



CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

EC-19-436

INTER-OFFICE MEMORANDUM

May 8, 2019

TO: Klarissa Peña, President, City Council

FROM: Tim Keller, Mayor 

Subject: Tony Sanchez Drive Right of Way Vacation Project# PR-2019-002296 SD-2019-00072 VACATION OF PUBLIC RIGHT-OF-WAY

Willow Wood Homeowner's Association request(s) the aforementioned action(s) for all or a portion of TONY SANCHEZ DRIVE SE located south of JEWEL CAVE RD SE and north of GIBSON AVE SE, containing approximately .154 acre(s). (M-21)

Request: This is a request for vacation of public right of way for a portion of Tony Sanchez Drive SE.

Per Section 14-16-6-6(K)(2) of the IDO, the Development Review Board (DRB) shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any Council committee if the vacation involves: 1) More than 500 square feet or the entire width of a platted alley; 2) More than 5000 square feet or the entire street width of a street, including any or all of the public right-of-way. The square footage of this vacation is approximately 6,708 square feet and is the entire width of the street, therefore it is a DRB recommendation to City Council.

At the May 1, 2019 public hearing, the DRB had a consensus to recommend denial of the request to the City Council of the proposed vacation as shown on Exhibit "A" (attached) in the Planning file under Project# PR- 2019-002296, based on the recommended Findings per Section 14-16-6-6(K) of the IDO.

**Title/ Subject of Legislation: Tony Sanchez Drive SE Vacation: Project# 2019-002296
SD-2019-00072 VACATION OF PUBLIC RIGHT-OF-WAY, DRB RECOMMENDATION
FOR DENIAL**

Approved:

SM:

$$7 \overline{) 2519}$$

Sarita Nair **Date**
& Chief Administrative Officer

Approved as to Legal Form:


6-7-1

6-7-19

Esteban Aguilar, Jr. Date
City Attorney

5/20/2019

Recommended:

Recommended:

David Campbell **Date** 5/7/19

David Campbell **Date**
Planning Director

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

AMENDED OFFICIAL NOTIFICATION OF DECISION

May 3, 2019; AMENDED May 20, 2019

Willow Wood HOA
4121 Eubank Boulevard NE
ABQ, NM 87111

Project# PR-2019-002296
Application# SD-2019 -00072
VACATION OF PUBLIC RIGHT OF WAY

LEGAL DESCRIPTION:

For all or a portion of TONY SANCHEZ DRIVE SE
located south of JEWEL CAVE RD SE and north of
GIBSON BLVD, containing approximately .154
acre(s). (M-21)

On May 1, 2019 the Development Review Board (DRB) held a public hearing concerning the above referenced application and is sending a recommendation of denial to the City Council, based on the following Findings:

1. This is a request to vacate the portion of Tony Sanchez Drive between Jewel Cave Road and Gibson Boulevard, which is a total of 6,708 square feet.
2. Pursuant to section 14-16-6-6(K)(2)(e), the DRB will make a recommendation to City Council on the request because the vacation contains more than 5,000 square feet.
3. The applicant proposes a gate across the vacated right of way to allow restricted access into the Willow Wood development, if approved.
4. The Willow Wood Homeowners Association is the applicant for the request. They state that the vacation is needed to prevent traffic from cutting through the neighborhood.
5. The application letter dated April 4, 2019, states that the Willow Wood Homeowners Association circulated a petition regarding support of the vacation during 2017 and 2018 and gathered 230 signatures, approximately 50% of the Willow Wood residents.
6. Vacation requests must meet the criteria in IDO Section 14-16-6-6-(K)(3)(a): *The public welfare does not require that the public right of way or easement be retained:*
Applicant's Justification:

- A. Through traffic can use alternate routes that does not require cut through the Willow Wood Neighborhood and are safer for high traffic volumes. They include: North/South: Eubank Boulevard and Juan Tabo Boulevard both Urban Minor Collector streets; East/West: Gibson Boulevard and Innovation Parkway both Local Urban Streets; and Southern Street an Urban Minor Collector.
- B. Residents of the Willow Wood HOA will have access through the gate using a card key or keypad. The gate will be equipped with a Knox box for emergency service access.
- C. A video recorded by a Willow Wood Neighborhood resident, shows the traffic at Tony Sanchez Drive and Jewel Cave Road during the morning peak hours of 7:30-8:30 a.m. The video shows substantial traffic at this corner as well as vehicles neglecting full stops at the Stop Sign and speeding around the corner. This video provides evidence of the threat to the public welfare that high traffic at this intersection poses and is provided for the Development Review Board's consideration
- D. This neighborhood includes an elementary school and community park. The high volume of cut through traffic and associated speeding presents a significant threat to public safety and public welfare as it relates to these neighborhood functions. Through this vacation, the public welfare of the area will be enhanced by reducing the volume and speeding traffic cutting through the neighborhood and this intersection, especially at peak hours.

