. FUDGE  
4600 CAYETANA, NW  
ALBUQUERQUE, NM 87120

June 1, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Commission  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

via email [CLehner@cabq.gov](mailto:CLehner@cabq.gov)

Project #2020-003461 Saranam

Dear Mr. Serrano and Commissioners:

I am writing to support the above referenced Saranam application. Saranam is an asset to the City and to any community in which it would be located. Its mission to assist homeless families is making a difference in the City. Saranam has spent years planning and researching in order to find the best site with the best plan in order to be successful for both its clients and the community in which it will be located. Saranam has established specific societal rules with which the residents must comply or be removed from the program so there will not be problems for the neighborhood.

I am a resident of the Andalucia neighborhood and would be happy to have this program not just in the community but next door to my home.

Please approve this application so that Saranam will be able to expand the beneficial work it is doing.

Sincerely,  
Carolyn S. Fudge

Cc: [saranam.tracy@gmail.com](mailto:saranam.tracy@gmail.com)

~~Jill Garcia~~  
PO Box 51882  
Albuquerque, NM 87181-1882

May 27, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Dear Mr. Serrano,

I would like to express my support of the Saranam home being considered in the Taylor Ranch neighborhood of Albuquerque. I am now retired, but as the past Albuquerque Police Department Crime Prevention Specialist for the Foothills Area Command (generally the area east of Eubank within the city limits) I had a wonderful relationship with the families in the Saranam program and the leadership/instruction team. Actually, working with the families and team at Saranam was probably one of the most rewarding aspects of my many years as a Crime Prevention Specialist. I cannot speak for APD, but I can tell you and the EPC my experiences with Saranam.

Saranam's program truly changes lives and lifts people out of poverty and hopelessness, one of the very few I have seen that holds residents accountable while teaching the skills needed to succeed in life. The program pulls from many aspects of the community to teach and train the residents how to not just get to a stable place, but to use the experience as a 'launch pad' to sustain and build a life of accomplishment and achievement.

My role with APD for many years involved monthly formal teaching visits from August (when the new families in the program arrive for orientation week) through December and off and on throughout the year for additional structured visits to provide Crime Prevention services and bring a wide array of APD specialized units and leaders to teach the families on Family Nights for learning life skills. The Saranam residents and staff were excellent at calling 242-COPS or 911 and then looping me in for advice about any incidents they witnessed and protecting the property and families. In my opinion, they were an asset to the neighborhood at Fox Ridge Apartments with their willingness to work with us to build good community ties.



May 27, 2020

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I felt that having the Saranam families in the area of Eubank and Lomas was a boon to the neighborhood as the residents were stakeholders in the area and had worked so hard for a stable residence that they were, perhaps (in my opinion), even more prone to work hard at being pro-active about crime prevention since they had to re-build their lives from the ground-up. Once in a stable environment with multiple responsibilities and expectations placed upon the residents, it was up to them to complete the process by being willing to contact police for neighbors being disruptive, seeing suspicious incidents near the property, etc. and being good witnesses.

I am sure that if approved for the Taylor Ranch site, Saranam will work very closely with the APD Crime Prevention Specialist in the North West Area Command and the APD Community Policing teams and North West Area Command leadership, just as they did in the APD Foothills Area Command.

If the Taylor Ranch neighborhoods have concerns, I would strongly encourage them to talk to Saranam staff and take a tour of the entire property at Fox Ridge Apartments (and the adjacent learning center with library, teaching area, etc.) and subscribe to the Saranam newsletter to learn firsthand what the program is all about and see the success stories of these (mostly female-led) families.

Thank you for your consideration,

Jill Garcia  
PO Box 51882  
Albuquerque, NM 87181-1882

**Lehner, Catalina L.**

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**From:** gatewooj@comcast.net  
**Sent:** Saturday, May 23, 2020 11:40 AM  
**To:** Lehner, Catalina L.  
**Cc:** saranam.tracy@gmail.com  
**Subject:** Project 2020-003461

I am a member of Mesa View UMC. I fully support the effort to add the Saranam community adjacent to our church.

I volunteer building houses for Habitat for Humanity in Albuquerque and over the last 4 years have seen the positive effect of the new residents getting to know and trust each other as they help build their homes. This is also a reason I believe in the Saranam approach. It will help our community, bring needy into a positive environment, and add these capabilities without using local tax dollars.

Jim Gatewood  
505 900-3556

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** catieglover <catieglover@comcast.net>  
**Sent:** Saturday, May 30, 2020 4:00 PM  
**To:** Lehner, Catalina L.  
**Cc:** saranam.tracy@gmail.com  
**Subject:** 2020 003461

Hi my name is Catie Glover and I have worked with Saranam for approximately 3 years. I have worked at the Weil family home that is across the apartments that the students occupy as well as out of the apts themselves. I have found the area to be very serene and have a pleasant atmosphere. There is absolutely no reason to fear this organization. Not all of the students have cars which cuts down on the congestion on the streets. The children go to their playground and enjoy that (and what community doesn't enjoy having children playing happily and safely). The participants are regularly screened for drugs and alcohol so that I believe you will have much less of an incidence of that behavior than in other apartment complexes. These are families who are trying to get educated so they can become productive members of society. The Saranam success rate speaks for itself. Please put aside any stereotypes that you have and Let Saranam expand! Thank you for listening to my perspective....  
Catie Glover, 401-0718

Sent from my Verizon, Samsung Galaxy smartphone

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This message has been analyzed by Deep Discovery Email Inspector.

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Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 8710

Dear Mr. Serrano

Taylor Ranch would be so fortunate to have the presence of Saranam in its community!

For many years, I have been active in the Albuquerque metropolitan area (Chair of the Greater Albuquerque Chamber of Commerce, the United Way campaign, Quality New Mexico). We have long sought an effective answer to our communities homeless and their long-term wants and needs of an education for them and their children, employable attributes, family and individual guidance on basic living skills, etc.

I was so pleased when I became acquainted with Saranam. Even more pleased when I saw the results of Saranam's program and graduates. And, even more pleased when I had the opportunity of decorating a Saranam apartment, actually it was making a home for the family who would be living in this apartment for two years, and meeting and talking with some of the Saranam families.

For the last several years, because of their mission, values, and success, we have made Saranam one of our largest local contributions.

I look forward to seeing Saranam in Taylor Ranch and what its graduates will contribute to our City.

Thank you for your work on this committee.

Sincerely,  
Joyce Godwin

**Lehner, Catalina L.**

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**From:** Nancy Guist <nguist@comcast.net>  
**Sent:** Sunday, May 31, 2020 2:20 PM  
**To:** Lehner, Catalina L.  
**Cc:** saranam.tracy@gmail.com  
**Subject:** Project 2020-003461

May 31, 2020

Mr. Dan Serrano, Chair

Environmental Planning Committee

City of Albuquerque

PO Box 1293

Albuquerque, NM 87103

Re: Project 2020-003461

Dear Mr. Serrano,

I am writing in support of the request from Saranam, LLC, for development of a second site in Northwest Albuquerque.

I have been an enthusiastic volunteer for Saranam for the last 3-4 years. Each summer I, along with a group of friends, have been assigned an apartment to outfit and decorate for an incoming fall resident. As a result of our work, we have become familiar with the outstanding opportunity Saranam provides for selected homeless families. I have been so impressed with the new starts that Saranam offers its residents with the goal of independence after "graduating" from their program. Each year our group has received a thank you letter from the family of the apartment we have prepared. It is always so heartwarming that we have played a small part in their new start in life.

Families are provided a safe and caring environment in which they focus on the skills needed to obtain a good job as well as learning life skills which help them become a positive member of society. Their success rate is so very impressive: 80% of Saranam's families leave their program as self-sufficient citizens. With such an exceptional track record, one can only wish that Saranam's program could be offered to more deserving homeless families. The number of applications for the program always exceed the apartments Saranam has to offer in conjunction with their required program.

Because the selected families undergo a demanding vetting process before they can enter the program, they are dedicated to their goals in bettering themselves and becoming productive members of society. They will be an asset to the Taylor Ranch neighborhood.

I enthusiastically, without reservation, urge the Albuquerque Environmental Planning committee to act favorably on the amendment of the existing site plan.

Sincerely,

Nancy Guist

June 1, 2020

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Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Dear Mr. Serrano,

I am writing in support of the request from Saranam, LLC, for development of a second site in Northwest Albuquerque.

My husband and I have been strong supporters of Saranam since its' inception in 2005. It has been exciting to see the program grow and prosper. When I work on my Church's homeless project, Helping Hands, I see firsthand the end result of years of "being on the street". Saranam breaks this cycle for two generations with remarkable success.

Saranam is not a "one and done" program. Their two-year program has a holistic approach with emphasis on learning the skills necessary to be a good parent, a good employee, and a productive member of a community. Eighty percent of the families that complete the program are completely self sufficient.

Unfortunately, there are a greater number of applicants than can be accommodated at the current site. We commend Saranam for their decision to expand their critical program.

Saranam has a track record of safety and good citizenship. They would be an asset to the Taylor Ranch neighborhood. One only has to visit their current site to see the pride and ownership the residents feel toward their home.

We have no reservation in urging the Albuquerque Environmental Planning Committee to act favorably on the amendment of the existing site plan.

Sincerely,  
Art and Dodie Hawkins  
505-255-2405

**Lehner, Catalina L.**

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**From:** MAX HILGER <mjhilger@comcast.net>  
**Sent:** Wednesday, April 08, 2020 9:32 AM  
**To:** Lehner, Catalina L.  
**Subject:** Taylor Ranch and Montano

Ms Lehner,

I am writing as Taylor Ranch resident my home is not in direct contact with this site. We do drive by this daily and participate in activities there. I am a resident for 23 plus years have raised my children here and plan on continuing to live here.

This site for this housing is in the HEART of Taylor ranch our community center park, sporting fields, church's, schools and our fire station. We can all say this is a wonderful thing helping others. I want to help others and do.

This will be run by a non profit agency and it may look and sound good in the beginning but we all know it is a daily struggle. This will not look so good when times are hard. Which I believe we are about to enter into now.

This is not the time to due to our health crisis in our city and country to be making these decisions. Our neighborhoods feel they have been blind sided on this matter. It also is known that the church that owns this property has debt and does not want the up keep of this land and sure the money would help them due to low church donations. Low donations are going to be known in all aspects of life for quite awhile and this could very will affect this organization to . Funding is going to be tough from the state also due to the oil problems and the unemployment. This is not the place or time. All residents of Taylor Ranch have a right for a voice in this.

To say this will not affect our home values especially if you live near this area is ridiculous. This would not be happening in other areas and this would not be happening if the Methodist church did not need the money. This is a small church in the heart of our community and there is so much more to our community, this could very will change it and not in a positive way. It is a gamble. Please take into fact the community as a whole and our voices. There are other ways to help these in need than having this site.

This is a giving community also and it has been portrayed on Social Media if you do not agreed with this project you are uncaring and ungiving and if you are worried you should just move. This is not so in this community . Please listen to all voices and give us voice.

Thank you for your time,  
Joan Hilger  
5126 Hattiesburg Ave NW  
505-249-2796

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Sue Hill <sehill68@msn.com>  
**Sent:** Tuesday, April 07, 2020 1:21 PM  
**To:** Lehner, Catalina L.  
**Subject:** Shelter at Montano and Taylor Ranch road

I have lived in this neighborhood for 26 years. What it does not need is more traffic and congestion. This neighborhood is actually pretty quiet. Is there no where else on the west side to put this?

Please don't let this happen.

S. Hill

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This message has been analyzed by Deep Discovery Email Inspector.



**Lehner, Catalina L.**

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**From:** Margie Hobby <queridalope@gmail.com>  
**Sent:** Tuesday, June 02, 2020 8:42 AM  
**To:** Lehner, Catalina L.  
**Subject:** Project 2020 003461

Mr. Dan Serrano, Chair, Environmental Planning Committee, PO Box 1293, Abq., NM 87103

I visited Saranam about 3 years ago & have kept up with their news ever since, as I was very impressed by what we saw. The goal of helping families out of poverty by arranging a unit for them to live in, while assisting with transportation for the moms (usually) to go to school to get their families out of poverty, is a most Worthy effort!!

Once the parents can get into a living wage job, they can branch out & provide for their families much easier.

The staff is dedicated and hard working, providing a nurturing environment for their families, including a play area for the children. Their furnishings for the units are mostly donated items and very homey. The area where they are now is not in a good neighborhood.

I'm hoping you can support their struggles to open another center in a better location. Or help with whatever funding they might need for improvement. Thank you for your attention.

Thanks for your attention.

Sincerely,  
Margie J. Hobby  
4303 San Pedro Dr, NE, Albuquerque, NM 87109

--

Be Kinder than Necessary because Everyone is fighting some kind of Battle....  
Margie Jean Pino Hobby

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Sunny Holmes <sunnybergh@gmail.com>  
**Sent:** Wednesday, May 27, 2020 10:40 PM  
**To:** Lehner, Catalina L.  
**Cc:** Tracy Sharp  
**Subject:** Project 2020-003461

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
PO Box 1293  
Albuquerque New Mexico 87103

Dear Mr. Serrano,

I write to communicate my unequivocal support for Saranam's proposed expansion to the Taylor Ranch Neighborhood. I give my support not only because of Saranam's overwhelming success for over 16 years, but with in-depth knowledge of the strength and resolve shown by the families that Saranam serves.

I have been involved with Saranam for over 8 years and every year am drawn deeper into its mission. I was first introduced to the program as one of their community educators and remember being struck by the professionalism and interest of the adults I taught. They seemed driven to succeed. The impression they left was sound and inspired me to become a volunteer with the program. I knew it was a place where a true difference could be made in the prosperity and equity of the state.

I have progressively thrown myself further into their mission and now am the Marketing Coordinator for the organization. My task, and my joy, is to communicate the mission of the organization and share with the community the transformation families can make through their time in the program. I have been humbled to bear witness to the stories of renewal and revival of their families. Every person I have had the privilege to learn about has overcome enormous struggles, worked hard to achieve immeasurable goals, and most importantly, have risen to become advocates and leaders in our community.

I am a health policy researcher by training and I understand that New Mexico's struggle with homelessness stems from institutionalized inequality and generational poverty. These are not easily addressed systemic issues. But after undertaking exhaustive research in the field, I also know that Saranam's program is built on the best evidence-based practices. Their program uniquely addresses the root causes of each person's homelessness while still respecting the cultural diversity and community that is distinctive to our state. Furthermore, the expertise of the staff and dedication of the Board of Directors gives me complete confidence in the strength and safety of the program.

As a mother, I understand the desire to make sure your neighbors will contribute to a safe, healthy neighborhood. I also know that Saranam's families are exactly who I would choose to have near my own children. I would be proud to have their families, who are dedicated to creating a bright, stable future for their kids, to be role models for my own children.

Life will never be short on challenges, but it is all too often short on the determination, perseverance and grit that Saranam families show every day. There is not a single story I have heard that has not inspired me to care more deeply and undertake brave, unknown tasks.

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I am excited for Saranam to have the opportunity to share their program with the many, many more vulnerable families our state and I know they will be an asset to the neighborhood.

Sincerely,

Sunny Holmes, M.A.

(505) 269-5105

[sunnybergh@gmail.com](mailto:sunnybergh@gmail.com)

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This message has been analyzed by Deep Discovery Email Inspector.

June 2, 2020

Mr. Dan Serrano,  
Chair Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293 Albuquerque, NM 87103

Re: Project 2020-003461

I am writing in support of the request from Saranam, LLC, for development of a second site in Northwest Albuquerque.

As a former board member and member of the congregation that help start Saranam, I can tell you that my support comes from the fact that Saranam teaches the families to be self-sufficient. The three-legged model of education, housing AND community has proven successful for more than a decade. Saranam's two-year, multi-generational program creates a safe and caring environment where families can focus on the skills they need to get a good job, learn life skills, and become engaged community members. Their success is clear: 80% of families successfully exit their program completely self-sufficient.

Saranam is effective and the number of applications for the program have far exceeded the available space each year. With our current crisis wreaking havoc on low-income families, the need for their program has never been greater.

While I can imagine that the neighborhood could have some concerns about a "homeless program" coming into their area, I can share that the complex where Saranam currently resides has a very safe and community feel to it. When all of the families are connected and care and support one another, I would much rather have a Saranam complex behind my home than a typical apartment complex that does not have the same community engagement among the families.

I support this effort wholeheartedly and, without reservation, urge the Albuquerque Environmental Planning Committee to act favorably on the amendment of the existing site plan.

Sincerely,

Janice Honeycutt Hering  
505-553-8587

CC: Tracy Weaver, Saranam Executive Director

**Lehner, Catalina L.**

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**From:** LaDonna Hopkins <hopkinsld@gmail.com>  
**Sent:** Wednesday, June 03, 2020 2:40 PM  
**To:** Lehner, Catalina L.  
**Cc:** Tracy Weaver  
**Subject:** Project 2020-003461

Catalina Lehner  
Case Planner  
City of Albuquerque

Re: Project 2020-003461

Dear Ms Lerner:

I am submitting this letter in support of the request from Saranam, LLC, for development of a second site in Northwest Albuquerque.

My first introduction to the Saranam concept was as Vice President of United Way of Central New Mexico more than 20 years ago. My responsibilities included coordinating United Way's grant making process. From my perspective, Saranam met all the criteria for an outcome based program that served our community's most vulnerable. The program is even more unique in its wholistic approach. They provide multigenerational lasting change with documented statistics. When I support Saranam I know I am supporting positive systemic change.

Two years ago I served on Saranam's scalability task force. Together with thoughtful community leaders, we considered the need for expansion and, if needed, the best next steps. The data made it clear the number of families who qualified for and could benefit from Saranam's program far exceeded the number the current facility could serve. Even before today's economic challenges, expansion was in the best interest of our community.

I believe Saranam's families would be an asset to the Taylor Ranch neighborhood. The values of the Saranam program and the Saranam families are the values that build up and benefit a neighborhood.

I am enthusiastic about the potential of this expansion and urge the Albuquerque Environmental Planning Committee to act favorably on the amendment of the existing site plan.

Sincerely,  
LaDonna Hopkins  
[hopkinsld@gmail.com](mailto:hopkinsld@gmail.com)  
505-350-2672

Sent from my iPhone

=====  
This message has been analyzed by Deep Discovery Email Inspector.

June 2, 2020

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Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Project 2020-003461

Dear Mr. Serrano,

I am writing in support of the development of a second site for Saranam, LLC, specifically in Northwest Albuquerque.

My family and I support Saranam because we are keenly aware of the problem of homelessness, especially in New Mexico. We have a heart for this population of people and commit to helping families overcome this issue.

We pour our resources into Saranam because it is a solid plan that helps families not only have a roof over their heads, but to gain formal education while learning life skills that will help them become contributing and engaged community members. Saranam is all about modeling good habits by having their families practice and live that model. It just makes good sense.

Saranam boasts an 80% success rate and the families that “graduate” from their program are self-sufficient, confident and want to contribute. They are keenly aware of the second chance that they have received in life. My family and I are always excited to hear about those success stories and it motivates us to support this fine organization as much as we are able to.

Saranam’s program has been a success in Albuquerque for 15 years. It is run by passionate individuals who are wise and experienced but truly have a heart for helping others become contributing citizens of our rich and diverse community. It is so successful that, annually, there is a group of families just hoping for the chance to be nominated and selected to be a member of the program after a rigorous selection process. This obviously shows the great need that our city has for a program like this.

Wherever Saranam expands or lands, it will prove to be a benefit for the immediate surrounding community. They will certainly be an asset to the Taylor Ranch neighborhood.

I unreservedly urge the Albuquerque Environmental Planning Committee to act favorably on the amendment of the existing site plan. Thank you.

Sincerely,

Erika Hughes  
(360) 566-3202  
CC: Tracy Weaver, Saranam Executive Director

**Lehner, Catalina L.**

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**From:** Lori Kachelmeyer <diggerkach@yahoo.com>  
**Sent:** Monday, April 06, 2020 9:49 PM  
**To:** Lehner, Catalina L.  
**Subject:** Homeless facility

No to the homeless facility in Taylor Ranch area. It will cause property values to go down and can increase crime etc..

Sincerely

Lori Lojacono

Sent from Yahoo Mail on Android

=====

This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** William R. Keleher <[wkeleher@srklawnm.com](mailto:wkeleher@srklawnm.com)>  
**Sent:** Wednesday, May 20, 2020 1:53 PM  
**To:** Lehner, Catalina L.  
**Subject:** Project 2020-003461

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Dear Mr. Serrano,

I am writing as a member of the Board of Directors of Saranam to support approval of the referenced project. I listened to the facilitated meeting held on this matter and understand a few vocal neighbors sounded quite fearful. The neighbors seemed to confused Saranam with a shelter or halfway house. It is neither. The families who will be living in the apartments are mostly young mothers and toddlers. They will be focused on schooling, parenting skills, and life skills.

There is no reason to believe that the buildings and residents will be anything but an asset to the neighborhood and the city. We have a sixteen year record of helping families help themselves to become productive and functioning members of the community. The need for expansion of this program and I hope the EPC will not let fear prevent this important step toward making Albuquerque a better place.

Thank you,

William R. Keleher  
Smidt, Reist & Keleher, P.C.  
4811 A-4 Hardware Drive NE  
Albuquerque, NM 87109  
[wkeleher@srklawnm.com](mailto:wkeleher@srklawnm.com)  
Office: 505.830.2200  
Cell: 505.264.8670

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This message has been analyzed by Deep Discovery Email Inspector.



**Lehner, Catalina L.**

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**From:** Marsha Kern <whimsycorgis@gmail.com>  
**Sent:** Thursday, June 04, 2020 7:19 AM  
**To:** Lehner, Catalina L.  
**Subject:** Project 2020-003461

To Mr. Dan Serrano, Chair  
Environmental Planning Committee

Dear Sir,

This is to recommend the project for Saranam's building project. I have volunteered and supported this program for over 5 years and have never been more impressed by not only their goals but also everything that they have accomplished. This is an incredible addition to our community that works to solve problems and improve the lives of all involved. My only question is why this hasn't been copied by other communities!

I am involved with other groups in the city and am constantly reminded of how important Saranams efforts are.

Sincerely,

Marsha Kern

[whimsycorgis@gmail.com](mailto:whimsycorgis@gmail.com)

10427 San Gabriel Rd NE, Albuquerque. 87111

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** KOFFORD, Joshua C <joshua.kofford@airgas.com>  
**Sent:** Tuesday, April 07, 2020 9:27 AM  
**To:** Lehner, Catalina L.  
**Subject:** Concerns regarding #PR-2020-003461/ SI-2020-00052.

Dear Catalina Lehner,

I hope this email finds you well.

