

## **Bolivar, Silvia A.**

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**From:** Jay Hill <bluejay9393@gmail.com>  
**Sent:** Friday, June 11, 2021 6:46 AM  
**To:** Bolivar, Silvia A.  
**Subject:** Major Amendment for Plaza at Paseo Del Norte/Sedona West Apartments

Good morning Silvia,

I am writing this to object to the major amendment proposed by Dekker/Perich/Sabatini for the Sedona West Apartments at the Plaza at Paseo Del Norte on Eagle Ranch rd NW, Tract A-2-A-A.

My primary objection to the proposal is the height of the structures, two stories, approximately 27 feet above Eagle Ranch road will entirely block the view of the city and the mountains from the neighborhood to the west of the development. The design and size of the proposal will alter the character of the neighborhood. These buildings will transform a wide open area to a cramped and claustrophobic space.

The proposal also eliminates the eastern and northern access points to the property. This will focus all traffic from the development at two driveways onto Eagle Ranch road which is already extremely congested.

I ask the Environmental Planning Commission to please deny the request for an amendment to the current site plan. Please consider the negative impact approving this development will have on the surrounding neighborhoods, the traffic infrastructure, and property values.

I understand there is supposed to be a public meeting next week on June 17<sup>th</sup>. Will you please add my concerns to be considered as part of the meeting? I would also like to attend the meeting but I don't see the meeting information posted on the city website at this time. Will you please forward the meeting details to me as well?

Lastly, besides commenting and attending the meeting is there anything I can do to influence this decision and the impacts it will have on my property and my neighborhood?

Thank you

Jeremiah Hill  
505-440-9085

## **Bolivar, Silvia A.**

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**From:** rvigil50@comcast.net  
**Sent:** Thursday, June 10, 2021 7:41 PM  
**To:** Bolivar, Silvia A.  
**Cc:** rvigil50@comcast.net  
**Subject:** Proposed Multi-Family Development on Eagle Ranch Road

Chairman Tim MacEachen  
Environmental Planning Commission

Chairman MacEachen:

I am writing to express my concern about the proposed multi-family development on Eagle Ranch Road south of Chuze Fitness. We live in the Cactus Hills area across the street from the proposed development. I am particularly concerned about the increased traffic on Eagle Ranch Road as a result of an increase of approximately 218 additional housing units to this area. Already, the morning traffic is extremely heavy and will likely only get worse with more families trying to get to work or school via Eagle Ranch Road and Paseo del Norte. Unless a thorough traffic impact study is conducted along with plans to address the traffic concerns, I strongly urge the EPC to not approve the proposed development.

Sincerely,

Ramon Vigil  
4536 Agate Hills Rd NW  
Albuquerque, NM 87114

Home (505) 792-8619  
Cell (505) 350-8049

## **Bolivar, Silvia A.**

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**From:** William Hill <smajce29@gmail.com>  
**Sent:** Saturday, June 12, 2021 1:38 PM  
**To:** Bolivar, Silvia A.

Dear Ms. Bolivar ;

I am writing to voice opposition to the proposed Sedona West Apartments on Eagle Ranch Road .

I have lived near Paradise and Golf Course roads for over 20 years and watched as much of the area has developed and the relatively obscure roads were paved , widened , repaved and become a constant source of speeding traffic , noise and dangerous intersections ; several of the shopping centers in the area regularly have lines of traffic lined up waiting to access their parking lots . From Paseo Del Norte / Golf Course to Eagle Ranch / Coors there is poor access to shopping centers and to/from neighborhoods .

In short , the planning by both the city and developers seems to have evolved without attention to what actually exists as far as traffic and commercial development is concerned ; the population and resulting traffic already exceeds a reasonable capacity and does not need more added to it . The proposed apartment complex will only worsen an already hazardous problem for a large area .

Thank you for your attention ;

William S. Hill  
4964 Quail Ridge Dr. N.W.  
Albuquerque , N.M. 87114

## **Bolivar, Silvia A.**

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**From:** Becky Johnston <mtbikr1@gmail.com>  
**Sent:** Sunday, June 13, 2021 3:34 PM  
**To:** Bolivar, Silvia A.  
**Subject:** Opposition to the proposed Plaza at Paseo del Norte/Sedona West Apartments on Eagle Ranch Road

Dear Ms. Bolivar:

I am adding my voice in opposition to the above-referenced proposed apartment complex on Eagle Ranch Road for the following reasons:

1. I have lived near Paradise and Golf Course roads for over 30 years and watched as much of the area has developed and the relatively obscure roads were paved, widened, repaved and become a constant source of speeding traffic, noise and dangerous intersections. Several of the shopping centers in the area regularly have lines of traffic lined up waiting to access their parking lots. From Paseo Del Norte / Golf Course to Eagle Ranch / Coors there is poor access to shopping centers and to/from neighborhoods. Eagle Ranch Road is a small 4 lane street not designed to carry thousands of cars a day. The population and traffic in the area already exceeds a reasonable capacity.
2. There is not enough infrastructure for west-siders to get across the river as it is and yet, the City continues to allow, in fact seek, more west-side development. The type of development the City needs at this point is to build a few more bridges across the river.
3. WATER. A major concern for the entire desert southwest. The southwest has been in a drought for at least 20 years, some places, including in New Mexico, extreme drought! The City continues to develop with seemingly no thought as to future water supply. The supplemental water we get from the Rio Chama/San Juan project won't last forever if they continue to be drained by over demand, just as is happening with the Colorado River now with Colorado, Nevada, Arizona and California reaching panic mode regarding their water supply.
4. The proposed apartment complex will negatively affect the property values of the surrounding neighborhoods by blocking the views those neighborhoods currently have as well as creating a horrendous traffic situation.

Sincerely,

Rebecca Johnston  
4964 Quail Ridge Dr NW  
Albuquerque, NM 87114

## **Bolivar, Silvia A.**

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**From:** Jocelyn M Torres <nmlawyer09@comcast.net>  
**Sent:** Friday, June 11, 2021 3:27 PM  
**To:** Anthony Santi  
**Cc:** Philip Crump; rick@rdaviscompanies.com; Hannah Feil Greenhood; Ronald A. Witherspoon; mindy.allison@hotmail.com; bluejay9393@gmail.com; mwells4519@gmail.com; bmyfire@gmail.com; munsoncs@aol.com; pgiese79@gmail.com; Bolivar, Silvia A.; Robert Gibson  
**Subject:** Re: Sedona West Apts Report .docx

Thanks so much for the update Anthony!

Jocelyn M. Torres  
Attorney at Law  
505 249-8531

On Jun 11, 2021, at 3:18 PM, Anthony Santi <AnthonyS@dpsdesign.org> wrote:

All,

The requested documents from the neighborhood meeting are attached. I also included a cross section of the property to help better understand the height of the buildings along Eagle Ranch Road.

Regarding the traffic concerns discussed. A recommendation has been made for the DRB to review traffic impacts on the area. This is the next step in the approval process.

Lastly, I am still working on information concerning the APS bus stop and whether or not it would be allowable to have them also use the existing bus stop in front of this development.

Please let me know if you have any questions.

Thank you,

**Anthony Santi**  
Dekker/Perich/Sabatini

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**From:** Philip Crump <phcrumpsf@gmail.com>  
**Sent:** Sunday, June 6, 2021 1:47 PM  
**To:** rick@rdaviscompanies.com; Hannah Feil Greenhood <hannahg@dpsdesign.org>; Ronald A. Witherspoon <ronw@dpsdesign.org>; Anthony Santi <AnthonyS@dpsdesign.org>; mindy.allison@hotmail.com; bluejay9393@gmail.com; mwells4519@gmail.com; bmyfire@gmail.com; munsoncs@aol.com; pgiese79@gmail.com; sabolivar@cabq.gov  
**Cc:** Jocelyn Torres <nmlawyer09@comcast.net>  
**Subject:** Sedona West Apts Report .docx

Attached please find the Report for the meeting held Friday afternoon the 4th regarding proposed Sedona West Apartments. Please review it carefully.

If there are errors of either Omission (something important said but left out) or Commission (something important misquoted), please let us know and we will issue correcting Amendments.

Also, you may let the City know your impression of the meeting and the facilitator(s) by going to one of the following evaluations:

<https://www.cabq.gov/legal/adr/land-use-facilitation/land-use-facilitation-program-applicant-survey>

or

<https://www.cabq.gov/legal/adr/land-use-facilitation/land-use-facilitation-program-participant-survey>

Thank you very much for your participation.