I live in Chadwick Rd NW. I have some serious concerns about the Saranam project with Mesa View United Methodist Church. From all the information I have gathered. The Taylor Ranch Neighborhood Association (TRNA), Saranam, and Mesa View United Methodist Church started the process by the end of last year, then signed a contract in January. During the month-long, multiple meetings, they had not informed any of the adjacent neighborhoods, including but not limited to Periwinkle Ct NW, Coppice Dr NW, Lariat Ave NW, Thicket St NW, and bigger hunter ridge area. The process did not follow the city ordinance of public notification. Even on their website (<http://trna.org/>), their newest newsletter is Nov, 2018. No meeting minutes, no information for us at all. We did not know TRNA exists, and do not feel they represent any of the neighborhoods listed above. TRNA has never reached out to the neighbors, never informed us about the project. This deal was signed without transparency. They did not put good faith efforts in notifying neighbors. In addition, the Mesa View United Methodist Church is a sponsor of TRNA. There is a conflict of interest in this deal.

We would like the city committee to consider our concerns. Our house is not just our property, it's life saving, and livelihood.

Thank you.

Best Regards,

Josh Kofford

--

Josh Kofford | Albuquerque Spec Gas Lab | Southwest Region | Airgas, an Air Liquide company|

2929 Vassar Dr NE | Albuquerque NM 87107 |O:505.889.2304|C:505.239.8469 |

[Joshua.kofford@airgas.com](mailto:Joshua.kofford@airgas.com)

Find it with us, anytime, anywhere at [Airgas.com](http://Airgas.com)

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** pastorjosh@mesaviewumc.org  
**Sent:** Tuesday, June 02, 2020 11:30 AM  
**To:** Lehner, Catalina L.  
**Subject:** Project 2020-003461



June 1, 2020

To the Environmental Planning Commission, City of Albuquerque:

As the pastor of Mesa View United Methodist Church and as a local citizen, I am writing to express my support for the development planned by Saranam LLC. Saranam is a wonderful organization. I am truly inspired by the difference that they make for families and the ways they are helping to end homelessness in our community.

In 2019 Saranam and Mesa View entered into contract to sell a portion of property to Saranam for construction of a second site for their organization. The congregation knew that we wanted to sell a portion of our property, but we wanted to sell to a group that would add value to our community. We wanted neighbors that would serve the community and make it better. Saranam is a perfect fit.

In a Church Conference, the church membership voted overwhelmingly to support and approve the Saranam sale. Many of the supporters live just a few blocks from the proposed site. They are excited about the possibilities for our neighborhood.

Both Saranam and Mesa View have worked hard to reach out to the local neighborhood, including meetings with the Taylor Ranch Neighborhood Association, which enthusiastically supports the project. We hope that, with your approval, the project may commence.

If you have any questions, please feel free to contact me at (505)898-3506 or [pastorjosh@mesaviewumc.org](mailto:pastorjosh@mesaviewumc.org). Thank you for your time and thoughtful consideration.

Respectfully,

Rev. Joshua Kouri,  
Mesa View UMC

**Lehner, Catalina L.**

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**From:** Rob Lasater <oneslyfox2020@gmail.com>  
**Sent:** Tuesday, May 26, 2020 8:49 AM  
**To:** Lehner, Catalina L.  
**Subject:** Project 2020-003461

Mr. Dan Serrano

Environmental Planning Committee

City of Albuquerque

P.O. Box 1293

Albuquerque, NM 87103

Dear Mr. Serrano,

I am writing in support of Saranam's proposed project near Mesa View United Methodist Church. Saranam is a program that has proven to be highly successful in ending homelessness and poverty for numerous families over the years in Albuquerque. Building a second campus on this site will allow many more families to live in a safe environment and achieve long-term self-sufficiency. This project, which is enthusiastically supported by Mesa View, will enable these families to have a stable home, obtain an education, and become productive members of our community.

Thank you for your consideration.

Robert Lasater

5001 Grey Hawk Ct NW

Albuquerque NM. 87120

**Rob Lasater**  
**Oneslyfox2020@gmail.com**  
**505-610-9872**  
**5001 Grey Hawk Ct. NW**  
**Albuquerque NM 87120**

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Don Lenk <donlenk@yahoo.com>  
**Sent:** Tuesday, May 26, 2020 12:12 PM  
**To:** Lehner, Catalina L.  
**Subject:** Fw: Project 2020-003461

Mr Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Mr Serrano,

I am writing in support of Saranam's expansion to the west side of Albuquerque.

I have been a supporter of Saranam for many years, with my time and my money. Of the many institutions I contribute to, Saranam is second only to my church.

I have been a tutor to residents of Saranam, and have had the opportunity to see first-hand the benefits Saranam brings to its clients. What strikes me most is how often clients speak of their new-found sense of safety: safe from the privations of homelessness, safe from the day-to-day worries of finding food for their families, safe from abusers, and safe to be at peace in a nurturing home.

One of the most important aspects of Saranam is how it helps residents gain a sense of dignity, personal worth, and value to society. One of the residents I tutored in English composition, a single mother with a school-age son, grew out of her homelessness to become a valued employee in the medical field and now is a homeowner in Rio Rancho.

You have probably heard from residents of the area around Saranam's proposed west side location, complaining about the presumed harm a "homeless shelter" will bring to their community. It is my opinion that those who object are ill-informed and reacting out of fear of something they know little about. Having worked with the current Saranam location on the east side, I can say that Saranam has brought no such harm to that neighborhood. Their clients live in clean, well-kept apartments and are no different than any other neighborhood residents.

Saranam now supports about 24 families. It would be a blessing to our community for Saranam to be able to serve even more families.

Sincerely,  
Donald S Lenk Jr  
9900 Buckeye St NW  
Albuquerque, NM 87114  
505-899-9875

**Lehner, Catalina L.**

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**From:** mejlenk@aol.com  
**Sent:** Tuesday, May 26, 2020 1:21 PM  
**To:** Lehner, Catalina L.  
**Subject:** Project 2020-003461

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Dear Sir,

I live on the Westside and I support the expansion of Saranam. I have volunteered with Saranam for many years as an apartment decorator, a grocery shopper, a tutor, and I even taught a class in cake decorating. Do you know the public library has cake pans you can check out?

I have read comments on Next Door of concerns about the impact this program will have on our community. I have witnessed an event at the Eastside location that I believe had an impact. Every August ten to eleven apartments are set up for new families. Everything a family might need is provided and provided by donations. Apartments are assigned either as a whole unit or by rooms to different groups such as church groups, book clubs, the Albuquerque Assistance League, Girl Scouts, P.E.O., high school groups, and friends, etc. It is fun to watch a group of Girl Scouts plan a room for a girl their age. It is also interesting to watch people with different design ideas and tastes work together.

A high school football team comes to help move furniture in. One young man asked me if I knew who was moving in. I told him that none of us knows who is moving in. He looked around in amazement at the apartment complex that looked like a bee hive of activity. Someone called out that they had an extra lamp, did anyone need it. There were so many different people working together to help people they didn't even know.. He was amazed. This is how you learn empathy.

There is more to being a community than just living in a particular location. Because we care about our neighborhoods, it is right to have concerns and seek information. But, as well as being concerned about what will this facility do to our community, we could be thinking what opportunities will this program offer us to show our children and neighbors how to make a more caring community which will benefit us all.

Sincerely,  
Margaret Lenk  
9900 Buckeye St. NW  
Albuquerque, NM 87114  
(505) 899-9875

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Christopher Luna <cluna@unm.edu>  
**Sent:** Tuesday, April 07, 2020 4:22 PM  
**To:** Lehner, Catalina L.  
**Subject:** TR housing

Hello friends,

I'm Writing in reference to application number #PR-2020-003461/ SI-2020-00052.

As a parent and coach of at petroglyph little league I am concerned about the proposed project. In my experience family shelters rarely house women and children, rather they are homes to males and sleep at the park and panhandle. As a result the kids will no longer have a safe place to play.

Thanks,  
Christopher Luna-PhD

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Jacob Martinez <ride052000@yahoo.com>  
**Sent:** Wednesday, April 08, 2020 5:29 PM  
**To:** Lehner, Catalina L.  
**Subject:** Homeless Shelter in Taylor Ranch

Hi Catalina,

I am a resident in Taylor Ranch and I am completely against a homeless shelter being built in our neighborhood. I hope you reconsider this project due to all the drugs and crime it would bring to our neighborhood. In addition, the homeless shelter would be near the Cross of Hope school, which brings me more concern. I have a child that currently goes to this school and this could cause issues for the school property and safety. Please do not build this shelter and endanger our kids. I hope you and your team can find another solution to homelessness that will not damage our beautiful community.

Thank You,  
Mr. Martinez

Sent from my iPhone

=====  
This message has been analyzed by Deep Discovery Email Inspector.



**Lehner, Catalina L.**

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**From:** Book Keeper <finance@mesaviewumc.org>  
**Sent:** Thursday, May 28, 2020 11:29 AM  
**To:** Lehner, Catalina L.  
**Cc:** saranam.tracy@gmail.com  
**Subject:** for Mr. Dan Serrano, re. Project 2020-003461

Dear Mr. Serrano,

I am writing this in support of the referenced project undertaken by Saranam LLC.

We welcome the help that will be provided to impoverished families in our community. It contributes a solution to the homelessness problem, improving numerous lives, and it makes the environment in our city safer.

Thank you,  
Lia

Lia Moldovan  
Bookkeeper  
Mesa View United Methodist Church

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Pastor Jon Moore <pastorjon@firstumcabq.org>  
**Sent:** Tuesday, June 02, 2020 10:12 AM  
**To:** Lehner, Catalina L.  
**Subject:** Project 2020-003461

To Whom It May Concern,

As an Albuquerque resident, I am completely in support of Saranam and its creation of a second site by obtaining property from Mesa View United Methodist Church.

I have known the director of Saranam, and a number of their core volunteers, for at least several years. I am well acquainted with their excellent program and stunning success rate, which alone should generate complete good will and support from all in the greater Albuquerque community.

In addition, I was responsible for a property Saranam used to store items for distribution, so I can speak to their diligent stewardship of property and respect for neighbors and immediate community. Their care and use of the property, and desire to work well with all those around them, are characteristics I can attest to, and I have every reason to believe the same will hold true for the work they will do at the Taylor Ranch property.

I would very much like to see the site-plan approved, and Saranam supported as they move forward.

Sincerely

Jon Moore

**Pastor Jon Moore**  
First United Methodist Church  
Albuquerque, NM  
505-243-5646 (office)

=====  
This message has been analyzed by Deep Discovery Email Inspector.

Sandi Orlando  
2329 E. Bowman St.  
Meridian, ID 83646

May 27, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

RE: Project 2020-003461

Dear Mr. Serrano

My name is Sandi Orlando and I served as Saranam's Director of Operations before relocating to Idaho. When first learning about the organization, I assumed it functioned similar to a homeless shelter; a temporary solution, attracting individuals with drugs still lingering in their pockets. I would be lying if I said I wasn't concerned about my safety but I couldn't have been more wrong. I quickly learned that Saranam's number one priority is safety; safety for their families, the community, staff, and volunteers.

Saranam has a stringent application process where each applicant is required to have a personal reference, pass a drug test, and agree to a background check. Saranam scrutinizes each applicant to ensure that those approved will pose no threat to the community and organization. They focus efforts on training their staff and volunteers and provide each family with case management to help guide them through each step of their journey.

While working with Saranam I learned that someone who is experiencing homelessness isn't necessarily someone who is surrounded by violence and drugs, brought on by bad decisions. Homelessness is often experienced by someone who has lost their support system, found their way out of an unhealthy environment, suffered an illness hindering their ability to work, or is living through a pandemic that has made it impossible for them to pay their bills and feed their children. These families may have very well been our neighbors and our friends but have found themselves in a situation that they need help recovering from. With Saranam's assistance, families are able to successfully rebuild their support system, form healthy relationships, further their education, and develop the skills they need to support their family.

Today I encourage you to approve Saranam's request to build a site within the Taylor Ranch community and to be a part of something that is truly life changing. Saranam offers families a chance to end their homelessness and once again be your neighbor and your friend.

Sincerely,

Sandi Orlando

cc: Tracy Weaver, Executive Director, Saranam

**Dorothee K. Otero**

6112 Via Corta Del Sur NW  
Albuquerque, NM 87120  
505-350-5555  
Red\_otero@yahoo.com

June 2, 2020

Email: [cLehner@cabq.gov](mailto:cLehner@cabq.gov)

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Project 2020-003461

Dear Mr. Serrano:

I am pleased to provide this letter of support for the expansion of Saranam.

I have been a resident of Taylor Ranch since 1992. I raised my family here and I continue to enjoy this neighborhood of Albuquerque. In addition, I am personally acquainted with the work that Saranam does and the value their work brings to the community.

For the past 35+ years, I have worked with families who experience homelessness. My efforts are focused on helping families with children be stably housed. The best way to achieve this is to provide housing in neighborhoods that are well established and provide families with the resources they need. People thrive when they are given opportunities – for some it will be the first time in their lives. The location that Saranam is considering is perfect for such an effort. The children will have easy access to nearby schools, there is a park, a community center, and a library. I know, without a shadow of a doubt, that Saranam will build quality housing that will enhance the now vacant lot. Further, I know that their program has strong leadership and excellent outcomes. Taylor Ranch has little opportunity for community members to become involved with agencies such as Saranam as many services are located in other parts of the city.

I have heard the concerns about neighborhood safety and increased traffic. Again, from my own experience of operating a shelter in a far Northeast Heights neighborhood, we proved that these were issues that never materialized. There was no increased crime and/or traffic. The building was beautifully incorporated into the neighborhood with few people even realizing that it was a shelter.

I appreciate the Planning Committee's support of the of Saranam's request.



Dorothee K. Otero

**Lehner, Catalina L.**

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**From:** Mary Padilla, YES! Realty <teammmary@yahoo.com>  
**Sent:** Thursday, May 21, 2020 4:09 PM  
**To:** Lehner, Catalina L.  
**Cc:** saranam.tracy@gmail.com  
**Subject:** Saranam in Taylor Ranch--Project 2020-003461

Good afternoon Mr. Serrano,

I am writing to you today as a neighbor of Mesa View United Methodist Church. I have lived and worked in The Southwest area of Taylor Ranch for 20 years. Although I am a Realtor (for the past 15 years), prior to that I was a Social Worker working under the umbrella of The NM Commission on the Status for Women with a program called TeamWorks. Our mission was to help single moms get off of Welfare and into better paying jobs.

We thought we had it all: Life-skills, dress for Success (an onsite clothing closet) resume writing, interviewing skills and so much more. Unfortunately, our success rate was only around 20%. The number one factor for failure was the lack of good housing in a safe location, close to a bus-line that came at least every 30 minutes. Many of the women enrolled in our program lived too far away from the admin jobs that most entered into after graduating from the 12-week program. A car would break down, a bus get missed or a sick child and they would be fired from their job. Or as soon as they got a job they were ousted from the Section 8 housing program.

**I completely support Saranam's program** for disadvantaged families in my neighborhood. I believe that this IS the right place for them where they can bring up their children in a relatively safe area of town with a bus-line, grocery store, churches, dining and a huge park all within walking distance. I believe that the reason our program failed was because we could not address what happens at home. Often times a violent or drug using partner would appear back in the picture and there was nothing that we could do about it.

There really are only a very few dissidents in Taylor Ranch and not surprisingly 4 of the very vocal people on the May 14 Zoom meeting were all in the same 2 households, which you probably were unaware of.

I hope and pray that this program goes through for the benefit of these families. I have been saving many things to donate to this worthwhile program.

Best regards,

Mary Padilla

View 1000's of Homes:

<http://YesRealtyNewMexico.com>

**Mary Padilla**

**YES! Realty**

**Mobile: (505) 440-4878**

**FAX: (505) 274-7780**

https://hes32-

ctp.trendmicro.com:443/wis/clicktime/v1/query?url=http%3a%2f%2fwww.trulia.com%2fpr  
ofile%2fmary%2dpadilla%2dmanaging%2dbroker%2dalbuquerque%2dnm%2d24382455%2  
freviews&umid=4142327b-2f66-4e21-916f-

8a129afcd9df&auth=c5e193b2792d33bbda0d14ee5f909adbb398f028-  
46f36e51934098423341575479618e0c36bd73bc

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Michael Parish <msgpar63@gmail.com>  
**Sent:** Sunday, May 31, 2020 10:16 PM  
**To:** Lehner, Catalina L.  
**Subject:** Fwd: Trans/ Homeless Shelter in Taylor Ranch.

Resending..One additional Question. How can i file a request to delay the hearing for 15 to 30 days? As things open up again i think the TR Community would be more fairly served with a in-person meeting. Many people dont have internet right now due to \$\$ issues and having to cancel it. Others only have flip phones. I think an in person hearing would be better & could be safe as Covid 19 is coming under control..Best Regards to you. Mike Parish

----- Forwarded message -----

**From:** Michael Parish <msgpar63@gmail.com>  
**Date:** Thu, May 21, 2020, 9:19 AM  
**Subject:** Trans/ Homeless Shelter in Taylor Ranch.  
**To:** <clehner@cabq.gov>

Ms. Lehner, i did a bit of off line emailing with Lyn James. Lyn recommended sending Q's or Concerns to you. My name is Michael Parish and i have 2 homes within .3 miles or less if the proposed site. I can be reached most of the time by email or phone. 505-710-0740. My Q's #1.) are what sections of the ZONING CODES for this project that are applicable so i can read up on them. I have the General Public ZONING CODE OVERVIEW. Im looking for something that says that Tierra West, LLC can use. Portable units on this site? Even if the upgrade and mount them on perm foundations? Under Residential Regulations 1 - 17. Pages 15 & 16 there appears to be no Reg that directly apoly's to this? 1, 2, 3, 10 & 11. Sort of do but not really. Q. #2 ) how can i or others look into the buying or donation of APS school property ( the portables ) to be used as a starting point/ foundation for this project. I will probably have more Q's later but would like to start with the above mentioned Q's. Thank you for your asst. Mike Parish

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** nmparkhill <nmparkhill@comcast.net>  
**Sent:** Thursday, May 28, 2020 1:43 PM  
**To:** Lehner, Catalina L.  
**Cc:** saranam.tracy@gmail.com  
**Subject:** Project 2020--003461

Re:EPC meeting on Saranam's plans June 11

I'm writing in support of Saranam's plans for the site near Taylor Ranch Road NW and Montano NW.

As a member of the adjacent Mesa View United Methodist Church, I think the Saranam project will beautify the neighborhood, with the plans as submitted.

The occupants of that property will have been vetted and commit to a 2 year stay to improve their educations, learn to manage their budgets and to save for their futures. These are mostly single mothers with young children who need a step up and they deserve it. They will receive lots of support for their goals.

As a West Mesa UMC member, I personally am committed to help them succeed in any way I can. I'm sure others in the church feel the same way and plan to help them as part of our ministry efforts.

Thank you for your consideration.

Sincerely,  
Ann Parkhill

Sent from my Verizon, Samsung Galaxy smartphone

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This message has been analyzed by Deep Discovery Email Inspector.



**Lehner, Catalina L.**

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**From:** Randall Partin <Randall@nmconfum.com>  
**Sent:** Tuesday, June 02, 2020 10:21 AM  
**To:** Lehner, Catalina L.  
**Subject:** Saranam

Good Morning!

I'm writing to express my whole-hearted support for the Saranam location on the West Side of Albuquerque. In my role as Provost for the New Mexico Annual Conference, I encouraged the initial conversations between Saranam and Mesa View United Methodist Church about a "second site" for Saranam's work. Although Saranam isn't "ours" in the sense that it is its own entity, its roots and connections to area United Methodists is enough to make us so extremely proud of their work. Given how intractable homelessness is in our community and in our nation, the amazing difference that Saranam makes is something everyone should be proud of, and I know that Mesa View UMC enthusiastically supports this new partnership with Saranam. As a United Methodist, as a concerned citizen of Albuquerque, and as a supporter of Saranam, it never occurred to me that Saranam having a ministry location on the West Side would be controversial. I hope and pray that their proposed site-plan is approved and can move forward to make a bigger difference for our city and our community.

Blessings,

RWP

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**Randall W. Partin, Provost**  
505-255-8786 (office)  
575-309-8876 (mobile)



*please note: it is my Sabbath-keeping practice to not check/respond to e-mail after business hours or on weekends*

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** N R <nicholas.riess@gmail.com>  
**Sent:** Monday, June 01, 2020 4:45 PM  
**To:** Lehner, Catalina L.; saranam.tracy@gmail.com  
**Subject:** Project 2020-003461

Good afternoon Ms. Lehner,

My name is Nicholas Riess, I graduated Saranam with 2 associates degrees from CNM and the full support of the community, classmates, and all members of this one of a kind program. Our group was extremely bonded and cohesive regarding what was expected of us as mothers, fathers, citizens, and members of the program in good standing. Their in house support is always available and the only time we felt unsafe was not from within the community but car looters would break into our cars. I Was lucky enough to get to experience this program and meet the incredible people who contribute daily to its success. I say this with the utmost sincerity, without this program I'm not sure I'd have made it.

Thank you for considering my input regarding the new campus for this very worthy program.

Nicholas Riess  
Graduated from Saranam in 2016  
Gainfully employed with Verizon Wireless

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Roger or Sandy Roberts <sunchasr1@hotmail.com>  
**Sent:** Saturday, May 30, 2020 3:35 PM  
**To:** Lehner, Catalina L.  
**Cc:** Saranam  
**Subject:** PROJECT: 202-003461

FROM:  
Roger P. and Sandra K. Roberts  
3119 La Ronda Place, NE  
Albuquerque, New Mexico 87110  
May 30, 2020

TO:  
Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Project 202--003461

Mr. Serrano,

It is our understanding that there have been concerns raised by some of the neighboring community to establishing and building of the second campus of Saranam, the refuge from homelessness program that has been in operation for multiple years on the east side.

It is our desire to express to you our support for this next step of the Saranam LLC for the development of the second site in NW Albuquerque.

We have been associated with this program since it began, and you and those concerned may rest assured that the pre-screening and long-term oversight of the families that are accepted into the program are some of the most stringent in the city. Those administering the program and those that are participating in the program are committed to abiding by the established guidelines.

During these expanding times of uncertainty, being able to offer a life line to struggling families, in their varied forms and circumstances, will surely be a most positive step for the west side.

We appreciate your thoroughness through the planning of the Albuquerque Environmental Planning Committee, and would urge that the Project 202-003461, with the amended existing site plan, be acted upon favorably.

Thank you for your attention to this project.

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Roger P. and Sandra K. Roberts

505-881-2815

CC: Tracy Weaver, Saranam Executive Director

E-mail: Catalina Lehner

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This message has been analyzed by Deep Discovery Email Inspector.

June 3, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

*RE: Project 2020-003461*

Dear Mr. Serrano,

I strongly support the expansion request from Saranam, LLC, for development of a second site in Northwest Albuquerque.

I am currently a third-year member of the Board of Directors for Saranam. I am also an alumni of Saranam, having successfully completed this two-year program in 2015.

In 2013, I found myself homeless. I questioned, how I could be homeless. I grew up in a stable, loving family that provided all my needs and more. I always had steady and fulfilling employment. I volunteered at my children's schools. I was a homeowner. I was a mother of three academically and athletically successful children. Well, I decided to become a stay-at-home mother to enjoy more time with my children. However, I had to abruptly leave my living situation. I never experienced homelessness before (not even close), but I learned about the phrase, "situational homelessness." This phrase described my circumstances.

I entered Saranam's two-year program, with my daughter, after completing an incredibly extensive application, obtaining letters of recommendation, proceeding through a rigorous interview process, and drug testing.

Saranam is an exhaustive *and* exhausting two-year program with high expectations for its families but also high demands on the residents. It is not an easy program and a family has to be truly invested in making a life change towards self-sufficiency. However, the results are powerful, transformative, and enduring.

Saranam's program is well-planned, well-structured, and comprehensive and covers every possible avenue for a person's overall improvement, success, and well-being.

Saranam is not a homeless shelter. It is a community in which the families are well-vested, proud, productive, and hard-working. It is a healthy and supportive environment. It is a family.

Saranam also puts safety first not only in their extensive application process, background investigation, and drug testing, but also conducts thorough weekly home inspections and weekly case management. The administrative staff are very hands-on, and the safety of the families and the community is of utmost importance to Saranam.

Saranam incorporates many vital life skills into their program but also educates its residents about the responsibility and joy of volunteering and supporting their communities. Residents are required to volunteer at charitable organizations of their choice, for an extended period of

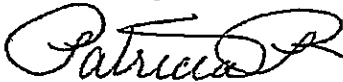
~~time, to learn to give back to their communities, to focus on the needs of others, and to understand the positive impact they themselves can make in improving other peoples' lives.~~

Saranam's successful program provides the tools to succeed to ensure those completing the program are strong, confident, self-sufficient, productive, and charitable citizens in touch with the needs of their communities.

During my application year, over 60 families applied for Saranam's services. Thirteen families were granted entry. Every year, many deserving families are turned away. There is an overwhelming need for Saranam's services so many more families may benefit from this all-encompassing program that changes lives.

As a board member and alumni of Saranam, I respectfully request your support and approval of the existing site plan.

Sincerely,

A handwritten signature in cursive script, appearing to read "Patricia Rodriguez". The signature is written in black ink and is positioned to the left of the typed name.

Patricia Rodriguez  
Board Member/Alumni

cc: Tracy Weaver, Saranam Executive Director

---

Janie Rowe JD  
8200 Carmel Ave. NE 87122  
505-301-9431  
Janie.rowe@cblegacy.com

June 2, 2020

Mr. Dan Serrano  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Project 202-003461

Dear Mr. Serrano,

I am writing in support of the request from Saranam, LLC for the development of a second site location in Northwest Albuquerque.

I am a retired lawyer and now realtor that has been involved with Saranam for over 12 years. Saranam is a unique program to end homelessness in our community by addressing the root cause of homelessness. Traditionally, homelessness has been addressed by shelters, food banks and housing. However, Saranam's approach is different. Applications are taken once a year for the two-year multi- generational program. The applications are carefully vetted by Saranam's professional staff and require the applicants to not only have references but drug testing.

Saranam does not appeal to everyone but targets families who want to permanently end their homelessness through housing, education, counseling, and living in community with other families. The first year in the program the adults receive extensive life skill training (in a classroom setting, 4 days a week for 8 hours a day), as well as, tutoring to help them successfully get their GED or other educational skills. Next, they are enrolled in higher education at CNM, UNM or trade schools. The goal is that after 2 years they have not only obtained the skills and counseling to address the barriers that lead to homelessness but to obtain an educational status that will allow them to make a living wage. Saranam not only counsels the adults in the programs but also provides counseling, education and tutoring for the children in the program.

Saranam demands a lot from their families. The adults must be on time and actively participate in the life skill class, work on obtaining high education and attend counseling sessions and submit to random and periodic drug testing. Failure to follow the program rules and requirements can and has led to expulsion from the program. In return, Saranam provides each

family with a fully furnished apartment, that has been lovingly furnished and decorated by volunteers, education, counseling and a weekly stipend. Adults do not work outside the program but concentrate on tearing down the barriers that resulted in their homelessness.

Each year our application process is overwhelmed with qualified families who truly want to end their homelessness through housing, education and living in a safe and nurturing community. A second location would allow Saranam to not have to turn so many qualified families in need. A visit to our current location would effectively demonstrate that Saranam is an asset to the community in which it is located. The current complex is well maintained and has not ever been a problem to the surrounding community. In fact, many of the neighbors have no idea that the apartment complex and adjacent office is the home to this wonderful program.

I would be happy to speak with you personally or in front of the Environmental Planning Committee about Saranam. I urge the Albuquerque Environmental Planning Committee to vote to allow Saranam to amend the existing site plan as requested.

Sincerely,

Janie Rowe JD  
Associate Broker  
Coldwell Banker Legacy  
8200 Carmel NE  
Albuquerque, NM 87122  
505-301-9431  
Janie.rowe@cblegacy.com



**Lehner, Catalina L.**

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**From:** Brie Sandoval <bsand0104@yahoo.com>  
**Sent:** Tuesday, April 07, 2020 9:19 PM  
**To:** Lehner, Catalina L.; Borrego, Cynthia D.  
**Subject:** Opposition to Taylor Ranch homeless development

Good evening,

I write tonight to implore you to not allow a housing development for the homeless to be built in Taylor Ranch. I have lived in Albuquerque for 18 years and moved to the Westside because of it being located far from the higher crime areas and shelters in the city. I commute almost two hours a day because I want to live in this neighborhood and continue to raise my children here. However, crime continues to rise, panhandling is out of control, and problems keep increasing in this city. I still have hopes for this city to turn around and become a safe place to live once again. I still have hope for our Westside neighborhoods to be great again. Please don't allow these homeless services to move steps away from elementary schools. It is unfortunate but crime, drug use, and domestic violence incidents always increase when these developments happen. I worked in social services in different New Mexican cities and it happened every time regardless of good intentions.

Thank you for your time and consideration, Brie Sandoval

Sent from my iPhone

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This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** karen Sargent <ksargent1936@gmail.com>  
**Sent:** Wednesday, May 27, 2020 10:28 AM  
**To:** Lehner, Catalina L.  
**Subject:** Project 2020-003461

As a members of Mesa View UMC my husband and I are looking forward to having Saranam as neighbors to our church. The program they offer to folks

that want to have productive lives is fantastic.

Having seen the plans for the property look like it will be a welcome improvement to the area.

Sincerely,

Roger & Karen Sargent

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This message has been analyzed by Deep Discovery Email Inspector.

May 31, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Project 2020-003461

Dear Mr. Serrano:

I am writing in support of the request from Saranam, LLC, for development of a second site in Northwest Albuquerque. As a financial supporter and volunteer for Saranam, I firmly believe that this program greatly benefits the City of Albuquerque by reducing homelessness and helping families to gain the skills they need to avoid homelessness in the future. I have worked with multiple families in the program and invariably find that these families are working extremely hard to achieve success in the program, and are uniformly grateful for the opportunity to improve their situation. Their deportment reflects this gratitude and ensures that residents of the program are an asset to their neighborhood. I would be proud to have them as my neighbor.

Saranam's two-year, multi-generational program creates a safe and caring environment where families can focus on the skills they need to get a good job, learn life skills, and become engaged community members. Their success is clear: 80% of families successfully exit their program completely self-sufficient.

Saranam is effective and the number of applications for the program have far exceeded the available space each year. With our current crisis wreaking havoc on low-income families, the need for their program has never been greater.

Saranam's number one priority is safety. Staff ensure that selected families undergo a rigorous vetting process before entering the program and the families in the program are committed to creating a safe, nurturing environment for their children. They will prove to be an asset to the Taylor Ranch neighborhood.

I applaud this effort and, without reservation, urge the Albuquerque Environmental Planning Committee to act favorably on the amendment of the existing site plan.

Sincerely,

Allen Sault  
(505)821-3115

CC: Tracy Weaver, Saranam Executive Director

## Lehner, Catalina L.

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**From:** Lehner, Catalina L.  
**Sent:** Thursday, April 23, 2020 10:10 AM  
**To:** Loretta Sesbeau  
**Subject:** RE: Homeless project - portable housing on the corner of Taylor Ranch and Montano Rd

Hi Loretta,

I was going through my emails and saw this one from earlier. If you haven't received responses to your questions, I apologize. here is some information:

1. I don't believe there was a TIS, Traffic Impact Study, done. 30 units is not many, compared to other projects that have multiple stories and, say 130 units. I'm not sure what the threshold for a study is, but it's going to be more than 30 units. Thresholds are set the the institute of transportation engineers.
2. The site plan shows the 30 buildings, with stucco finish, trim, and different colors. This is on the elevations sheet. The portables are the base, but will be finished and not left as is. That's my understanding.
3. No. I don't know of any requirement for a crime impact study and am not sure how to go about doing that if neighbors want to do one.

Thank you.  
-Catalina

---

**From:** Loretta Sesbeau [lorettapacheco@icloud.com]  
**Sent:** Wednesday, April 8, 2020 8:46 AM  
**To:** Lehner, Catalina L.  
**Subject:** Re: Homeless project - portable housing on the corner of Taylor Ranch and Montano Rd

Hello Catalina,

Has a traffic impact study been completed on the proposed project- since it is a big complex and that is a weary busy intersection?

Did the initial application from Tierra West include APS portables as family units and how does that meet and comply with city codes?

Has there been a crime impact study  
?

Please let me know. I am concerned for the health and safety of the community and I am even more concerned this is all taking place during a pandemic.

Thank you for your time.  
Loretta Sesbeau

Sent from my iPhone

On Apr 6, 2020, at 5:22 PM, Lehner, Catalina L. <CLehner@cabq.gov> wrote:

Hello, Mrs. Sesbeau,

Thank you for writing. Last week, I had a virtual meeting with the agent for the project, Tierra West. I gave them a letter requesting additional information and site plan clarifications and corrections.

---

The request is to amend the site plan for the subject site. A zone change is not needed. The site is zoned MX-L and multi-family dwellings are allowed with this zoning, so no zone change is needed.

Because this application was submitted in an incomplete state, the hearing will be on May 14<sup>th</sup>. Currently, the City is in the process of figuring out how to use technology to conduct virtual public hearings.

Notification is required to be sent to neighborhood organizations (Taylor Ranch and Westside Coalition) and to property owners within 100 feet of the subject site's boundaries, not including the right of way in the measurement. I checked the notification list of property owners and didn't see your name. I can check again if you don't mind sharing your address with me.

If you'd like to discuss further, please feel free to write back or call. Thank you.

<image003.jpg>

CATALINA LEHNER

senior planner

o 505.924.3935

e [clehner@cabq.gov](mailto:clehner@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Loretta Sesbeau [mailto:[lorettapacheco@icloud.com](mailto:lorettapacheco@icloud.com)]

**Sent:** Friday, April 03, 2020 4:01 PM

**To:** Lehner, Catalina L.

**Subject:** Fwd: Homeless project - portable housing on the corner of Taylor Ranch and Montano Rd

**Subject: Homeless project - portable housing on the corner of Taylor Ranch and Montano Rd**

Hi

I wanted to write you and share my concerns regarding the Saranam Project and Mesa Vista Methodist Church on the corner of Taylor Ranch Rd and Montano. I am aware that Saranam provides services to homeless families.

I am very concerned that this information has NOT been shared with the Taylor Ranch Community. The Taylor ranch neighbor association meeting was canceled due to Covid 19. We are asked as a community to stay home for the health and safety of all New Mexicans. But, in the meantime we are taken advantage of and this is unjust and NOT right.

They are proposing to rezone the land for commercial and residential Use and bring in OLD APS portables for families to live in. The complex is over 400 square feet. The population is homeless families.

---

They are having a PUBLIC meeting on April 9th. This meeting needs to be postponed until everyone has a chance to participate due to Covid-19.

I am strongly opposed to this project. How many homeless shelter does Albuquerque need? Saranam makes it sound like they are saviors of the world, but this is sneaky and dishonest and unethical.

This is going to bring our home values down, bring crime into our neighbor and it is going to look ghetto. The city codes are so strict regarding where we put a storage shed on our property, but a church can bring a plethora of OLD APS portables and place them in the middle of Taylor a ranch? That is not right!

<image001.jpg>

I ask you kindly to intervene in a ethical way where everyone has a chance to share and voice their opinion and not allow them to take advantage of the nice citizens of Albuquerque.

<image002.jpg>

Sincerely,  
Loretta and Tim Sesbeau  
Taylor Ranch Residents

Sent from my iPhone

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This message has been analyzed by Deep Discovery Email Inspector.

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**Lehner, Catalina L.**

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If you'd like to discuss further, please feel free to write back or call. Thank you.

<image003.jpg>

CATALINA LEHNER

senior planner

o 505.924.3935

e [clehner@cabq.gov](mailto:clehner@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

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**Sent:** Friday, April 03, 2020 4:01 PM

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<image001.jpg>



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<image002.jpg>

Sincerely,  
Loretta and Tim Sesbeau  
Taylor Ranch Residents

Sent from my iPhone

=====  
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**Lehner, Catalina L.**

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**Subject:** Fwd: Homeless project - portable housing on the corner of Taylor Ranch and Montano Rd

**Subject: Homeless project - portable housing on the corner of Taylor Ranch and Montano Rd**

Hi

I wanted to write you and share my concerns regarding the Saranam Project and Mesa Vista Methodist Church on the corner of Taylor Ranch Rd and Montano. I am aware that Saranam provides services to homeless families.

I am very concerned that this information has NOT been shared with the Taylor Ranch Community. The Taylor ranch neighbor association meeting was canceled due to Covid 19. We are asked as a community to stay home for the health and safety of all New Mexicans. But, in the meantime we are taken advantage of and this is unjust and NOT right.

They are proposing to rezone the land for commercial and residential Use and bring in OLD APS portables for families to live in. The complex is over 400 square feet. The population is homeless families.

They are having a PUBLIC meeting on April 9th. This meeting needs to be postponed until everyone has a chance to participate due to Covid-19.

I am strongly opposed to this project. How many homeless shelter does Albuquerque need? Saranam makes it sound like they are saviors of the world, but this is sneaky and dishonest and unethical.

This is going to bring our home values down, bring crime into our neighbor and it is going to look ghetto. The city codes are so strict regarding where we put a storage shed on our property, but a church can bring a plethora of OLD APS portables and place them in the middle of Taylor a ranch? That is not right!



## General



**Jia Lin**, Taylor Ranch Montano Golf

Here is an email from the civil engineer:  
As discussed I've attached some renderings and the site plan for the proposed development for a Site Plan approval to EPC. I anticipate notice signage will be updated once they determine the time and date of the online hearing, along with the details of how to access from your computer. If you have any other questions on the site plan or want to know more about Saranam here is the link to their website <https://saranamabq.org/> or feel free to give me a call/email.

Thanks.

Kind Regards,

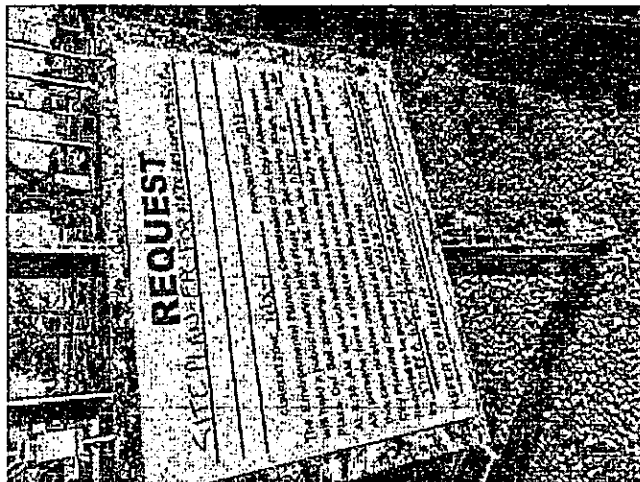
Richard Stevenson, P.E.

Tierra West LLC

5571 Midway Park Pl., NE

I ask you kindly to intervene in a ethical way where everyone has a chance to share and voice their opinion and not allow them to take advantage of the nice citizens of Albuquerque.

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Sincerely,  
Loretta and Tim Sesbeau  
Taylor Ranch Residents

Sent from my iPhone

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This message has been analyzed by Deep Discovery Email Inspector.

June 4, 2020

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Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
PO Box 1293, Albuquerque, NM 87103

Re: Project 2020 – 003461

Dear Mr. Serrano,

I am writing in support of the request from Saranam LLC, for the development of a second site in Northwest Albuquerque.

I was one of the pastors at Central United Methodist church when Saranam was first begun. I have too many memories of the success stories to begin to share them all. Saranam has made an enormous, positive impact on the lives of homeless families with children, and on the lives of those who work and volunteer with this program.

Saranam works! The two-year, multi-generational program creates a safe and caring environment where families can focus on the skills they need to get a good job, learn life skills and become engaged community members. Their success is clear: 80 % of the families exit the program completely self-sufficient.

The number of applications for the program have far exceeded the available space each year. With the current crisis, in health concerns, economic concerns and the need to address systemic racism in our society – the need for a program such as Saranam has never been greater.

Saranam's number one priority is safety. Families undergo a rigorous vetting process before entering the program; and families in the program are committed to creating a safe, nurturing environment for their children, which they could not have living homeless. They will prove to be an asset to the Taylor Ranch neighborhood.

I support and applaud the efforts of Saranam and urge the Albuquerque Environmental Planning Committee to act favorably on the amendment of the existing site plan.

Sincerely,

Rev. Margaret A Shannon  
505-301-4411

CC: Tracy Weaver, Saranam Executive Director

**Lehner, Catalina L.**

---

**From:** Diana Shea <sheakers@icloud.com>  
**Sent:** Wednesday, April 08, 2020 8:11 AM  
**To:** Richard Stevenson  
**Cc:** Rene' Horvath; secretary@trna.org; president@trna.org; treasurer@trna.org; Terri Spiak; membership@trna.org; patro@trna.org; saranam.tracy@gmail.com; Ron Bohannon; Yvanna Escajeda; Lehner, Catalina L.  
**Subject:** Re: Saranam - TRNA online meeting

9:00 will work for me. Thank you, Richard.

Diana

On Apr 8, 2020, at 7:47 AM, Richard Stevenson <[rstevenson@tierrawestllc.com](mailto:rstevenson@tierrawestllc.com)> wrote:

Rene, Diana, Nita, Terri, Steve and Brian -

Tierra West and Saranam would like to host an online meeting with the TRNA Board to discuss the proposed EPC submittal for the Saranam development off Montano Rd. Since the sign notice for the EPC hearing was posted last week, we and COA have received a number of calls from concerned and miss-informed residents. I suspect the Association has also received these calls, and are aware of the miss-information being spread across the neighborhood in regards to the development (specifically on the NextDoors App). I've attached one email from a resident.

Can we meet tomorrow, Thursday 9<sup>th</sup> April at 9:00 am please? If this time works I will send a go-to meeting invite. Specifically we want to discuss how we can inform the Taylor Ranch residences' accurately of the proposed plan and goals of Saranam as the operator.

Kind Regards,

Richard Stevenson, P.E.

Tierra West LLC  
5571 Midway Park Pl., NE  
Albuquerque, NM 87109  
505-858-3100 ext. 232

**PRIVILEGED AND CONFIDENTIAL**

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<Mail Attachment.eml>

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** kelly shryne <kjshryne@yahoo.com>  
**Sent:** Tuesday, April 07, 2020 9:35 PM  
**To:** Lehner, Catalina L.  
**Subject:** Proposed homeless housing

I object to the underhanded way this proposed deal was handled especially during the covid 19 crisis. I am against this in my neighborhood! It's just asking for trouble. Property values will definitely be shot down in this area if this is approved. Not to mention it's near a public park and several schools. Keep our neighborhood safe

Sent from my iPhone

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Lois Stanton <loistanton@comcast.net>  
**Sent:** Tuesday, June 02, 2020 5:37 PM  
**To:** Lehner, Catalina L.  
**Cc:** saranam.tracy@gmail.com  
**Subject:** Project 2020-003461

June 2, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Re: Project 2020-003461

Dear Mr. Serrano,

I am writing in support of the request from Saranam, LLC, for development of a second site in Northwest Albuquerque.

As a member of Central United Methodist Church, I feel I have particularly close ties to Saranam. Saranam was established by a committee of our church to comply with the stipulations attached to funds bequeathed to our church by the estate of Frances Thaxton Ashe. It was her fervent wish that the funds be used to improve the lives of homeless families in our city. Although Saranam now functions independently from our church, close ties remain. The members of Central gladly support this program with volunteer efforts as well as material and monetary donations. We are proud of the accomplishments of Saranam in helping needy families transition into self-sufficient members of our community.

Saranam's two-year, multi-generational program creates a safe and caring environment where families can focus on the skills they need to get a good job, learn life skills, and become engaged community members. Their success is clear: 80% of families successfully exit their program completely self-sufficient.

Saranam is effective and the number of applications for the program have far exceeded the available space each year. With our current crisis wreaking havoc on low-income families, the need for their program has never been greater.

Saranam's number one priority is safety. Staff ensure that selected families undergo a rigorous vetting process before entering the program and the families in the program are committed to creating a safe, nurturing environment for their children. They will prove to be an asset to the Taylor Ranch neighborhood.

I applaud this effort and, without reservation, urge the Albuquerque Environmental Planning Committee to act favorably on the amendment of the existing site plan.

Sincerely,

Lois Stanton  
(505) 857-0736

CC: Tracy Weaver, Saranam Executive Director



**Lehner, Catalina L.**

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**From:** phil.stanton@gmail.com  
**Sent:** Tuesday, June 02, 2020 5:25 PM  
**To:** Lehner, Catalina L.  
**Cc:** Saranam  
**Subject:** Project 2020-003461

June 2, 2020

Mr. Dan Serrano, Chair Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103  
Re: Project 2020-003461

Dear Mr. Serrano,

I am writing in support of the request from Saranam, LLC, for development of a second site in Northwest Albuquerque.

As a member of Central United Methodist Church, I feel I have particularly close ties to Saranam. Saranam was established by a committee of our Church to comply with the stipulations attached to funds bequeathed to our Church by the estate of Frances Thaxton Ashe, that the funds be used to improve the lives of homeless families in our city. Saranam now functions independently from our Church, but close ties remain. Church members support Saranam with volunteer efforts as well as material and monetary donations. We are proud of the accomplishments of Saranam in helping needy families transition into self-sufficient members of our community.