Philip and Jocelyn

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**PH**

<image002.png>

**ILIP CRUMP, Mediator & Facilitator**

1301 Luisa Street Santa Fe, New Mexico 87505

[philip@pcmediate.com](mailto:philip@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*

<Action Item Response.pdf>

## **Bolivar, Silvia A.**

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**From:** Gould, Maggie S. on behalf of Planning Dev Help  
**Sent:** Monday, June 14, 2021 8:20 AM  
**To:** Patricia giese; Planning Dev Help  
**Cc:** Bolivar, Silvia A.  
**Subject:** RE: Sedona west Apartments proposal

Good morning,  
I am sharing this Silvia Bolivar, the case planner.  
She can answer any questions that you might have.

MAGGIE GOULD  
planning manager  
land development coordination  
o 505-924-3880  
c 505-553-0682  
e mgould@cabq.gov  
cabq.gov/planning

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

From: Patricia giese <pgiese79@gmail.com>  
Sent: Sunday, June 13, 2021 7:44 PM  
To: Planning Dev Help <devhelp@cabq.gov>  
Subject: Sedona west Apartments proposal

Hello,

I need to express my concerns regarding the proposed sedona west Apartments development. I have concerns regarding the height of the buildings for this area along with traffic concerns. One of my main concerns is the proposal to seal off the back access road by Eagle ranch apartments. Many people use this road, which helps alleviate traffic on Eagle ranch. I feel 3-4 stories is excessive with all the surrounding apartments already in the area. Please take the area into consideration and the amount of apartments already surrounding us. What about a senior center or daycare?

Thank you for your consideration.

Sent from my iPhone

## **Bolivar, Silvia A.**

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**From:** Gould, Maggie S. on behalf of Planning Dev Help  
**Sent:** Monday, June 14, 2021 8:21 AM  
**To:** Bernadette Yazzie; Planning Dev Help  
**Cc:** Bolivar, Silvia A.  
**Subject:** RE: Sedona WestApartment proposal

Good morning,

I am including Silvia Bolivar, the case planner on this e-mail. She can add this to the file and answer any questions that you might have.

MAGGIE GOULD  
planning manager  
land development coordination  
o 505-924-3880  
c 505-553-0682  
e mgould@cabq.gov  
cabq.gov/planning

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

From: Bernadette Yazzie <bmyfire@gmail.com>  
Sent: Sunday, June 13, 2021 10:02 PM  
To: Planning Dev Help <devhelp@cabq.gov>  
Subject: Sedona WestApartment proposal

Good evening,

I would like to address my concerns regarding the proposed Sedona west apartment complex on Eagle ranch road. I really feel that we do not need more apartment buildings in this area. We have two large complexes in between paradise and Irving and two more on the north side of Irving. Could we not use this land for other purposes that are not available in the area such as a facility for seniors or something of the sort? I think the added traffic along with the proposal to seal off an access point by Eagle ranch apartments is critical. This road is used quite frequently and alleviates a lot of congestion on Eagle ranch Road. I also have issues with these buildings being four story, bad choice for this area.

Thank you for your consideration

Bernadette Yazzie.

Sent from my iPhone



**Bolivar, Silvia A.**

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**From:** JENNIFER MCCUTCHEON <cutch05@comcast.net>  
**Sent:** Monday, June 14, 2021 4:03 PM  
**To:** Bolivar, Silvia A.  
**Subject:** The Plaza at Paseo del Norte/Sedona west Apartments on Eagle Ranch RD

Regarding the Major Amendment to the prior approved site plan for the Plaza at Paseo del Norte. Project #:PR-2021-005442 Case#:SI-2021-00569. I have some concerns I would like you to consider .I live in the Cactus Hills neighborhood across Eagle Ranch RD from the proposed development . I oppose the major amendment because.

I have concerns about the following ;

zoning

increased traffic

increased traffic pollution

parking

multi-family units

high population density

overcrowding of surrounding schools

crime

low income housing

decreased property values

does not promote efficient use of land to support the public good

does not promote employment opportunities

visual impact of building and multi-level structure height

impact and burden on the surrounding area

diminished quality of life to adjacent neighborhoods by all of the above factors.

Please consider these concerns when making your decision.

Thank you for your time and consideration in this matter.

Harold & Jennifer McCutcheon