Saranam's two-year, multi-generational program creates a safe and caring environment where families can focus on the skills they need to get a good job, learn life skills, and become engaged community members. Their success is clear: 80% of families successfully exit their program completely self-sufficient.

Saranam is effective and the number of applications for the program have far exceeded the available space each year. With our current crisis wreaking havoc on low-income families, the need for their program has never been greater.

Saranam's number one priority is safety. Staff ensure that selected families undergo a rigorous vetting process before entering the program and the families in the program are committed to creating a safe, nurturing environment for their children. They will prove to be an asset to the Taylor Ranch neighborhood.

I applaud this effort and, without reservation, urge the Albuquerque Environmental Planning Committee to act favorably on the amendment of the existing site plan.

Sincerely,

Philip L. Stanton  
(505) 857-0736

CC: Tracy Weaver, Saranam Executive Director

Sent from Mail for Windows 10

**Lehner, Catalina L.**

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**From:** Jim Stephens <stephensjim818@gmail.com>  
**Sent:** Sunday, May 31, 2020 8:46 AM  
**To:** Lehner, Catalina L.  
**Subject:** Project 2020-003461

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Dear Mr. Serrano,

The mission of Saranam is to empower families to end their homelessness and poverty through housing, education, and supportive communities. It is obvious that housing and education is the first step to ending homelessness, but we feel the community component is the key to our 80% success rate. Saranam values community, because a lack and loss of community support systems leads to homelessness.

I am deeply passionate about this organization because our daughter is an alumni of the program. This program saved her life and the lives of our two grandchildren. Because of the love and compassion for others and giving a helping hand that is why serve as a board member on the Board of Directors. This expansion will give us the capacity to serve more families in our community.

I fully support this expansion and encourage you and your committee to approve the request.

Thank you,

Jim Stephens  
Saranam Board of Directors Member

=====  
This message has been analyzed by Deep Discovery Email Inspector.

~~I would like to voice my disagreement with the proposed: #PR-2020-003461/ SI-2020-00052.~~

*The application is a request for a "Site Plan EPC – Major Amendment to a Prior Approved Site Plan". The property is located in the Taylor Ranch area, at the northeast corner of Montano Road NW and Taylor Ranch Road NW. The property is zoned MX-L and there is no request for an amendment to the zoning. The MX-L zone allows "Dwelling: townhouse, live-work, multifamily" permissively. The MX-L zone prohibits a "Daytime Gathering Facility" and an "Overnight Shelter".*

I have two concerns. As a retired Police Officer, I worked several areas of the city where there were housing developments that helped "single mothers." In the vast majority of these developments, although the programs were highly praised by their sponsor, what I observed were rampant incidents of the women bringing boyfriends or their children's fathers into the residence. My main concern with this was when I would bring this issue up with the sponsor, nothing was ever done about the infractions and the problems (domestic violence, vandalism, gang activity) always continued to persist. Sponsors of these developments are very reluctant to admit and address problems in their "programs."

For me to accept this program, I want to see a detailed, binding agreement as what the sponsor, in this case Saranam, will do if it is brought to their attention that rules are being violated. I have not been advised of any intentions and I am a resident of this area.

Secondly, I am opposed to this issue of a "*Major Amendment to a Prior Approved Site Plan*" simply because of the scope of the change. I can see minor changes in planning and zoning occasionally, yet a "major" change? Why do we pay for Site Plans and Zonings if once we set them, we change them? Why have them at all? Did the drafters of the last site plan make a "major" mistake or was it established for a reason? As you must know, Coors and Montano is now one of the busiest intersections in the city. Now we want to cram as many people as possible in two areas, Taylor Ranch Road/Montano and just south of Coors/Montano. This is a very poor idea and shows total "lack of planning!"

I agree with the premise of this idea of educating single mothers, yet set this site up where the zoning/site plan is already in place. Do not make site plans and then change them while we are working and do not have time to actively fight against their alterations.

Theodore Studerus

MAY 30, 2020

Mr. Dan Serrano, Chair  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: Project 2020-003461

Dear Mr. Serrano

I would like to add my support for the Saranam, LLC project in Northwest Albuquerque.

The need for this project, which supports homeless families in Albuquerque, is great, and will be even greater in the coming years. Saranam is an established and effective program that not only helps individual families, but also helps the community in general - now, and for generations to come. The Taylor Ranch area will be lucky to have Saranam as a neighbor.

I've volunteered with Saranam for the past four years, and I couldn't be more impressed with the goals of the organization, the leadership skills of the staff, and the strict adherence to their high standards for success.

I know that the residents go through a vetting process to assess their motivation for completing the program, and only a small portion of the applicants are lucky enough to be selected. Because of this, the residents are vigilant about fulfilling expectations, and would go out of their way to avoid any behavior that would exclude them from continuing in the program. This makes them very good neighbors.

The new complex will be well-maintained and an asset to the community. The residents will add to the economy of the area by patronizing the local businesses and sending their children to the local schools. They will support and encourage each other to be good members of the larger community. What more could you ask?

I live in Northwest Albuquerque and have no reservations about welcoming Saranam to our area. I encourage the Albuquerque Environmental Planning Committee to approve this amendment of the exiting site plan.

Sincerely,

Deborah Tezich  
505-433-4026

cc: Tracy Weaver, Saranam Executive Director

**Lehner, Catalina L.**

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**From:** Ruth Tribou <taxlady@lobo.net>  
**Sent:** Monday, June 01, 2020 2:33 PM  
**To:** Lehner, Catalina L.  
**Cc:** 'Tracy Sharp Weaver'  
**Subject:** Project 2020-003461

Dear Ms. Lehner,

I am writing in support of Saranam's planned expansion near Taylor Ranch. I have been a financial supporter of Saranam for several years now, as well as a guest speaker in their life skills classes.

Usually during January, I am asked to speak to the current class about income taxes. I cover such topics as filing out a W-4 and an I-9, how fair labor laws protect them as a worker, and how income taxes work. The participants are eager to learn. They are also eager to share their bad experiences with employers and taxes. They share about employers who took advantage of them by not paying minimum wage, or by taking illegal deductions out of their paychecks. They share about employers who paid them "under the table", and when they got hurt on the job, how these employers had not covered them for worker's comp. They share about how employers told the participants that they would give them their entire pay, and the participants could pay the taxes at tax time instead. This would lead to the individual owing the IRS and NM Taxation and Revenue large sums of money, and the employer avoiding his legal and financial responsibility.

As you can imagine, all of these experiences contributed to the circumstances that brought the participants to Saranam. Before the program, they did not have life skills in job hunting, money management, or taxes. Through the training provided in the two-year stay at Saranam, the participants gain skills that will prevent them from regressing into homelessness or being "under housed". The participants want a better life for themselves and for their children. They are willing to work for that better life. Saranam gives them the life skills to achieve that.

I encourage the planning committee to approve Saranam's application so that Saranam may continue to produce graduates who will contribute to Albuquerque's economy through productive and financially secure lives.

Ruth Tribou, EA, MST  
Enrolled to practice before the IRS  
9910 Indian School Rd NE  
Suite 201  
Albuquerque, NM 87112  
505.299.0449  
Fax 505.298.1041

*Any advice contained herein is based on the facts provided. Any change in facts may produce a different result.*

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Lehner, Catalina L.  
**Sent:** Tuesday, April 07, 2020 5:34 PM  
**To:** 'Mathew Truster'  
**Cc:** 'Richard Stevenson'  
**Subject:** RE: Project at Montano and Taylor Ranch

Hi Mathew,

The best way to get the documents is to contact the applicant's agent, Tierra West. Richard Stevenson is working on the project. I have cc'd him here.

I apologize, but I don't have access to the documents electronically and don't have a scanner at home to make them electronic.

If you have any questions, however, I'd be happy to answer them. Thank you.



CATALINA LEHNER  
senior planner  
o 505.924.3935  
e [clehner@cabq.gov](mailto:clehner@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

**From:** Mathew Truster [<mailto:mtrust@aol.com>]  
**Sent:** Tuesday, April 07, 2020 7:25 AM  
**To:** Lehner, Catalina L.  
**Subject:** Project at Montano and Taylor Ranch

Catalina,

Is there any way to get the information on what is being planned at the corner of Montano and Taylor Ranch?

Thanks,

Mathew Truster

=====  
This message has been analyzed by Deep Discovery Email Inspector.

Dear neighbors from our future Saranam community,

My name is Yudima, I am a Registered Nurse with a bachelor's degree in science, working in the front line now thanks to the Saranam program. I would like to give all details and explain with examples how wonderful and important Saranam is for our community. I am in support of and believe it will be great to have a safe location on the west side.

Out of empathy I think I may understand your concerns regarding safety and property value because thanks to Saranam I am a homeowner in the Rio Rancho area. I hope all your concerns disappear by the time you finished reading this letter. I will give enough elements for you to reconsider the importance of supporting our new community location.

Saranam is much more than a community for meetings and formalities, we are a real family, maybe not blood related but joint by love, compassion, and support for our family members. Even after we exit the program, we still get together to celebrate and support each other. Our families gather for birthdays, weddings, graduations, recognize new achievement like getting a new house, moving to a better apartment, promotions at work, getting a new job or whatever the occasion is. We are there though difficult situations hospitalization, funerals, or losses. I know we all have some blood related relatives that cannot be supportive for several reasons, that support I got it from my Saranam family. We look up for each other and as a community we believe in respect, love, harmony, tolerance as a way of living. That is what family and community is about at Saranam. In my experience The Saranam program is amazing and special, kids get spoiled with gift that our families could have never afford and maybe your neither without getting in a huge credit card debt. We had the best Christmas, Thanksgiving, Fourth of July and holidays in general; were the best while at Saranam. While in this program we build our future by getting or furthering our education ; build memories, had time to take pictures by professional photographers, our kids and the adults going to school have one to one tutor and many more luxuries.

Saranam gives us the gift to learn life and social skills, how to be a better listener, humans, partners, wives. We participate in parenting and financial management classes, learn how to cook, have better time managements skills. This is a life changing and transforming program for every family that has the privilege to belong to our community.

Belonging to the Saranam family is a privilege. If you have ever been poor, discriminated, leave your entire life in survival mode , suffer from domestic violence or experience homeless,( even with a degree hanging on your wall ) you will understand how important this program is to bring back and reintegrate functional families to our communities and society.

My life has been changed because of Saranam and I fully support an expansion to serve more families like mine at the west side location.

Gratefully,

Yudima Valdes

Saranam alumni

**Lehner, Catalina L.**

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**From:** joevalles@aol.com  
**Sent:** Monday, April 06, 2020 2:41 PM  
**To:** Romero, Elaine T.; Morris, Petra; Sena, Leola  
**Cc:** Lehner, Catalina L.  
**Subject:** Development at Taylor Ranch and Montano

Greetings,

I read an email copy of your correspondence to Jerry Worrall. In it you state the following:

*"...As you will read below, this is a quasi judicial matter, therefore Councilors can not participate in any conversations about it..."*

At what point does it become Quasi-Judicial? I mean it hasn't even been heard by the EPC - and certainly not Appealed! Are our City Councilors not allowed to converse about a development project of significance with their constituents? This I believe is a distortion of the rule and not right by any means!

Dr. Joe

=====  
This message has been analyzed by Deep Discovery Email Inspector.



**Lehner, Catalina L.**

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**From:** Ian Vetter <ian4saranam@gmail.com>  
**Sent:** Saturday, May 30, 2020 6:21 AM  
**To:** Lehner, Catalina L.  
**Cc:** Tracy Sharp  
**Subject:** Project 2020-003461

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Dear Mr. Serrano,

I am currently in my sixth year of working for Saranam as an instructor, and my first as Director of Education. I feel especially fortunate to have found an organization to work for that is willing to take such an ambitious and holistic approach to addressing the entangled problems of homelessness, education, and access to community resources. Consequently, I have seen the Saranam program make great changes to people's lives and their respective trajectories.

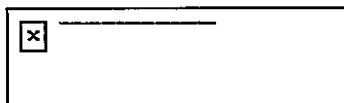
As you may know by now, Saranam is a two-year transitional program where the first year is dedicated to establishing security, safety, and a productive learning environment for the incoming cohort. Our curriculum starts in the Fall with a mix of life skills and academic classes aimed to prepare our residents for returning to college in the following semester. Once they are attending classes at an accredited institution, we provide academic support as well as professional and life skills classes through the Spring and Summer semesters. While Saranam provides shelter and security, our residents can focus on their roles as parents and as students without having to struggle for an income to support their family's needs. Saranam understands that the opportunities and potential of every parent are not theirs alone - they belong to their children.

I grew up here and call this beautiful state my home, but it saddens me that New Mexico is notorious for its inability to address child poverty, as we annually compete with Mississippi for the title. This failure to triage the constellation of problems that have removed access to a better life for so many of our citizens is something we cannot continuously ignore and demands an innovative, long term solution.

With a second site, Saranam will have the opportunity to prove again that their model works by concentrating resources towards housing, community, and education, all with a long term multi-generational approach in mind. A new sustainable community that supports and encourages success among its members will increase Saranam's positive influence, and hopefully, the demand in our community for similar solutions.

Thank you for your support.

Ian



**Ian Vetter**

Director of Education  
Main: (505) 299-6154 ext 104  
Direct: (505) 269-4820  
[ian4saranam@gmail.com](mailto:ian4saranam@gmail.com)  
[www.saranamabq.org](http://www.saranamabq.org)

**Lehner, Catalina L.**

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**From:** Vogenthaler, Ilana <Vogenthaler@aa.edu>  
**Sent:** Wednesday, June 03, 2020 1:45 PM  
**To:** Lehner, Catalina L.  
**Cc:** Saranam  
**Subject:** Project 2020-003461

Mr. Dan Serrano,

This serves as a letter as a letter of support for the proposed housing expansion for Saranam. As an Albuquerque resident, teacher, mother, and community service outreach liaison for The Albuquerque Academy, I have witnessed the importance of Saranam in our community. Ending the cycle of homelessness for families through education and community, especially in the current state of our country, is paramount. The design of their program is set up to create community, confidence, and skills that not only transform the families involved, but our society as a whole. I wholeheartedly support Saranam in their mission and it their desire for expansion to change more lives.

Please feel free to contact me if you have any further questions.

With warmest regards,  
Ilana Vogenthaler

Sent from Mail<<https://hes32-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fgo.microsoft.com%2ffwlink%2f%3fLinkId%3d550986&umid=3c4d840d-3189-4e33-8126-40a2a4801150&auth=c5e193b2792d33bbda0d14ee5f909adbb398f028-8e544a03f394f9a11c0b7867ce93a4b42c7fd75d>> for Windows 10

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Lindsay Walker <lindsaywalker@gmail.com>  
**Sent:** Tuesday, June 02, 2020 1:23 PM  
**To:** Lehner, Catalina L.  
**Cc:** Tracy Sharp  
**Subject:** Project 202-003461

June 2, 2020  
Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103  
Re: Project 2020-003461

Dear Mr. Serrano,

I am writing in support of the request from Saranam, LLC, for development of a second site in Northwest Albuquerque.

I currently chair Saranam's annual fundraising committee and for me the benefits I have witnessed from Saranam's two-year, multi-generational program are long lasting and develop a better Albuquerque. The specifically designed program creates positive and long lasting outcomes for our Albuquerque community in regards to ending homelessness and bettering the community.

Saranam creates a safe and caring environment where families can focus on the skills they need to get a good job, learn life skills, and become engaged community members. Their success is clear: 80% of families successfully exit their program completely self-sufficient.

There are too many people who are working-poor and barely surviving on current means. As we move through the current unemployment situation, it is like to become more prevalent that good people lose shelter which then limits them from bettering their lives. Saranam is effective and the number of applications for the program have far exceeded the available space each year. With our current crisis wreaking havoc on low-income families, the need for their program has never been greater. This is why a second site is necessary.

Saranam's number one priority is safety. Staff ensure that selected families undergo a rigorous vetting process before entering the program and the families in the program are committed to creating a safe, nurturing environment for their children. They will prove to be an asset to the Taylor Ranch neighborhood and bring good people to the Westside who want to excel and contribute to Albuquerque in a positive way.

I applaud this effort and, without reservation, urge the Albuquerque Environmental Planning Committee to act favorably on the amendment of the existing site plan.  
Sincerely,

Lindsay Walker  
(505) 900-4595

**Lehner, Catalina L.**

---

**From:** Diana Weber <dmweber@mac.com>  
**Sent:** Wednesday, May 27, 2020 7:16 PM  
**To:** Lehner, Catalina L.  
**Cc:** Tracy Sharp Weaver  
**Subject:** Project 2020-003461

Mr. Dan Serrano, Chair

Environmental Planning Committee

City of Albuquerque

P.O. Box 1293

Dear Mr. Serrano:

I first got involved in Saranam through volunteering. Several summers ago I signed up to help decorate one of the apartments. When we were done, I was proud of the beautiful refuge we had helped create. Since then, both of my daughters have participated as well- my oldest even organized a group from her school to decorate an apartment. My son built a gorgeous shed at the family center for his Eagle project, and my husband assisted in the project. So volunteering at Saranam is a family affair - from our family to our Saranam families.

When our first Saranam apartment was decorated and the family was almost ready to move in, a small group went to shop for the essentials needed for the family to get started. We picked up everything on our list, always choosing the most economical brand. But at one point, the senior shopper said something like "oh let's just get the name brand rather than the store brand. When they have taken their class and come back next week with their shopping instructor, they will learn how to choose items to keep to their budget." I was stunned by the idea of shopping classes and shopping instructors. But our Saranam families come from difficult situations. And I realized that they were rarely in the type of environment where they had the luxury of planning meals for the next week and then going to the store to buy the necessities. And I recognized that learning how to grocery shop is an essential life skill that those of us who grew up with healthy families picked up without knowing it. But where would you pick that up if you grew up in chaos?

Saranam is where families experience stability and community, and where they can learn those life skills they missed when they were focusing on survival skills. Ending homelessness requires more than just giving people a home to live in, it requires teaching people skills for living. This is how Saranam has found the answer to ending homelessness in our community. And this is the reason that I am honored to be on this board and why I and my family are all donors. We support the mission, we believe in the mission, and we know it works.

Thank you for your support.

Sincerely,

Diana M. Weber, MD  
Board of Directors, Saranam

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Linda Weil <linda87111@gmail.com>  
**Sent:** Wednesday, May 27, 2020 1:06 PM  
**To:** Lehner, Catalina L.  
**Subject:** "Project 2020-003461"

Mr. Dan Serrano, Chair

Environmental Planning Committee

City of Albuquerque

P.O. Box 1293

Albuquerque, NM 87103

Dear Mr. Serrano,

Saranam empowers families to end their homelessness and poverty through housing, education, and supportive communities. This is our mission. I have seen first hand how successful this three prong program works, as I have been a long term board member and now serve as the Board of Directors Chair. It is obvious that housing and education is the first step to ending homelessness, but we feel the community component is the key to our 80% success rate. Saranam values community, because a lack and loss of community support systems leads to homelessness.

Since we have a two year program, we accept families into the program as a cohort. Our first year families become the second year families, so our incoming families have an immediate peer group from which to begin building community and support networks. They immediately have a neighborhood of people who can help them get started with our vigorous curriculum and let them know that they can succeed because they have done it themselves.

The world today is different from what it was even one year ago. Unemployment is at a historical high, people have lost jobs and have had to quit school to take care of their families at home. Without income, how will people pay rent? I believe that we are on the brink of seeing more and more young families losing their homes. Single mothers are the most vulnerable. The vast majority of our Saranam families are single moms and their kids. Growing our program by opening a west side campus is what this city direly needs. Our program works and we have the data to prove it. By having the ability to take in more families, we can change the lives of hundreds of people over the years. We are proud of the citizens they become!

I am looking forward to helping Saranam's vision of expanding their ability to change lives of many more Albuquerque families.

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Thank you for your support!

For

Sincerely,

Linda Weil

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**Lehner, Catalina L.**

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**From:** Sheri Wible  
**Sent:** Thursday, May 28, 2020 4:21 PM  
**To:** Lehner, Catalina L.  
**Cc:** saranam.tracy@gmail.com; 'Diana Weber'  
**Subject:** Project 2020-003461

To: Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Dear Mr. Serrano,

I am writing to voice my support for the development of a Saranam facility in the Taylor Ranch area. I've been personally involved with Saranam for many years and have witnessed the success of this organization. Saranam boasts an impressive 80% success rate for families completing the 2 year program. It is truly an answer to homelessness for Albuquerque families.

I have been a small business owner for over a decade, with one of my business locations less than one mile from the current Saranam facility. I can personally vouch that Saranam runs a great property with no trouble for the neighbors. It is a pleasure to have them in the neighborhood.

Thank you for your consideration.  
Very Respectfully  
Sheri Wible  
Cell 505-220-7249

=====  
This message has been analyzed by Deep Discovery Email Inspector.

June 2, 2020

Mr. Dan Serrano, Chair  
Environmental Planning Committee  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, Nm 87103

Re: Project 2020-003461

Dear Mr. Serrano,

I am writing in support of the request from Saranam, LLC, for development of a second site in Northwest Albuquerque. My wife and I are members of Covenant United Methodist Church and have supported the Saranam program for over 15 years. We've done this through monetary donations, donated household and furniture items and with our labor to renovate existing Saranam apartments as they became available upon tenants completing the program.

Saranam's two-year, multi-generational program creates a safe and caring environment where families can focus on the skills they need to get a good job, learn life skills and become self-sufficient and active community members. Saranam's success for participants completing the program has been over 80%. As Albuquerque continues to grow, the need for expanding this program has never been greater.

Saranam's priority is safety. As a result, families in the program undergo a rigorous vetting process before being allowed into the program. Families in the program are guaranteed a safe, nurturing environment for their children. From this secure and stable environment, I'm sure that selected families will prove to be an asset to the Saranam Taylor Ranch neighborhood.

I applaud the Saranam effort, and without reservation, urge the Albuquerque Environmental Planning Committee to act favorably on the amendment of the existing site plan.

Sincerely,

/s/

Bill G. Woodward  
505-301-8168

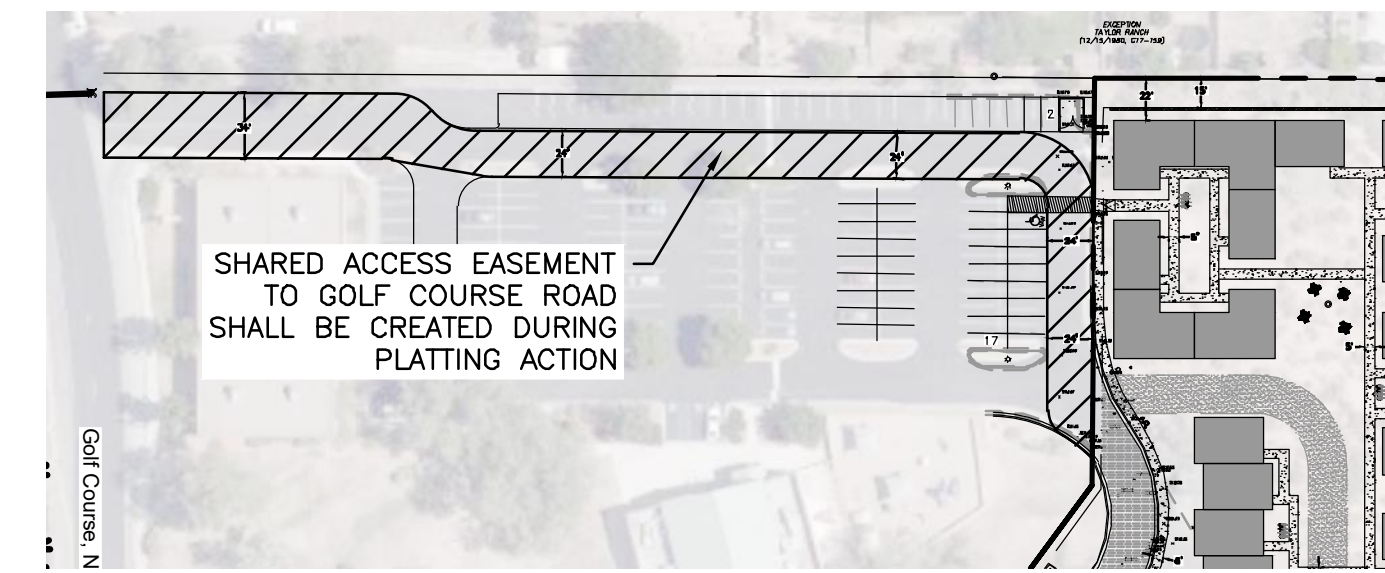
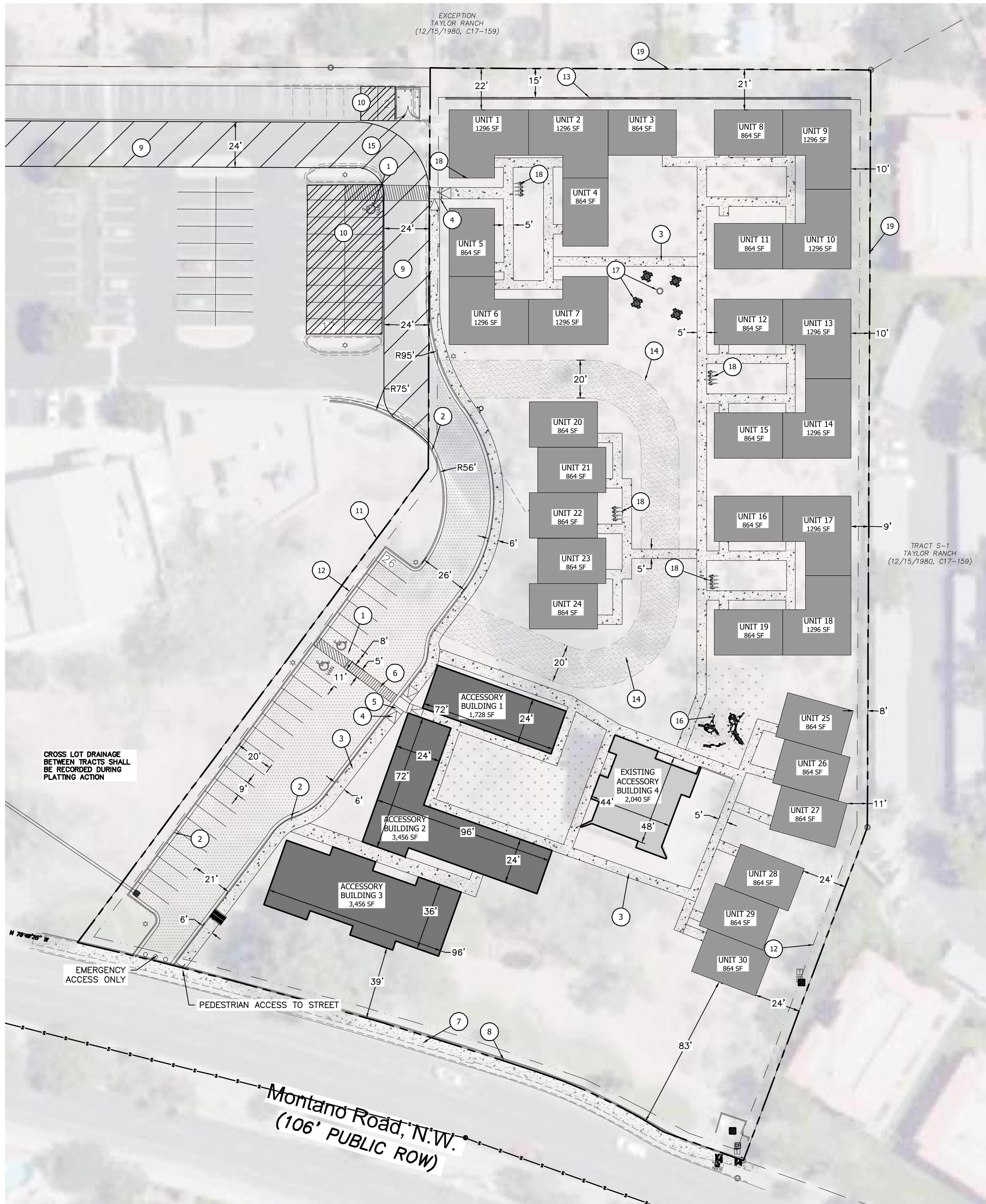
CC: Tracy Weaver, Saranam Executive Director



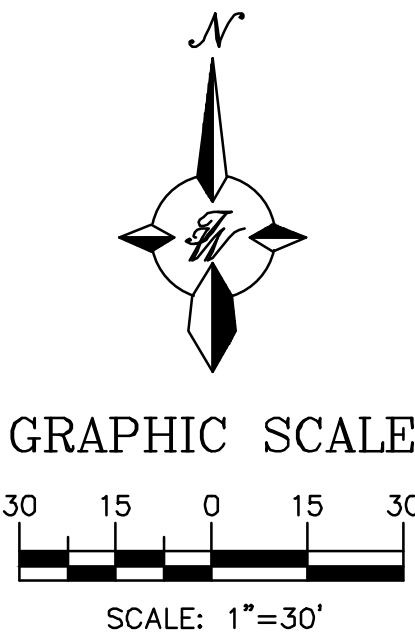
## SITE PLAN REDUCTIONS



Z:\2019\2019080 Golf Course & Montano 25 Unit Home (Saranam)\dwg\EPIC\2019080\_SPE.dwg May 19, 2020 - 5:09pm



PROPOSED CROSS ACCESS TO DEVELOPMENT  
TO BE CREATED BY PLATTING ACTION



#### KEYED NOTES

- 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C4)
- 2 ON-SITE CURB & GUTTER (SEE DETAIL SHT. C4)
- 3 CONCRETE SIDEWALK PER COA STD (SEE DETAIL SHT. C4)
- 4 UNIDIRECTIONAL HC RAMP (SEE DETAIL SHT. C4)
- 5 TRUNCATED DOMES (SEE DETAIL SHT. C4)
- 6 5' CROSSWALK
- 7 EXISTING 6' PUBLIC SIDEWALK
- 8 EXISTING RETAINING WALL TO REMAIN
- 9 CROSS LOT ACCESS TO BE CREATED BY PLATTING ACTION
- 10 SHARED PARKING AGREEMENT WITH LOT 27-A-1-A TOTAL OF 41 PARKING SPACES
- 11 PROPOSED PROPERTY LINE
- 12 SETBACK PER IDO
- 13 2-FT CMU RETAINING WALL
- 14 EMERGENCY FIRE ACCESS WITH DRIVABLE LANDSCAPE PAVERS
- 15 DUMPSTER
- 16 PLAYGROUND ZONE FOR RESIDENTS
- 17 TABLE W/ BENCH AND FIRE PIT AREA.
- 18 BICYCLE PARKING. SEE DETAIL SHEET C4.
- 19 EXISTING CMU BLOCK BOUNDARY WALL, HEIGHT VARIES.

#### INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT  
B1. BUILDING ELEVATIONS  
B2. BUILDING ELEVATIONS  
L1. LANDSCAPING PLAN  
C2. GRADING AND DRAINAGE PLAN  
C3. MASTER UTILITY PLAN  
C4. DETAIL SHEET  
C5. EXISTING APPROVED SITE PLAN

#### SITE DATA

PROPOSED USAGE: MULTI-FAMILY (PER IDO 4-3(B)(7))  
LOT AREA: 149871.07 SF (3.44) ACRE)  
SETBACKS: 15' REAR, 5' FRONT/SIDE  
HOUSING UNITS:  
TWO BEDROOM UNITS: 20  
FOUR BEDROOM UNITS: 10  
TOTAL HOUSING UNITS: 30  
PARKING REQUIRED:  
(DWELLING, MULTI-FAMILY 1.5 SPACES/DU) 45 SPACES  
TOTAL PARKING REQUIRED: 45 SPACES  
PARKING PROVIDED: 26 SPACES \*  
\* PARKING DEFICIT SHALL BE MET BY A SHARED PARKING AGREEMENT WITH TRACT 27-A-1-A AS SHOWN ON THIS PLAN FOR 19 SPACES.

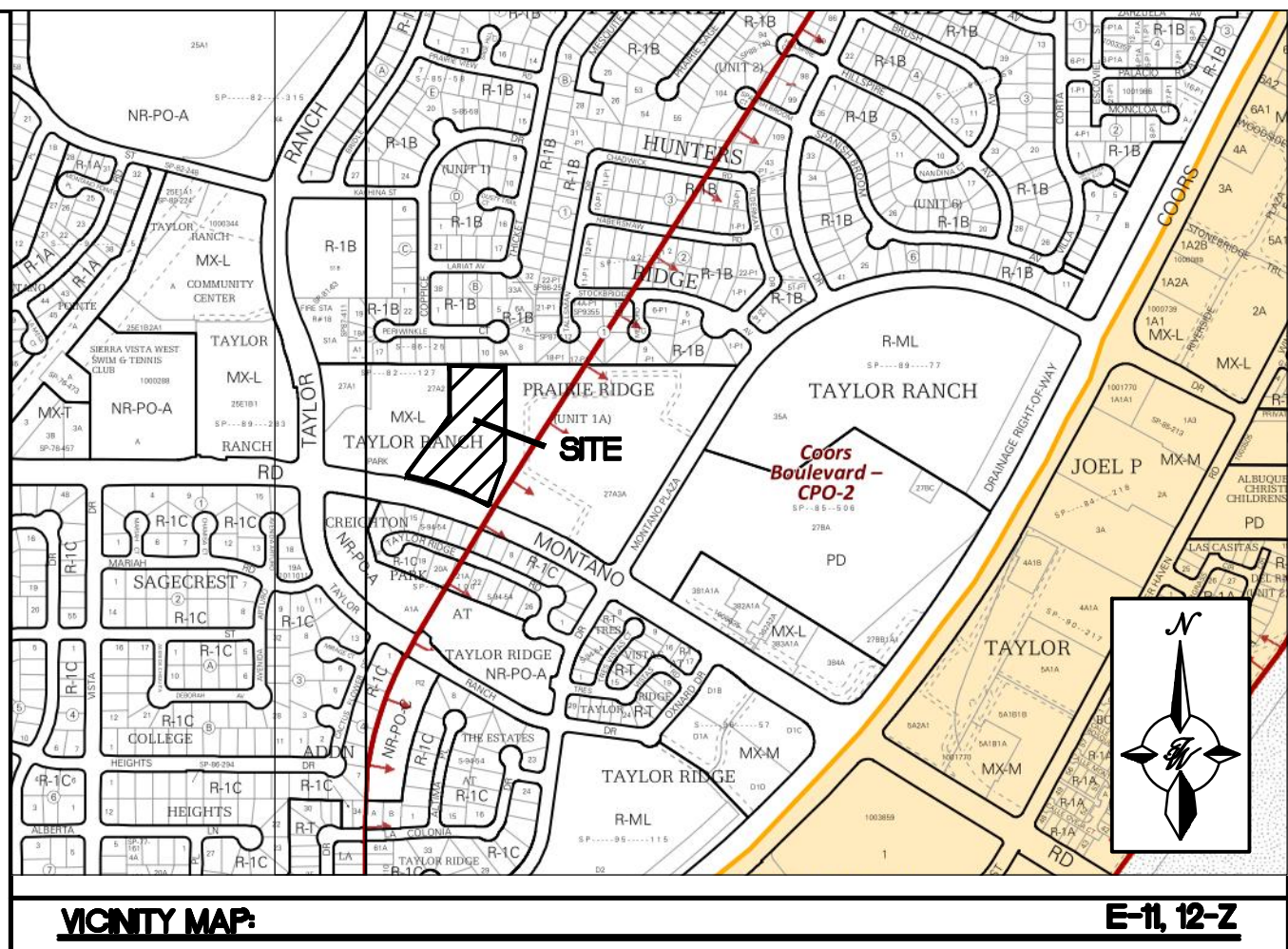
BUILDING SUMMARY	NO.	SQ. FT	TOTAL
TWO BEDROOM UNITS	20	864	17,280
FOUR BEDROOM UNITS	10	1,296	12,960
ACCESSORY BUILDING 1	1	1,728	1,728
ACCESSORY BUILDING 2	1	3,456	3,456
ACCESSORY BUILDING 3	1	3,456	3,456
ACCESSORY BUILDING 4	1	2,040	2,040
TOTAL SQ. FT.		40,920	

HC PARKING REQUIRED: 2 SPACES  
HC PARKING PROVIDED: 2 SPACES  
1 SPACE VAN ACCESSIBLE

MC PARKING REQUIRED: 2 SPACES  
MC PARKING PROVIDED: 2 SPACES

BICYCLE PARKING REQUIRED: 5 SPACES  
BICYCLE PARKING PROVIDED: 6 SPACES

OPEN SPACE REQUIRED:  
(TWO 3R 200 SQ. FT. / UNIT) 3,800 S.F.  
(FOUR 3R 300 SQ. FT. / UNIT) 3,000 S.F.  
TOTAL OPEN SPACE REQUIRED: 6,800 S.F.  
OPEN SPACE PROVIDED 13,340 S.F.



#### LEGAL DESCRIPTION

TRACT 27A-2 OF TAYLOR RANCH, REDMISION OF TRACT 27A INTO TRACTS 27-A-1 AND 27-A-2 OF THE PLAT OF TRACTS 27-A, S-1, S-2, AND S-3 TAYLOR RANCH, SITUATED WITHIN SECTIONS 23, 25 AND 26 T11N R2E, BLOCK 0000

#### LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- STREET LIGHTS
- LANE
- STRIPING
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- EXISTING LANE
- EXISTING STRIPING

PROJECT NUMBER: 2020-003461

APPLICATION NUMBER: \_\_\_\_\_

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_, and the Findings and Conditions in the Official Notification of Decision are satisfied.  
Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRD plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

#### DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary



ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 4/17/2020 RONALD R. BOHANNAN P.E. #7868	SARANAM AT 4701 MONTANO RD NW SITE PLAN TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	DRAWN BY BF DATE 4/17/2020 2019080_SPE SHEET # C1 JOB # 2019080
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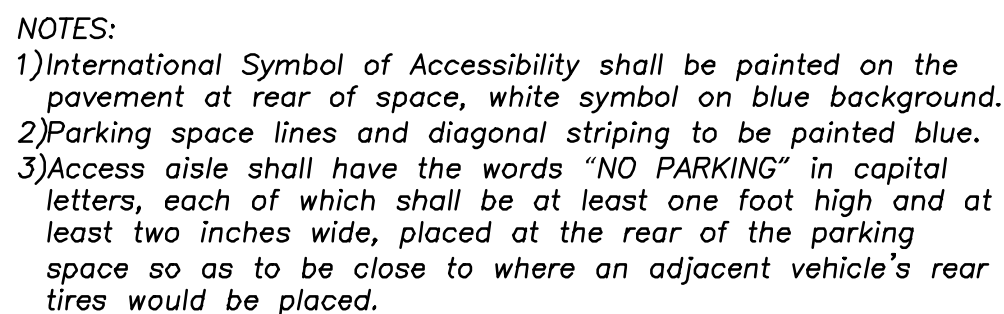


1. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY AS PER ASTM D1557.
2. BASE TO BE COMPACTED TO NOT LESS THAN 100% DENSITY IN ACCORDANCE WITH ASTM D1557, TYPE A, GRADE 1 OR 2.
3. BITUMINOUS MATERIAL SHALL CONFORM TO AC-10 OR AC-20, TYPE "C" IN ACCORDANCE WITH ASTM D3318.
4. PRIME COAT TO BE 0.25 GAL. PER SQUARE YARD (MINIMUM COVERAGE) MC-70.
5. COMPACTION TESTS WHERE REQUIRED BY THE CITY ENGINEER MUST BE PAID FOR BY THE DEVELOPER.
6. C.B.R. TESTS WILL BE REQUIRED AT 500 FOOT INTERVALS AFTER SUBGRADE IS PLACED AND/OR A MINIMUM OF TWO TESTS IF STREET IS LESS THAN 500 FEET.
7. STRICT VERTICAL CONTROL OF ALL CURB AND GUTTER ELEVATIONS WILL BE MAINTAINED. BLUE TOPPING WILL BE REQUIRED THROUGHOUT.

THICKENED EDGE SHALL BE CONSTRUCTED IN COURSED NOT OVER 4" IN THICKNESS, EACH COURSE THOROUGHLY COMPACTED BEFORE PLACING NEXT COURSE, FINAL COURSE. FINAL COURSE TO BE PLACED MONOLITHIC WITH PAVEMENT.



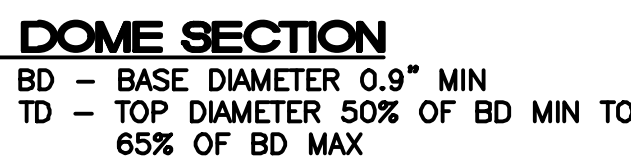
## NTS



## NTC



1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. CONSTRUCT PER A.D.A. STANDARDS.



BD - BASE DIAMETER 0.9" MIN  
TD - TOP DIAMETER 50% OF BD MIN TO  
65% OF BD MAX



CC - CENTER TO CENTER SPACING 2.35"  
BB - BASE TO BASE SPACING 1.48" MIN



12 INCH REINFORCED CONCRETE MASONRY WALL					
H.		T.		Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @18" O.C.	#4 @24" O.C.
6'-6"	16"	4'-6"	12"	#6 @24" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @18" O.C.	#5 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.

- ### GENERAL NOTES:
1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
  2. MINIMUM COMPRESSION UNDER FOOTINGS IS TO BE 95% PER ASTM C 1567 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE 1.0 TO 1.5%.
  3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
  4. ALL BARS ARE TO BE GRADE 60, ASTM #61.
  5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
  6. DOWN-SLOPE SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA.
  7. ALL WALLS SHALL BE BLOCK COURSE, AND SHALL EXTEND TO THE TOP OF THE FOOTING.
  8. PROVIDE KEY FOR 8" AND 12" WALLS, WHERE H EXCEEDS 6'-0" TO 6'-6".
  9. ALL WALLS EXPANDED TO 12" MIN. FOR 12" WALLS AND 18" FOR 16" WALLS.
  10. BOND BARS 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



- NTS NOTE:
1. THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.
  2. SOLID WASTE IS TO PROVIDE ALL INSPECTIONS ON THE TRASH ENCLOSURE SUCH AS PRE-POUR FOR SLAB AND APRON, BOND BEAM, BOLLARD, AND FINAL INSPECTION WILL BE CONTINGENT FOR SOLID WASTE SIGN OFF FOR FINAL CO.



1. NO EXPANSION JOINT WILL BE REQUIRED EXCEPT AT THE END OF CURB RETURNS. (POINT OF TANGENCY WITH STRAIGHT LINE).
2. CONTRACTION JOINTS (1/2" INCH MIN.) MUST BE SCORD EVERY 10 FEET IN CURB AND GUTTER.
3. ALL EXPANSION JOINTS WILL BE OF PREFORMED BITUMINOUS FIBER 1/2" INCH THICK.
4. CONCRETE: CLASS "A" 3000 PSI.
5. EXPANSION JOINTS REQUIRED AT 5' O.C. WHEN FORMING FOR CURBS.
6. THIS DETAIL APPLIES TO PRIVATE CURB WORK ONLY.




SCALE: 1"=1



1. CONCRETE SHALL BE 3000 P.S.I. MINIMUM.
2. DUMMY JOINTS REQUIRED AT 10' O.C. FOR CURB/GUTTER AND 5' O.C. FOR SIDEWALK.
3. EXPANSION MATERIAL REQUIRED AT CURB RETURNS WITH 1/2" PREMOLDED ASPHALT IMPREGNATED EXPANSION MATERIAL OR EQUAL.
4. EXPANSION JOINTS REQUIRED AT 50' O.C. WHEN FORMING FOR CURBS.
5. WHENEVER SIDEWALK ABUTS ROCK OR MASONRY STRUCTURES SUCH AS CURBS OR BUILDINGS, EXPANSION JOINT FILLER SHALL BE USED IN ACCORDANCE WITH STANDARD SPECIFICATIONS.

SCALE: 1"=2'



PRELIMINARY - NOT FOR CONSTRUCTION		
ENGINEER'S SEAL	SARANAM AT 4701 MONTANO RD NW	DRAWN BY BF
 RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER  4/17/2020		DATE 4/17/2020
	CONSTRUCTION DETAILS	2019080_DTE
		 <i>TERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com
RONALD R. BOHANNAN P.E. #7868	JOB # 2019080	





EXISTING SITE SETBACK  
PER EDGE BUFFERING REQUIREMENT 5-6(E)(1)(b)  
AS OUTLINED IN THE IDO.  
BUFFERING IS NOT REQUIRED DUE TO PRESENCE  
OF EXISTING SITE WALL.

FIRE LANE- DRIVABLE GRASS PAVERS

EXISTING TREES SHALL REMAIN AND BE  
PROTECTED THROUGHOUT THE DURATION OF  
THE PROJECT. IF TREES ARE FOUND TO BE  
UNHEALTHY OR AN IMPEDIMENT TO CONSTRUCTION  
THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED.

TREE SPECIES-  
COTTONWOOD, ASH, CYPRESS

SITE DATA

GROSS LOT AREA (3.44 ACRES)	149,871 SF
LESS BUILDING(S)	38,329 SF
NET LOT AREA	111,542 SF

REQUIRED LANDSCAPE	16,731 SF
15% OF NET LOT AREA	81,145 SF
PROPOSED LANDSCAPE	0 SF
PROPOSED OFFSITE LANDSCAPE	81,145 SF
TOTAL PROPOSED LANDSCAPE	72 %
PERCENT OF NET LOT AREA	

REQUIRED STREET TREES	14
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	14
REQUIRED PARKING LOT TREES	3
PROVIDED AT 1 PER 10 SPACES (21 SPACES/10)	3
REQUIRED TREES PER DWELLING UNIT	30
PROVIDED AT 1 PER UNIT (1 TREE/30 UNITS)	41
TOTAL REQUIRED TREES:	47
TOTAL PROVIDED TREES:	58

HIGH WATER USE TURF	
MAX. 10% OF LANDSCAPE AREA	16,731 SF
PROPOSED HIGH WATER USE TURF	1,533 SF
PERCENT OF LANDSCAPE AREA	9 %

REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	
(16,731 SF PROPOSED LANDSCAPE X 75%)	12,548 SF MIN.
PROVIDED GROUND COVER COVERAGE	8,285 SF
PERCENT GROUND COVER COVERAGE	
OF REQUIRED LANDSCAPE AREAS	49%
PROVIDED NATIVE SEED GROUND COVER	61,283 SF
PERCENT GROUND COVER COVERAGE	
OF REQUIRED LANDSCAPE AREAS	366%
TOTAL PERCENT GROUND COVER COVERAGE	
OF REQUIRED LANDSCAPE AREAS	415%

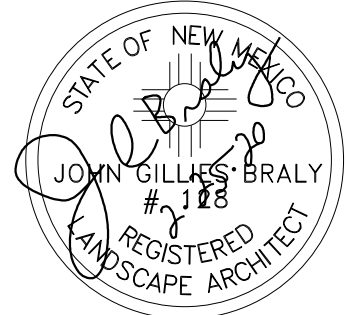
IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:  
ESTABLISHMENT AND SUMMER:  
1 HOUR/4 DAYS A WEEK  
SPRING:  
1 HOUR/2-3 DAYS A WEEK  
FALL:  
1 HOUR/2-3 DAYS A WEEK  
WINTER:  
1 HOUR/2 DAYS PER MONTH

**LEGAL DESCRIPTION:**  
LOT 27A2, SUBDIVISION- TAYLOR RANCH, IDO-ZONE MX-L  
**GENERAL NOTES:**  
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.  
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.  
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.  
4. PLANT MATERIALS AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.  
5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS(section 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS.

**PLANTINGS NOTES:**  
1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, STORMWATER MANAGEMENT, AND WATER WASTE ORDINANCE..  
2. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.  
3. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.  
4. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.  
5. BROWN STEEL EDGING IS TO BE PLACED BETWEEN ALL AREAS OF GRAVEL AND NATIVE SEEDING. BETWEEN AREAS OF GRAVEL AND SOD, OPTIONAL 6" MOW CURB OR GREEN STEEL EDGING IS TO BE PLACED.  
6. PER IDO STANDARD 4-3(B)(7)(a)(1) IN REGARDS TO MULTI FAMILY DWELLINGS. THE LANDSCAPE PLAN SHALL PROVIDE AT LEAST 1 TREE PER GROUND FLOOR DWELLING UNIT, AND AT LEAST 1 PER SECOND FLOOR DWELLING UNIT.

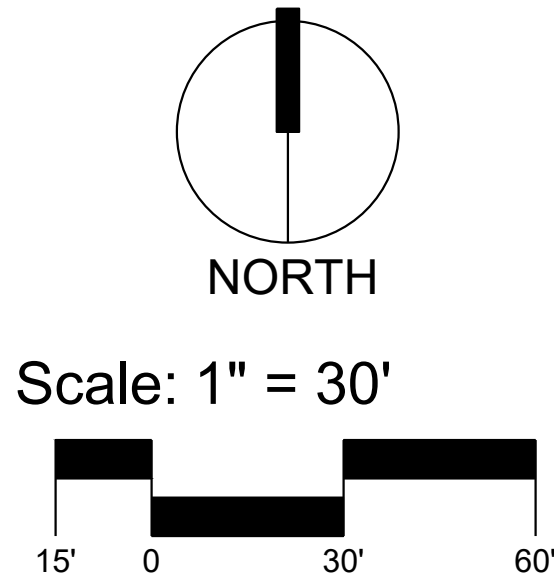
**IRRIGATION NOTES:**  
1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.  
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.  
3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE.  
4. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUND COVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUND COVERS.  
5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.  
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.  
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.  
8. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.



Date: 2/25/2020  
Revisions:  
▲ 2.26.20  
▲ 2.27.20  
▲ 04.07.20  
▲

Drawn by: VBlount  
Reviewed by: JB

**Saranam Site  
Landscape**  
Montano Rd & Taylor Ranch Rd NW  
Albuquerque, New Mexico

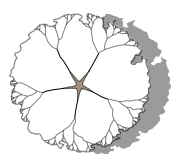
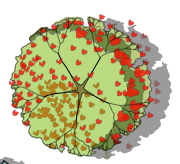

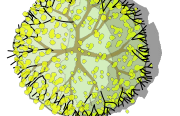
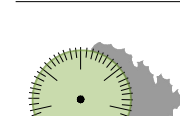
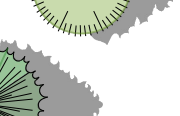


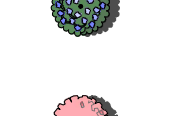
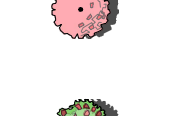
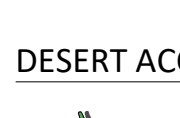




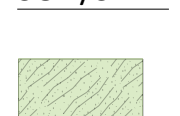


Sheet Title:  
**Landscape  
Plan**


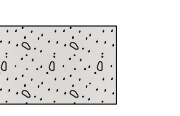

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**LP-01**

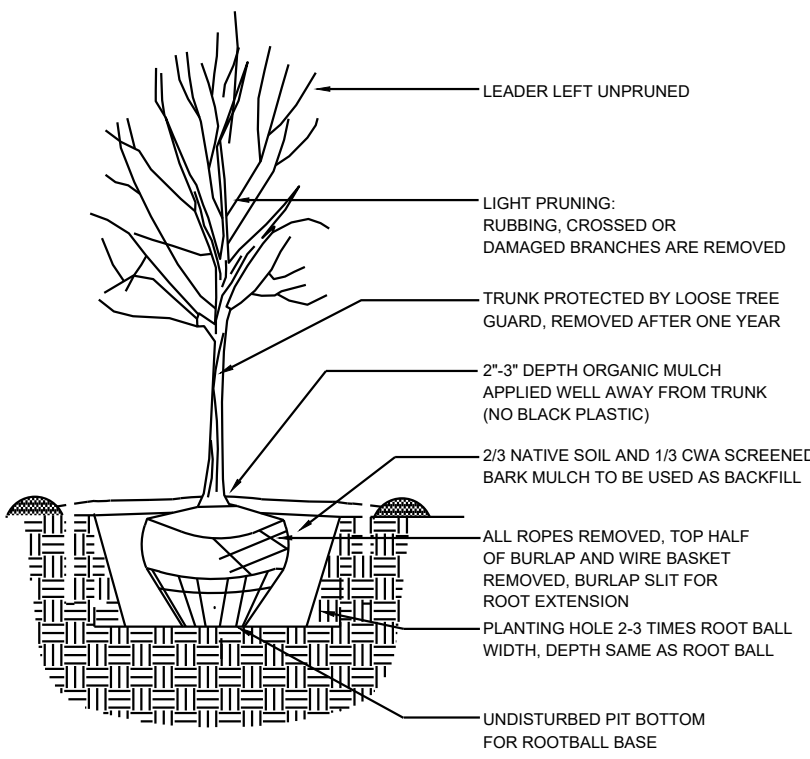


PLANT SCHEDULE 04.07.20

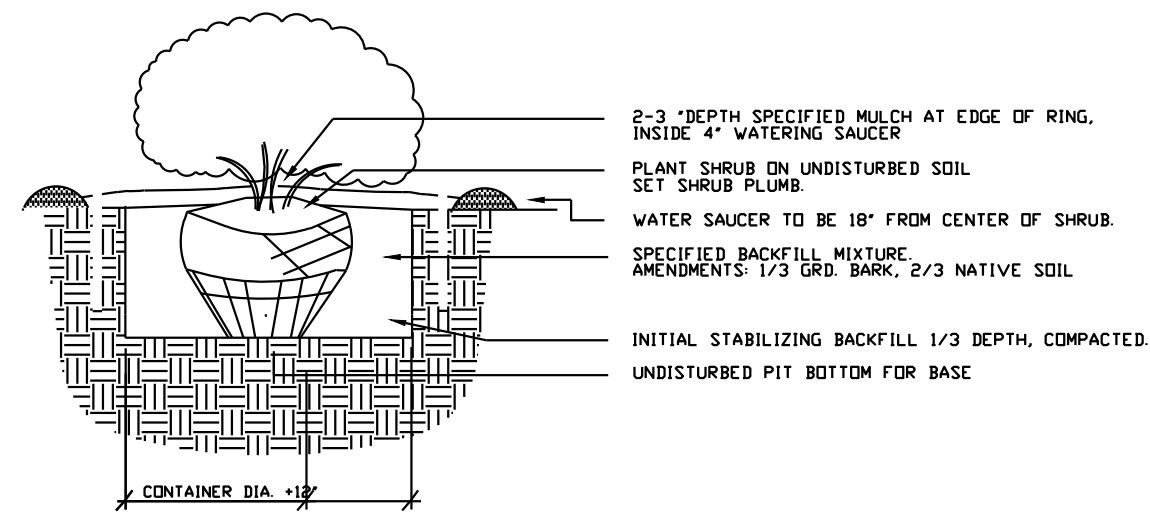
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	10	Existing Tree	Varies		50	
DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	15	Pistacia chinensis / Chinese Pistache	2" B&B	Medium	45	60' X 60'
	11	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	2" B&B	Medium +	20	25' X 15'
	8	Ulmus parvifolia `Bosque` / Bosque Elm	2" B&B	Medium	40	50' X 30'
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	8	Pinus edulis / Pinon Pine	6"-8" B&B	Low	35	15' X 12'
	8	Pinus eldarica / Afghan Pine	6"-8" B&B	Medium	35	20' X 15'
	5	Pinus leucodermis / Bosnian Pine	6"-8" B&B	Medium	35	20' X 10'
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	32	Caryopteris x clandonensis `Dark Knight` / Blue Mist Spirea	1 gal	Low+	15	3' X 3'
	58	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	Low+	30	4' X 4'
	19	Salvia greggii / Autumn Sage Cherry	1 gal	Low+	15	2' X 3'
DESERT ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	28	Hesperaloe parviflora / Red Yucca	5 gal	Low+	20	3' X 4'
	25	Nolina microcarpa / Beargrass	5 gal	RW	30	5' X 6'
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	42	Rhaphiolepis indica / Indian Hawthorn	5 gal	Medium	20	3' X 4'
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	WATER	ALLOWANCE	H X S
	118	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 gal	Medium	10	30" X 2'
SOD/SEED	QTY	BOTANICAL / COMMON NAME	TYPE			
	61,283 sf	Native Grass Seed Mix -Native Wonder / Non Irrigated- 4lbs/1000sf	Area			
	1,533 sf	Sod- Park Blend / Irrigated- 1804 Pop Up PRS Spray	Area			

REFERENCE NOTES SCHEDULE 04.07.20

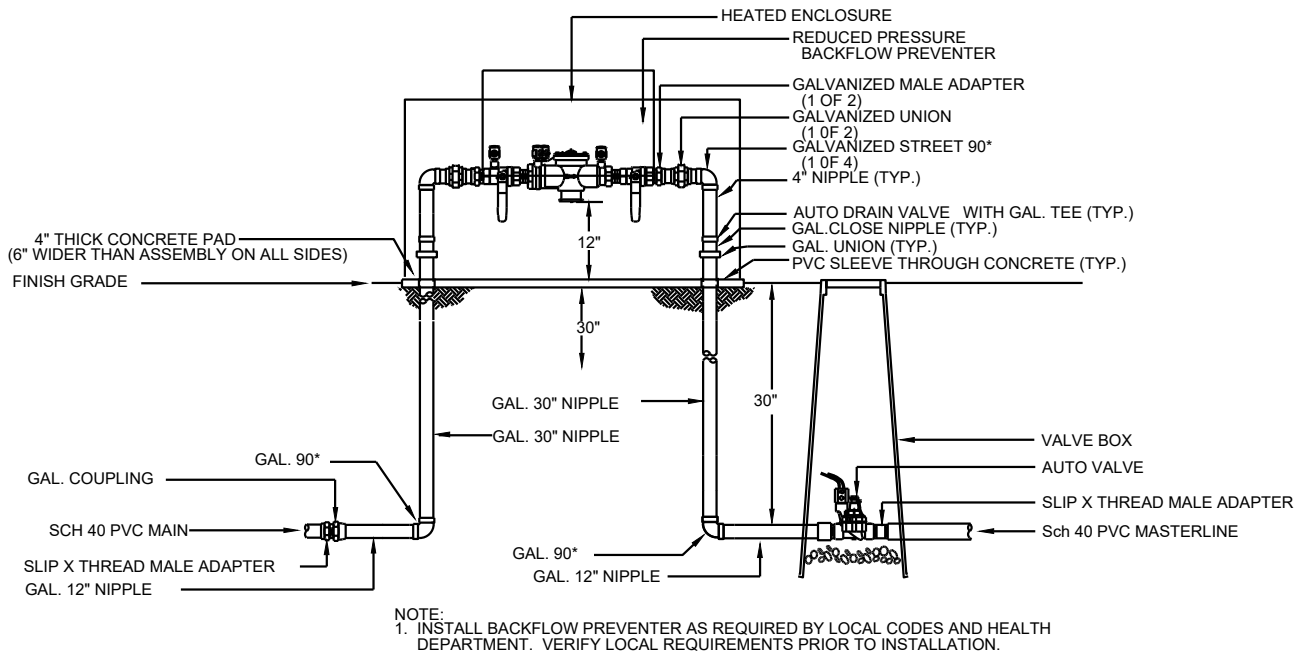
SYMBOL	DESCRIPTION	QTY	DETAIL
	Medium Boulder	32	
SYMBOL	DESCRIPTION	QTY	DETAIL
	3/4" Grey Crushed Gravel 2" Depth over Filter Fabric	18,329 sf	
SYMBOL	PAVING DESCRIPTION	QTY	DETAIL
	Fire Lane Drivable Turf Paver Belgard Hardscapes Turfstone Modified Running Bond	7,022 sf	



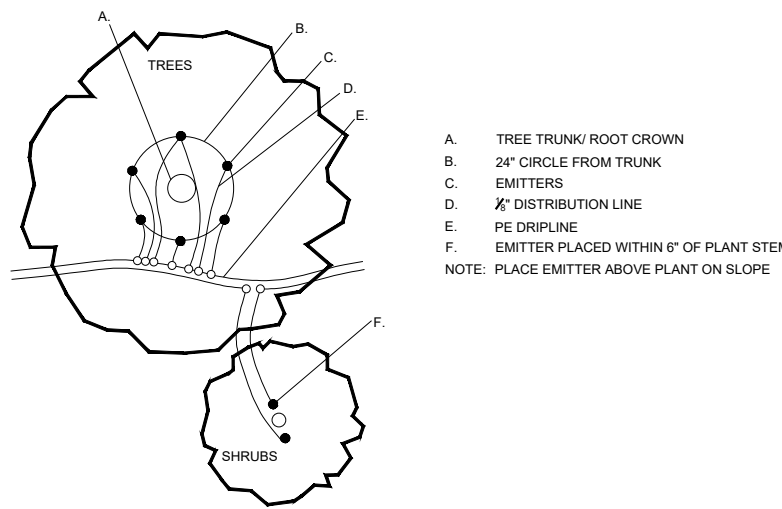
1 TREE PLANTING DETAIL N.T.S.



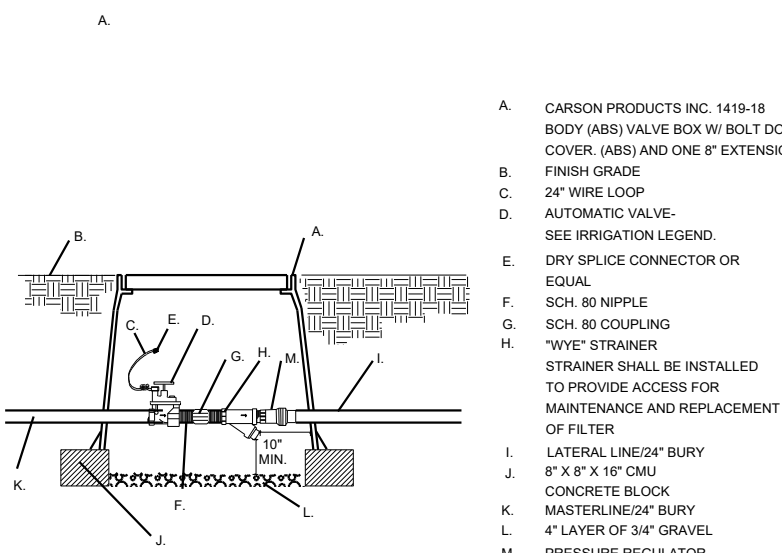
2 SHRUB PLANTING DETAIL N.T.S.



1 RP BACKFLOW/MASTER VALVE DETAIL N.T.S.



2 EMITTER PLACEMENT DETAIL N.T.S.



3 DRIP VALVE WITH FILTER & PRESSURE REGULATOR N.T.S.

SITE DATA

GROSS LOT AREA (3.44 ACRES)	149,871 SF
LESS BUILDING(S)	38,329 SF
NET LOT AREA	111,542 SF

REQUIRED LANDSCAPE	15% OF NET LOT AREA	16,731 SF
PROPOSED LANDSCAPE		81,148 SF
PROPOSED OFFSITE LANDSCAPE		0 SF
TOTAL PROPOSED LANDSCAPE		81,148 SF
PERCENT OF NET LOT AREA		72 %

REQUIRED STREET TREES	14
PROVIDED/EXISTING AT 25' O.C. SPACING ALONG STREET	14
REQUIRED PARKING LOT TREES	3
PROVIDED AT 1 PER 10 SPACES (21 SPACES/10)	3
REQUIRED TREES PER DWELLING UNIT	30
PROVIDED AT 1 PER UNIT (1 TREE/30 UNITS)	41
TOTAL REQUIRED TREES:	47
TOTAL PROVIDED TREES:	58

HIGH WATER USE TURF	
MAX. 10% OF LANDSCAPE AREA	16,731 SF
PROPOSED HIGH WATER USE TURF	1,533 SF
PERCENT OF LANDSCAPE AREA	9 %

REQUIRED LANDSCAPE COVERAGE	
75% LIVE VEGETATIVE MATERIAL	
(16,731 SF PROPOSED LANDSCAPE X 75%)	12,548 SF MIN.
PROVIDED GROUND COVER COVERAGE	8,285 SF
PERCENT GROUND COVER COVERAGE	49%
PROVIDED NATIVE SEED GROUND COVER	61,283 SF
PERCENT GROUND COVER COVERAGE	366%
TOTAL PERCENT GROUND COVER COVERAGE	415%

IRRIGATION NOTE

DRIP SYSTEM RUN CYCLES:  
ESTABLISHMENT AND SUMMER:  
1 HOUR/4 DAYS A WEEK  
SPRING:  
1 HOUR/2-3 DAYS A WEEK  
FALL:  
1 HOUR/2-3 DAYS A WEEK  
WINTER:  
1 HOUR/2 DAYS PER MONTH

LEGAL DESCRIPTION:

LOT 27A2 SUBDIVISION- TAYLOR RANCH. IDO-ZONE MX-L

GENERAL NOTES:

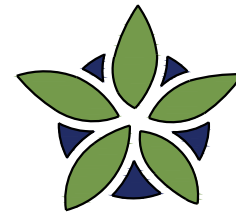
1. MAINTENANCE OF THE LANDSCAPE AND IRRIGATION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE AREAS SHALL BE DEPRESSED TO PROVIDE POSITIVE DRAINAGE FOR SITE RUN OFF. SEE CIVIL DRAWINGS FOR DRAINAGE INFORMATION AND PLACEMENT OF CURB CUTS.
3. THE LANDSCAPE PLAN IS DESIGNED TO MEET ALL CITY OF ALBUQUERQUE, AND IDO REQUIREMENTS.
4. PLANT MATERIALS AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ACCEPTABLE IN 'CLEAR SIGHT' AREAS.
5. THE LANDSCAPE PLAN IS DESIGNED TO COMPLY WITH THE GENERAL IDO LANDSCAPING REGULATIONS (section 14-16-5-6) INCLUDING PROVISION OF A MINIMUM OF 75% LIVE GROUND COVERAGE, MEASURED AT MATURITY, OF ALL REQUIRED LANDSCAPE AREAS, AND A MINIMUM OF 25% REQUIRED VEGETATIVE COVERAGE OF GROUND LEVEL PLANTS.

PLANTINGS NOTES:

1. THE LANDSCAPE DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE WASTE WATER CONSERVATION, LANDSCAPE, IDO, STORMWATER MANAGEMENT, AND WATER WASTE ORDINANCE.
2. THE R.O.W. (WHEN DEDICATED TO THE PUBLIC) SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE PLAN SHALL FOLLOW THE COA DESIGN GUIDELINES FOR STREET TREES UNLESS OBSTRUCTED BY UTILITY EASEMENTS.
3. ALL LANDSCAPE AREAS SHALL BE COVERED WITH MULCH. USE GRAVEL MULCH AT 3" DEPTH OVER FILTER FABRIC.
4. WHERE MULCH IS ADJACENT TO THE CONCRETE, FINISH GRADE OF MULCH SHALL BE APPROXIMATELY 1/2" BELOW THE TOP OF CONCRETE.
5. BROWN STEEL EDGING IS TO BE PLACED BETWEEN ALL AREAS OF GRAVEL AND NATIVE SEEDING. BETWEEN AREAS OF GRAVEL AND SOD, OPTIONAL 6" MOW CURB OR GREEN STEEL EDGING IS TO BE PLACED.
6. PER IDO STANDARD 4-3(8)(7)(a)(1) IN REGARDS TO MULTI FAMILY DWELLINGS. THE LANDSCAPE PLAN SHALL PROVIDE AT LEAST 1 TREE PER GROUND FLOOR DWELLING UNIT, AND AT LEAST 1 PER SECOND FLOOR DWELLING UNIT.

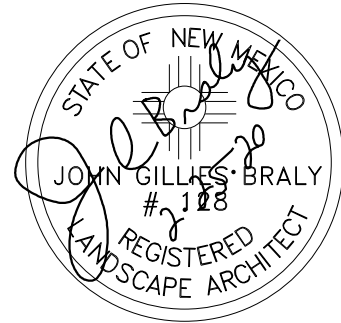
IRRIGATION NOTES:

1. ALL NEW PLANTINGS TO BE WATERED BY AUTO DRIP IRRIGATION SYSTEM.
2. WATER MANAGEMENT AND THE MAINTENANCE OF THE IRRIGATION SYSTEM IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
3. THE IRRIGATION SYSTEM SHALL BE CONNECTED TO CITY WATER. THE POINT OF CONNECTION SHALL CONSIST OF A WATER METER, BACKFLOW PREVENTER, AND MASTER VALVE.
4. USE SIX 2 GPH EMITTERS PER EACH TREE AND TWO 2 GPH EMITTERS PER EACH SHRUB/GROUND COVER. USE SIX 2 GPH DRIP EMITTERS PER TREES IN POTS. SEPARATE IRRIGATION ZONES SHALL BE DESIGNED FOR TREES AND SHRUBS/GROUND COVERS.
5. INSTALL THRUST BLOCKS WHEREVER THE MAINLINE BENDS IN NINETY DEGREE ANGLE.
6. INSTALL SLEEVES TWO SIZES LARGER THAN THE SLEEVED PIPE UNDER ALL HARD SURFACES.
7. THE BACKFLOW SIZE AND LOCATION IS ASSUMED ONLY, BASED ON THE LATEST AVAILABLE UTILITY PLAN. GENERAL CONTRACTOR TO PROVIDE THE IRRIGATION WATER STUB OUT AND ELECTRICITY FOR THE HOTBOX.
8. ALL SLEEVES ARE ASSUMED TO BE PLACED PRIOR HARDSCAPE WITHOUT THE NEED OF BORING.



**YELLOWSTONE**  
LANDSCAPE

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Albuquerque, NM 87184  
505.898.9615  
design@yellowstonelandscape.com

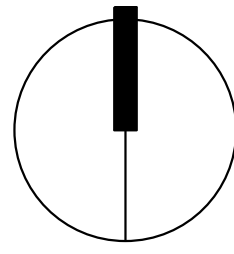


Date: 2/25/2020  
Revisions:  
▲ 2.26.20  
▲ 2.27.20  
▲ 4.07.20  
▲

Drawn by: VBlount  
Reviewed by: JB

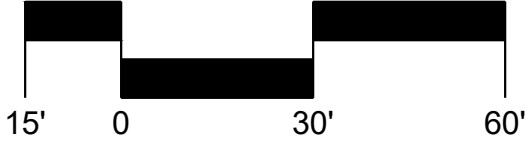
Saranam Site  
Landscape

Montano Rd & Taylor Ranch Rd NW  
Albuquerque, New Mexico



NORTH

Scale: 1" = 30'



Sheet Title:

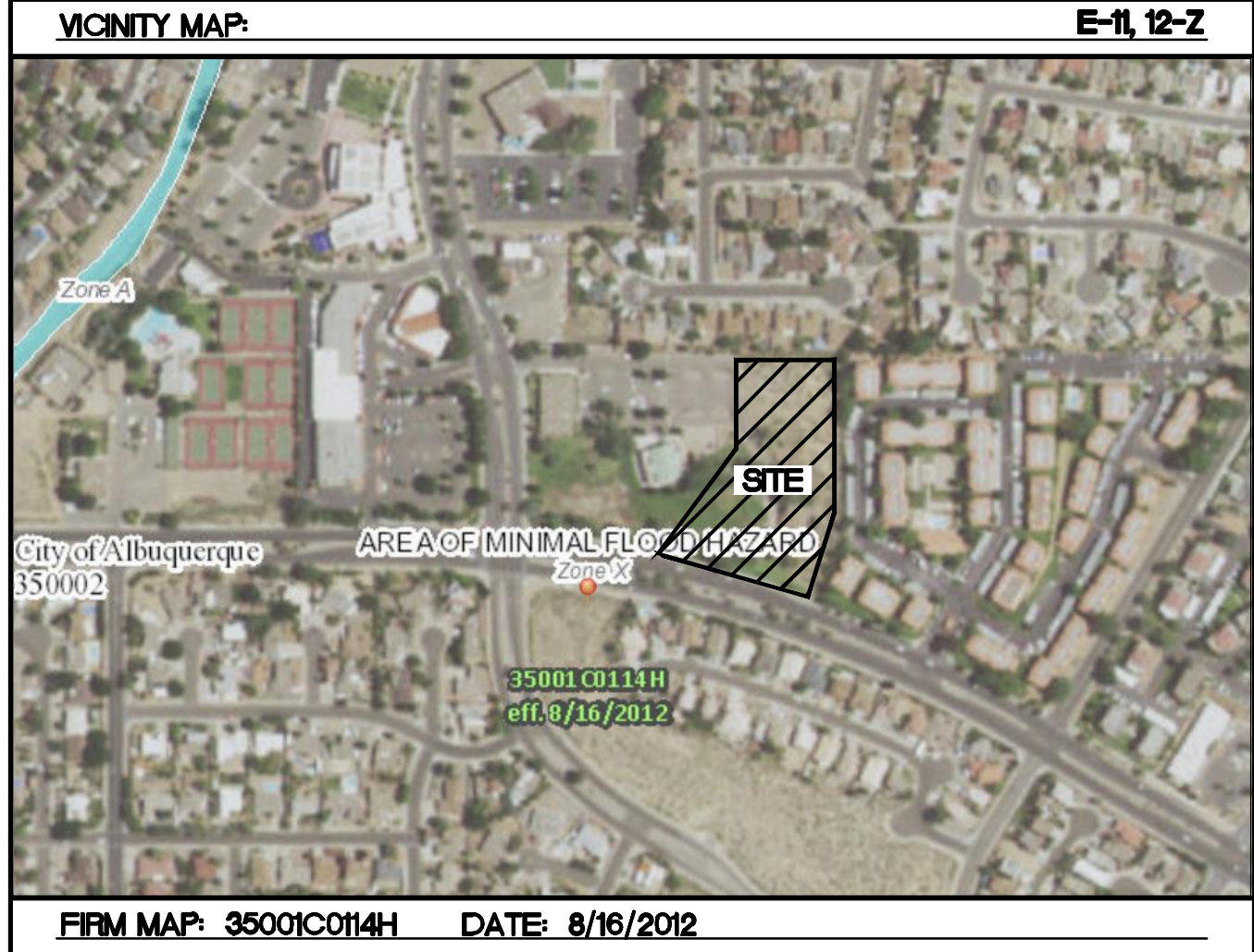
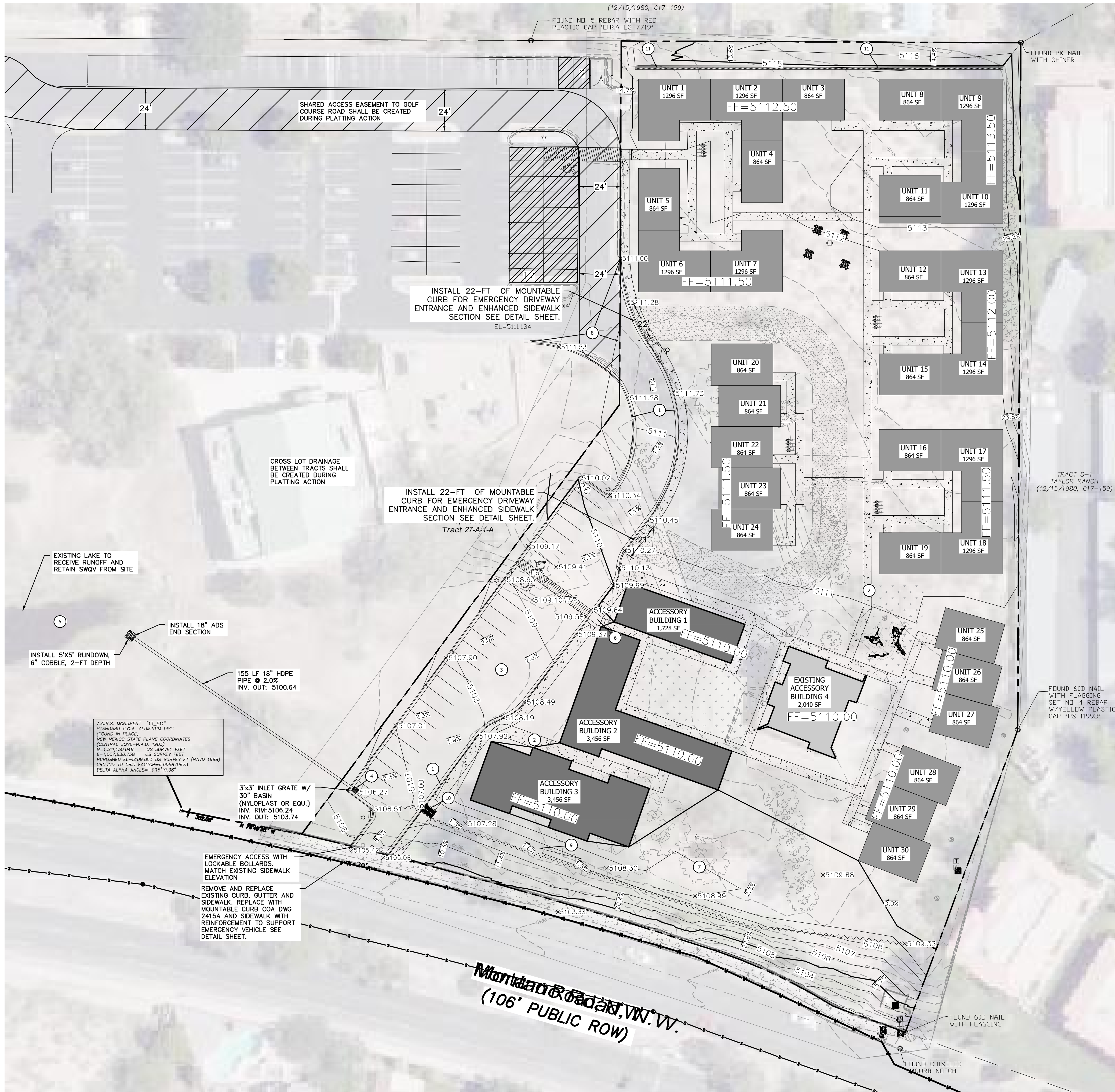
Landscape  
Plan

Sheet Number:

LP-02



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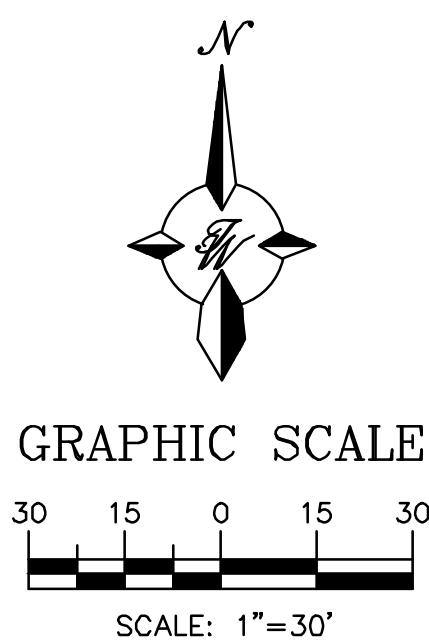


KEYED NOTES

- 6" CURB AND GUTTER
- 5-FT CONCRETE SIDEWALK
- ASPHALT PAVING (SEE GEOTECH REPORT)
- CATCH BASIN SEE CALL OUT DETAIL THIS SHEET
- EXISTING LAKE PER SIDE DEVELOPMENT PLAN, RECEIVING ALL RUNOFF FROM PROPERTY
- ACCESSIBLE RAMP PER ADA STANDARDS
- MAINTAIN EXISTING LANDSCAPING. SEE LANDSCAPING SHEET.
- MATCH EXISTING ASPHALT PAVEMENT, CURB AND GUTTER ON ADJACENT PROPERTY
- BUILD 5-FT DRAINAGE SWALE PER DETAIL SHEET
- BUILD TWO 24-INCH SIDEWALK CULVERTS PER COA DWG 2236
- BUILD 2-FT CMU BLOCK WALL

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION
- GRADE BREAK AT ENTRANCE

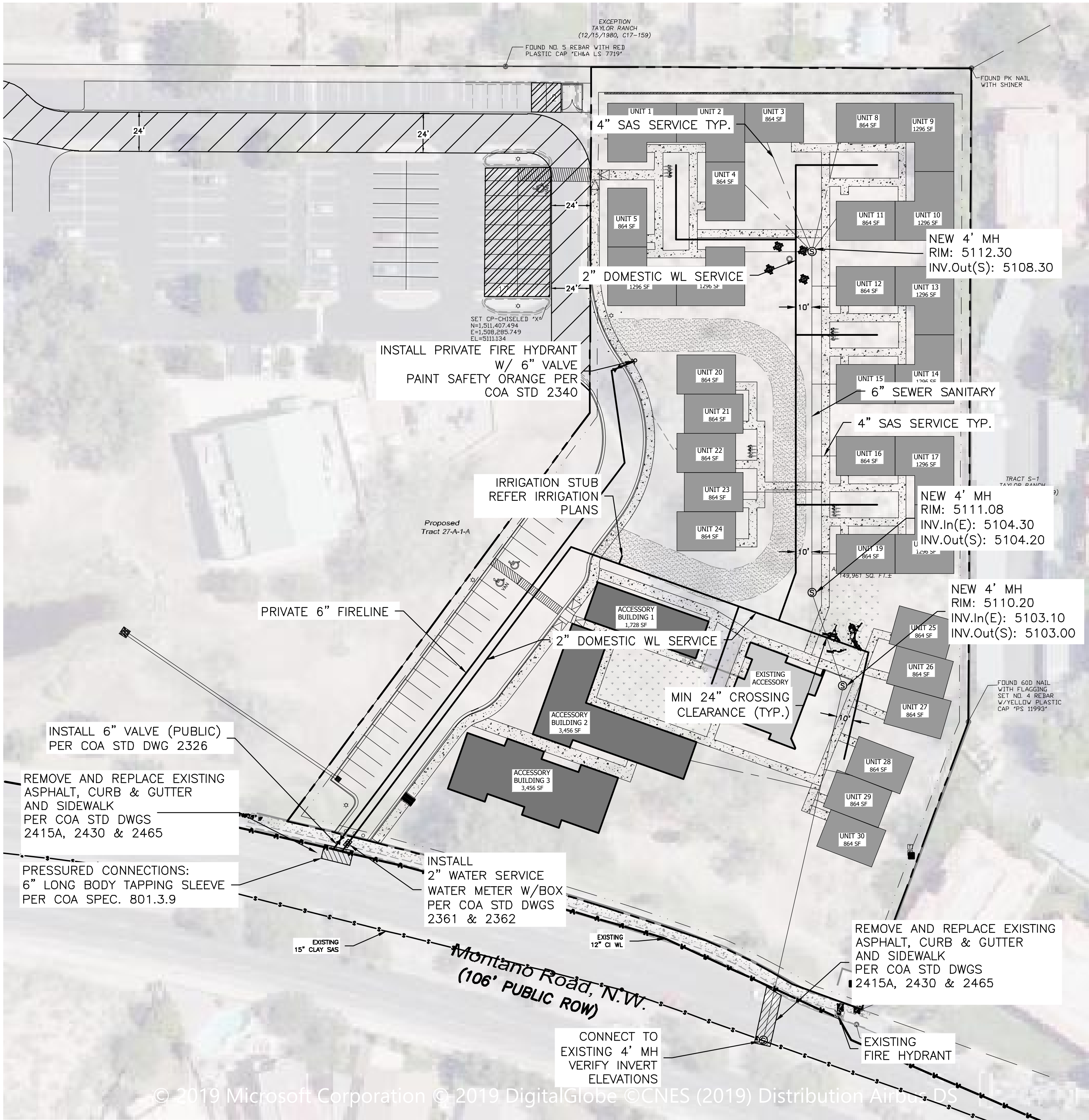


PRELIMINARY - NOT FOR CONSTRUCTION

	ENGINEER'S SEAL	SARANAM AT 4701 MONTANO RD NW CONCEPTIONAL GRADING & DRAINAGE PLAN	DRAWN BY BF
			DATE 4/17/2020
			2019080_GRE
			SHEET # C2
			JOB # 2019080

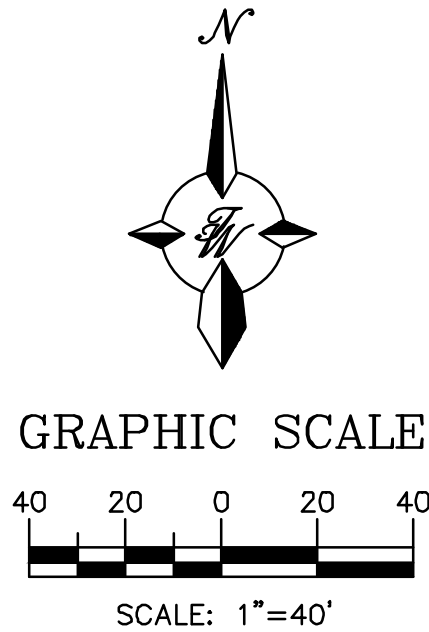


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GENERAL UTILITY NOTES:

1. CONTRACTOR MUST COORDINATE WATER SYSTEM WITH SEWER SYSTEM TO PREVENT ANY CONFLICTS WHERE THESE LINES INTERSECT ONE ANOTHER.
2. PROVIDE 4 FEET OF COVER MINIMUM FOR ALL PROPOSED WATER LINES.
3. AREAS WHERE WATER PIPES CROSS OVER SEWER PIPES SHALL NOT HAVE ANY JOINTS.
4. PROPOSED WATER LINE SHALL BE 8' FROM CENTERLINE (North and East), UNLESS OTHERWISE NOTED.
5. NO FENCES, SIGNS, TREES OR ROCKWALLS TO BE PLACED WITHIN UTILITY EASEMENTS.
6. CONTACT UTILITY COMPANIES FOR EXACT LOCATION OF UNDERGROUND UTILITIES IN THIS AREA BEFORE EXCAVATION.
7. INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FEET AS PER O.S.H.A. STANDARDS.
8. PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING SLEEVES, TEES, BENDS, PLUGS AND ALL FITTINGS.
9. P.V.C. PIPE SHALL BE PLACED WITH SELECT BEDDING MATERIAL ALL AROUND.
10. CAUTION: VERIFY LOCATION & DEPTH OF EXISTING GAS MAIN IN THE AREA OF CONSTRUCTION, BEFORE INSTALLING WATER LINE.





WATER NOTES:

1. CONTACT UTILITY COMPANIES FOR EXACT LOCATION FOR UNDERGROUND UTILITIES IN THE AREA.
2. PROVIDE ADEQUATE CONCRETE THRUST BLOCKING AT THE FOLLOWING: TAPPING, SLEEVES, TEES, BENDS, PLUGS - ALL FITTINGS. REFER TO ABCWUA STANDARD DETAIL DRAWING 2320
3. INSTALL A TRENCH SAFETY SYSTEM TO PROVIDE FOR THE SAFE EXCAVATION OF ALL TRENCHES EXCEEDING A DEPTH OF (5') FIVE FEET AS PER O.S.H.A. STANDARDS.
4. ALL P.V.C. PIPE ON THIS PLAN SHALL BE ENCASED WITH SELECT BEDDING WHEN PLACED IN CITY ROW. IN SITU (ACCEPTABLE) MATERIAL CAN BE USED IN PRIVATE LINES.
5. ALL VALVES ON P.V.C. WATER MAINS SHALL BE ANCHORED IN CONCRETE.
6. CITY PAVING CUT PERMIT REQUIRED BEFORE EXCAVATION.
7. RECONNECTION OF EXISTING WATER LINE SYSTEM SHOWN ON THESE PLANS MUST BE MADE, SUCH THAT MINIMAL INTERRUPTION OF SERVICE TO CUSTOMER IS MADE.
8. ALL EXISTING LINES CURRENTLY IN SERVICE MUST REMAIN IN SERVICE THROUGHOUT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING 8\"/>
9. CONTRACTOR SHALL VERIFY LOCATION OF SERVICES BEFORE CONSTRUCTION.
10. CONTRACTOR SHALL COORDINATE WITH CITY & COUNTY CONSTRUCTION SEQUENCE AND TRAFFIC CONTROL PLANS.
11. CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE TO CUSTOMERS IF SERVICE WILL BE INTERRUPTED FOR MORE THAN (4) HOURS IN A 24-HOUR PERIOD.
12. CONTRACTOR TO ADJUST WATER VALVES TO FINAL GRADE WHERE NECESSARY.

CAUTION:

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



<div>ENGINEER'S SEAL</div> <div><div>RONALD R. BOHANNAN P.E. #7868</div></div>	<div>SARANAM AT</div> <div>4701 MONTANO RD NW</div>	<div>DRAWN BY</div> <div>BF</div>
	<div>MASTER UTILITY PLAN</div>	<div>DATE</div> <div>4/17/2020</div>
<div><div>TIERRA WEST, LLC</div><div>5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div></div>	<div>SHEET #</div> <div>C3</div>	<div>2019080_MUE</div>
		<div>JOB #</div> <div>2019080</div>

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATERLINE
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	EXISTING SD MANHOLE
	EXISTING INLET
	EXISTING SAS MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER METER
	EXISTING POWER POLE
	EXISTING GAS VALVE
	EXISTING OVERHEAD UTILITIES
	EXISTING UNDERGROUND UTILITIES

MATERIALS (OR EQUIVALENT APPROVED):

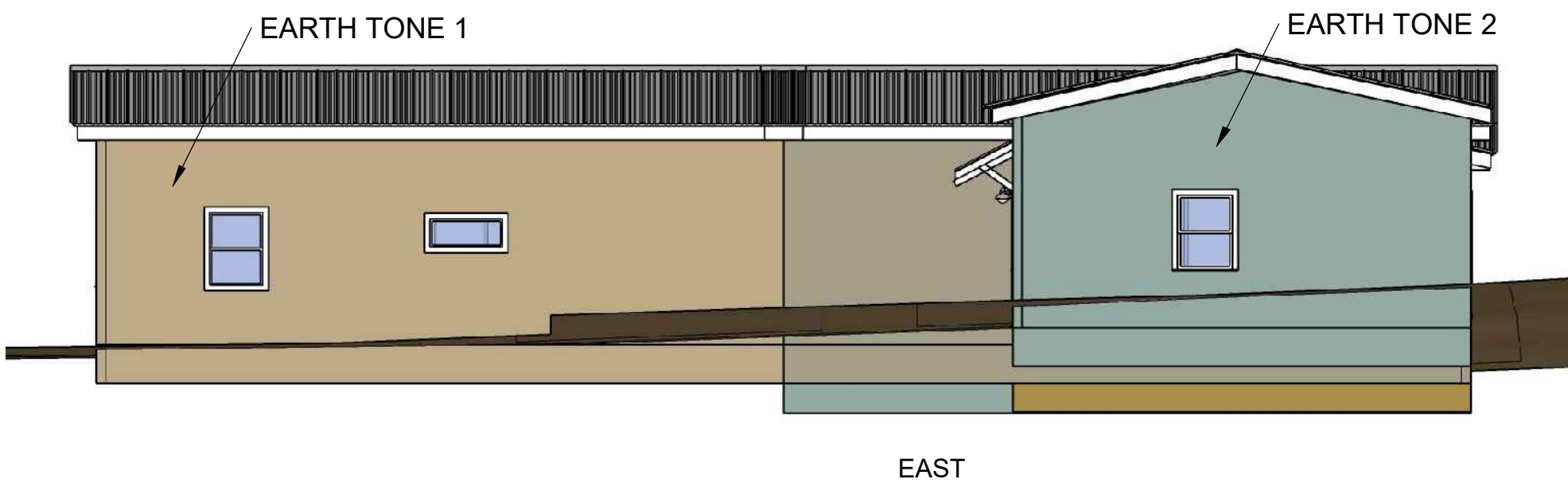
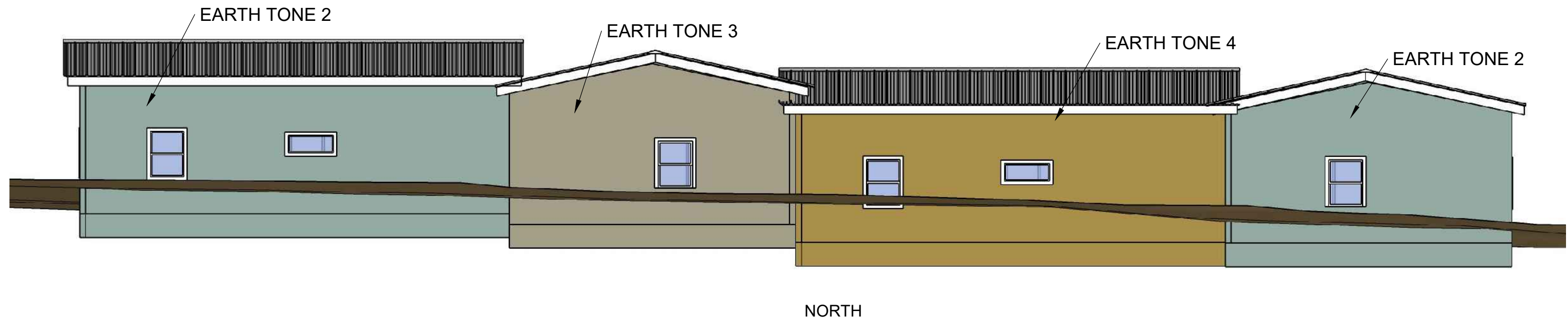
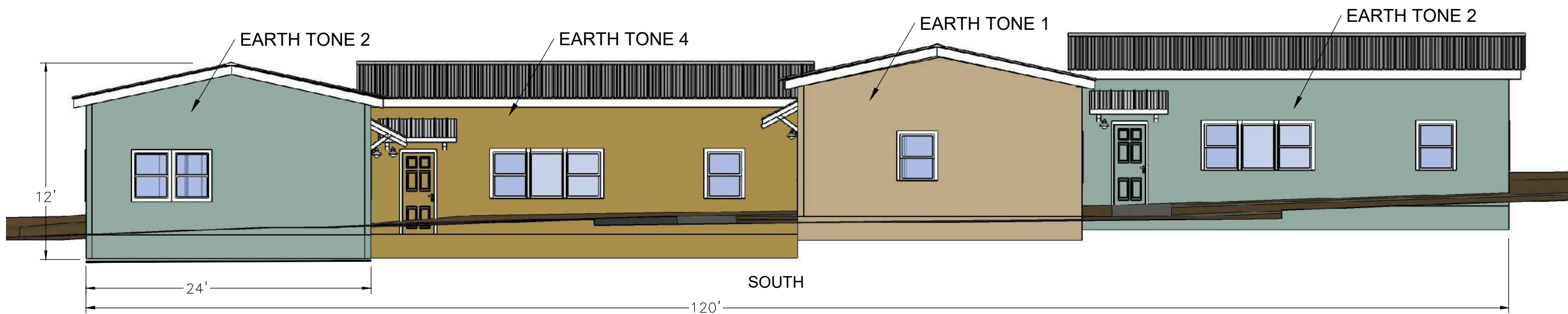
1. SEWER TO BE SDR-35 PVC
2. WATER LINE TO BE C900-PVC DR18

ABCWUA NOTES:

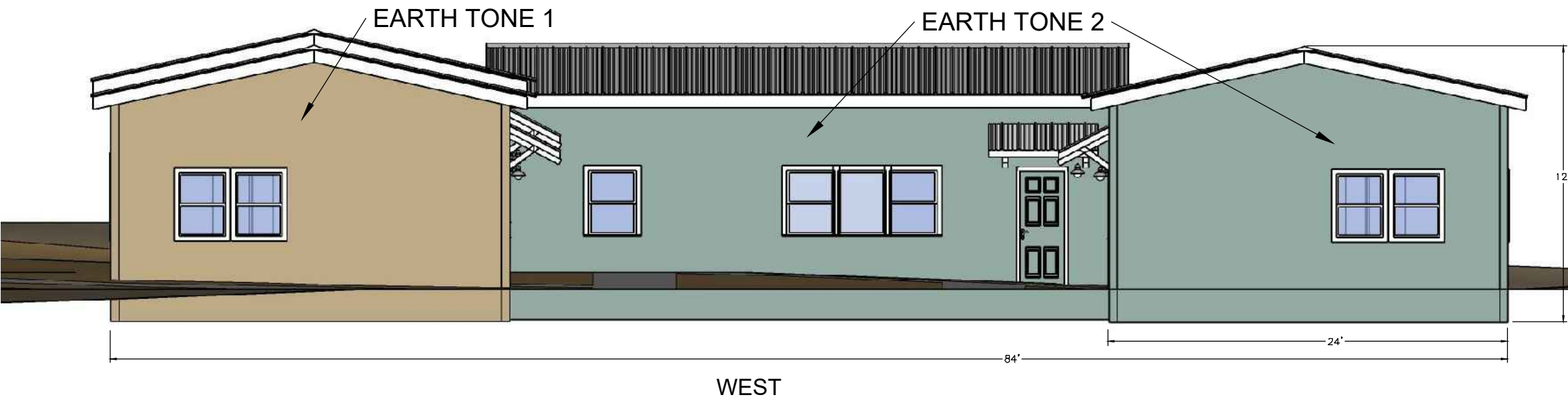
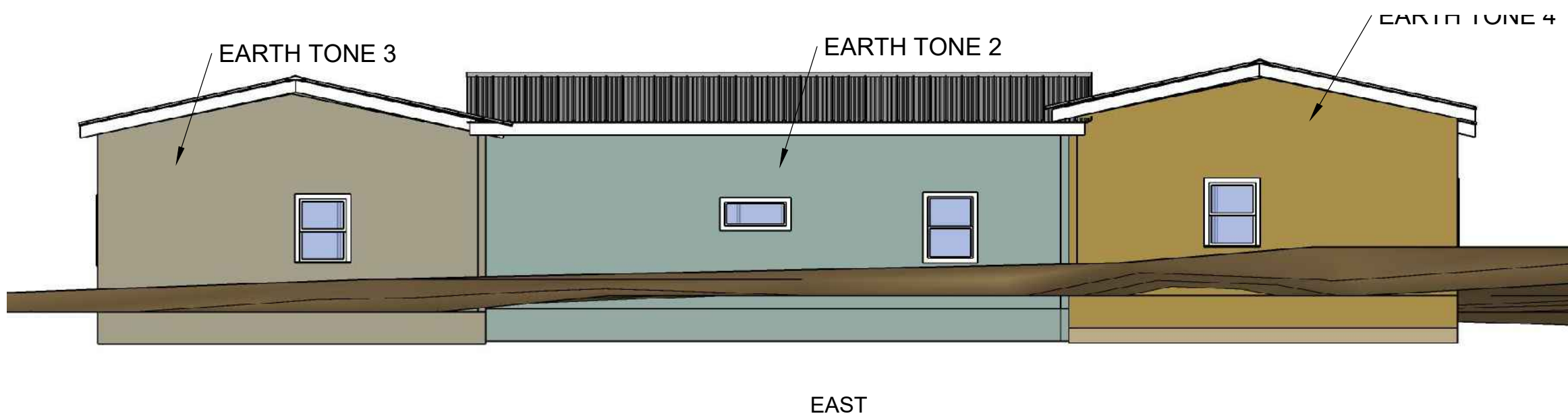
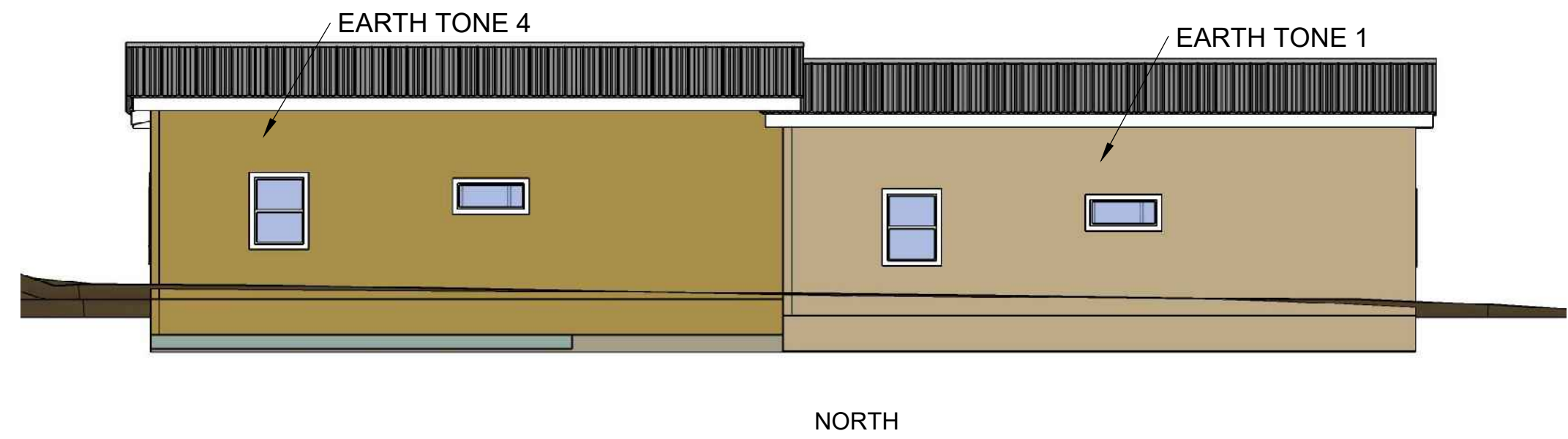
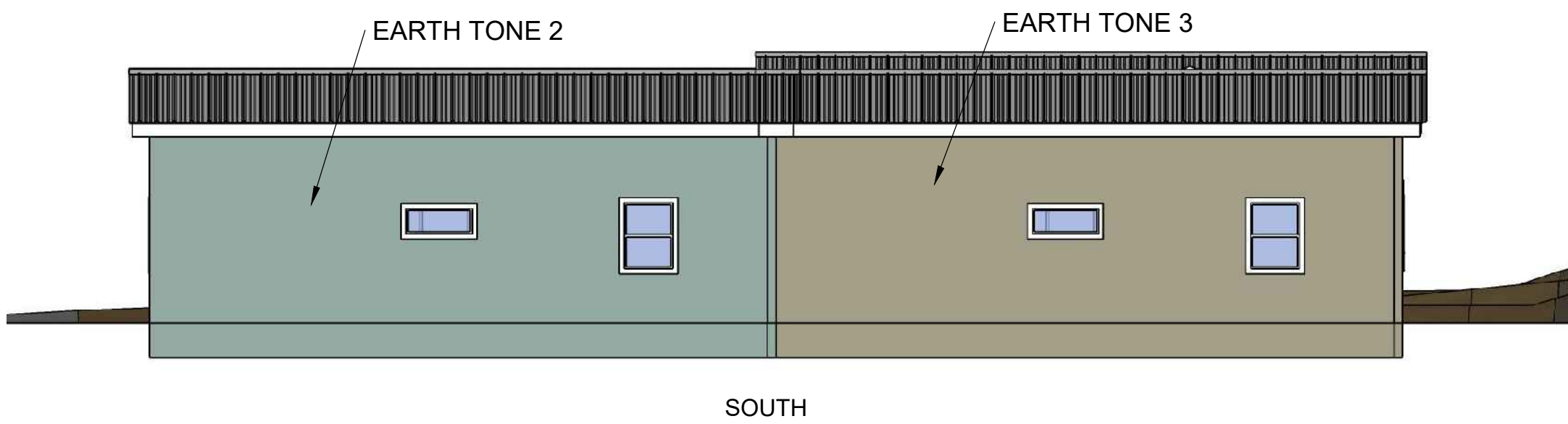
THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://ABCWUA.ORG/CONTENT/NEW/463/729/](http://ABCWUA.ORG/CONTENT/NEW/463/729/).



UNIT NO. 6

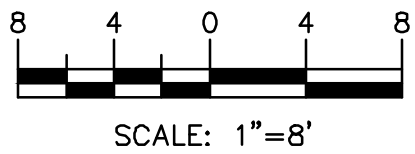


UNIT NO. 9



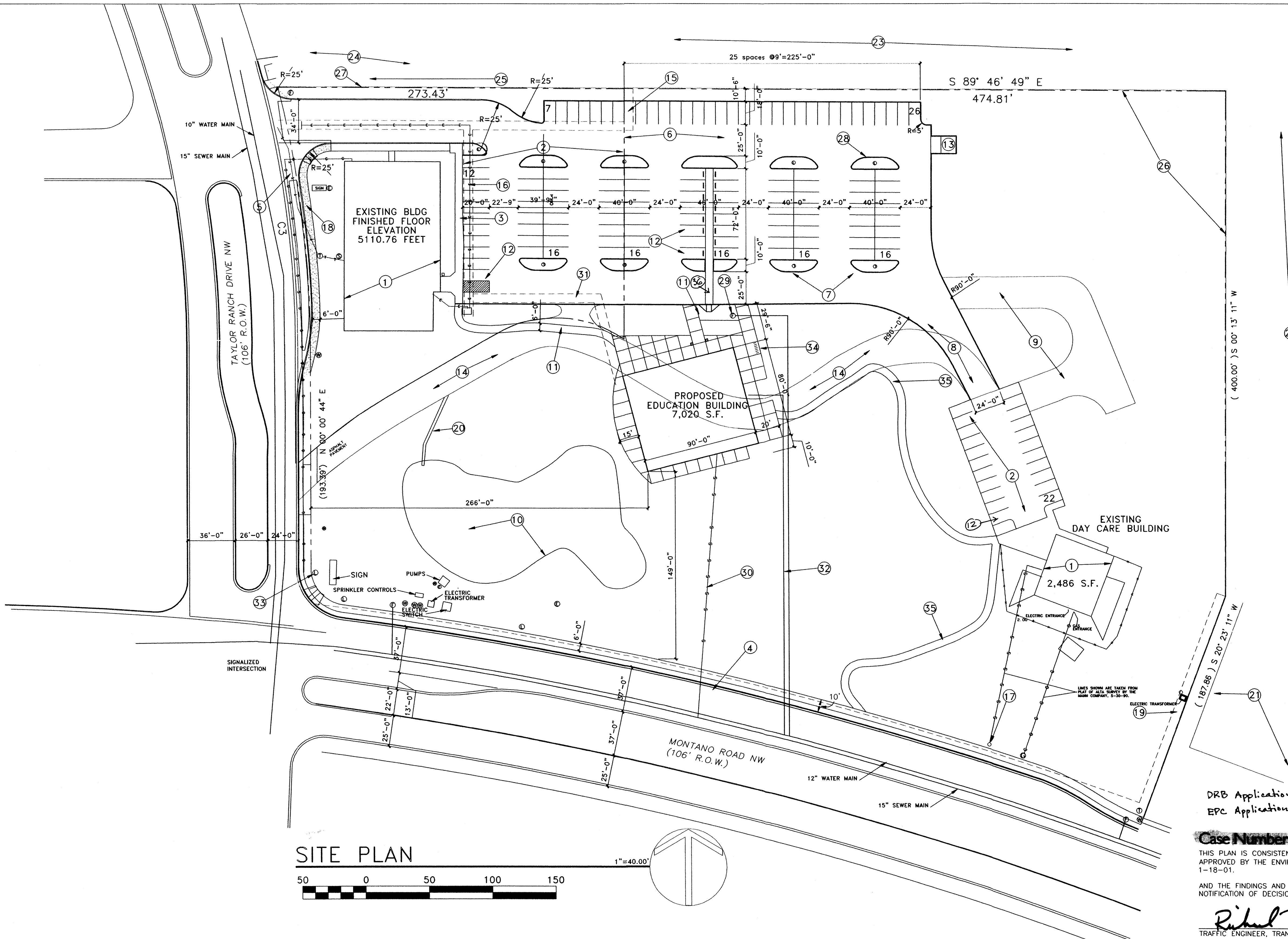
**BUILDING COLORS**  
EARTH TONE NO. 1 - SW 7731 SAN ANTONIO SAGE  
EARTH TONE NO. 2 - SW 6201 THUNDEROUS  
EARTH TONE NO. 3 - SW 9124 VERDE MARRON  
EARTH TONE NO. 4 - SW 9100 UMBER RUST

GRAPHIC SCALE

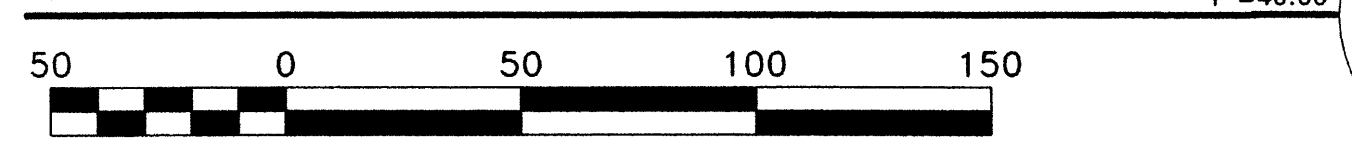


<div>ENGINEER'S SEAL</div> <div></div> <div>RONALD R. BOHANNAN P.E. #7868</div>	SARANAM AT 4701 MONTANO RD NW		DRAWN BY BF
	BUILDING ELEVATIONS		DATE 4/17/2020
	<div></div> <div>TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com</div>		2019080_ELE
			SHEET # <b>B2</b> JOB # 2019080





# SITE PLAN



## LEGEND

- LAMP POST
- ⊙ WATER METER
- ⊙ ELECTRIC BOX
- ⊙ FIRE HYDRANT
- ⊙ SEWER OUTLET
- ⊙ TELEPHONE RISER
- FENCE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND SEWER LINE

## Keyed Notes

- Existing building to remain.
- Existing parking lot to remain.
- Existing sidewalk to remain.
- New 6'-0" sidewalk surrounding property.
- New turn lane for entrance onto property.
- New 2" asphaltic concrete parking lot.
- New landscaping island.
- New asphaltic concrete drive.
- Dirt surfaced firetruck turning circle.
- Existing pond to remain.
- New concrete sidewalk.
- New accessible parking space.
- Refuse bin enclosure per City of Albuquerque standards.
- Existing asphalt driveway to be removed.
- 7' floating drainage easement for benefit of Tract 27-A1.
- 7' Utility easement.
- 10' telephone easement.
- Permanent easement @ turn lane.
- 7' telephone easement.
- Existing concrete drainage swale.
- Existing 2 story apartments.
- Existing 3 story apartments.
- Existing 1 story single family homes.
- Existing fire station #18 parking lot.
- Existing concrete storm drainage alley.
- Existing 6' CMU wall.
- Existing CMU wall, 1'-4" to 5' tall.
- Proposed parking lot lights, 16' tall, with full-cut off fixtures (shoebox fixtures).
- New fire hydrant.
- Proposed new sewer line.
- Proposed New utility easement with gas and underground electric lines.
- New water service line.
- Traffic signal @ intersection.
- Bicycle rack for 6 bicycles.
- New 6' wide gravel path.
- Striped pedestrian lane.

## PARKING REQUIREMENTS

- Existing Office Building  
Area: 8,300 S.F.  
Office Space.....8300/200=42 spaces  
Less 10% for bus stop.....4  
Total Spaces required.....38 spaces
- New Education Center  
Area: 7,020 S.F.  
Spaces required.....7,020/200=36 spaces  
Less 10% for bus stop.....3  
Total spaces required.....33 spaces
- Existing Day Care Center  
Area: 2,486 S.F.  
Spaces required: 2 plus 1/500 net leasable=7 spaces  
Grand Total of Required Spaces: 78, 4 to be accessible.  
Spaces provided: 135, 4 of which are accessible.  
Bicycle racks required: 78/20=4, 6 provided.

## LEGAL DESCRIPTION

Tracts 27-A1 and 27-A2, Taylor Ranch

No.	Revision/Issue	Date

DRB Application # 01450-00000-00399  
EPC Application # 00128-00000-01512

## Case Number: 1000899

THIS PLAN IS CONSISTENT WITH THE SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON 1-18-01.

AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTICE: NOTIFICATION OF DECISION HAVE BEEN COMPLIED WITH:

*Richard D. Smith* 4-04-01  
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

*Deanne E. Candlish* 4-04-01  
PARKS AND RECREATION DATE

*Roger A. Green* 4-4-01  
PUBLIC WORKS, UTILITY DIVISION DATE

*Bradley L. Brigham* 10/01/01  
CITY ENGINEER, ENGINEERING DIVISION/AMAFCA DATE

APPROVAL AND CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL.

*J. J. Smith* 11/9/01  
CITY PLANNER, ALBUQUERQUE DATE  
BENALILLO COUNTY PLANNING DIVISION

Project Name and Address  
**Education Building  
for Mesa View UMC  
4701 Montano NW  
Albuquerque, New Mexico**

**George Montgomery, Architect, P.C.**  
4708 Harnett Ave. NE Albuquerque, New Mexico 87110  
Phone: (505) 268-5098 Fax: (505) 262-1903

Sheet Title	Sheet Number
SITE PLAN	AS-1
Date March 21, 2001	

PRB 1000899