Staff response:

- A. While vacating a portion of Tony Sanchez Drive would eventually remove the through traffic into the Willow Wood development, it would place a burden on the surrounding areas, specifically South Pointe Village development which is located directly south, by removing access to the north in an area where access is limited.
 - B. Although there are alternate routes, it is a critical link in the transportation network in the area.
 - C. The residents to the south should have access to the school and community center to the north; the route through Willow Wood should be available to those residents.
 - D. The DRB did not receive or review the video so it was not considered in their recommendation.
 - E. Other traffic calming measures could be used to improve safety for all residents of the area.
7. Vacation requests must meet the criteria in 14-16-6-6(K)(3)(b): *There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from*

the vacation , and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of that right.

Applicant's Justification:

- A. This vacation of Tony Sanchez Drive is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation because it will reduce high volumes of through traffic on residential streets and route them onto streets and corridors suitable for high volume traffic such as; Gibson Boulevard, Innovation Parkway, Eubank Boulevard, Southern Street, and Juan Tabo Boulevard.
- B. Residents of the Willow Wood neighborhood may experience the minor detriment of stopping at the proposed gate before entering the neighborhood, but they have expressed that they are willing to endure this to reduce traffic on their residential streets.
- C. For cut-through non-resident traffic, the minor detriment will be altering routes to surrounding streets and corridors. For this the Applicant will provide ample notice of the vacation, with City approved notification signage, to allow drivers time to modify their routes prior to the vacation and gate installation.
- D. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of as Tony Sanchez Drive is a public right of way. The property owners adjacent to the proposed vacation site to the east and west, are in support of the vacation and gate installation as shown by the letter of support included in this application.

Staff response:

- A. Public streets are open to all members of the public; gating Tony Sanchez Drive abridges the right of the area residents outside of Willow Wood to use existing public streets. This portion of the public right of way is actively being used by the public.
- B. Staff received five letters and two phone calls opposing the vacation. Concerns included safety, loss of use of public roads, loss of access to Kirtland AFB emergency vehicle access, and locations of bus stop
- C. As stated above, there are other traffic calming measures that could be used to slow down traffic and improve safety.
- D. Comments from Transportation state that in order to satisfy this vacation criteria, a traffic study showing the function of the surrounding transportation network in a build and no-build scenario is required due to the importance of this link.
- E. Comments from Transportation state that additional documentation is required for recommendation of approval of this vacation. Approval from the fire

marshal, solid waste, traffic operations and all properties with access from this right of way is required. It appears additional neighborhoods utilize this connection so additional neighborhood support is required.

8. The Department of Municipal Development opposes this vacation of public right of way, stating that closure of this section of Tony Sanchez Dr. is not warranted and would decrease the already limited access for the South Point Village subdivision and would further adversely impact traffic circulation.
9. Long Range Planning submitted extensive comments stating that the request will have substantial impacts on the South Pointe Village and would limit the ingress and egress for this neighborhood. Additionally between 1996 and 2006, the access to Eubank Blvd and Juan Tabo Blvd was limited by development to the north.
10. The Long Range Planning section also states that the request is inconsistent with many Comprehensive Plan Goals and Policies to improve the transportation system connectivity and enhance access to employment and services. The request does not provide a net benefit to the public welfare, as demonstrated in the earlier comments and policy analysis. By limiting the access to South Pointe Village residents, it is possible that a "substantial property right is being abridged against the will of the owner of the right." The historic transportation access (the property right of access) between South Pointe Village and Juan Tabo Blvd would be eliminated by the request. This could lower property values of South Pointe Village while increasing property values in Willow Wood by privatizing this access point. Finally, the request would diminish the public welfare of South Pointe Village residents by limiting access to the neighborhood for the purposes of accessing jobs and services as well as ~~being~~ limiting access ~~ed by~~ for emergency services.

The requested vacation is unnecessary and would exacerbate an already inequitable situation related to access and connectivity. The requested vacation would create a non-conformance to IDO subdivision and transportation system regulations

11. APS comments indicate that the vacation would create traffic problems by removing an access point that is used for both the Willow Wood and South Pointe Village neighborhoods. The vacation would require relocation of bus stops for elementary, middle school and high school and increase bus ride times by 15 minutes for these students and special needs students using their buses. This change would cause an additional financial impact to APS because of the need to provide additional buses. APS buses do not enter gated communities unless gates remain open for buses during busing times. Bus stops are generally located outside of the neighborhood entrance gate. APS states that the request could potentially impact 148 students.

Official Notice of Decision

Project# PR-2019-002296 Application# SD-2019-00072

May 3, 2019

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Sincerely,

A handwritten signature in black ink, appearing to read 'Kym Dicome', with a horizontal line extending to the right.

Kym Dicome
DRB Chair

KD/mg

Consensus Planning 302 8th street NW ABQ, NM 87102

DEVELOPMENT REVIEW BOARD

MINUTES

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

May 1, 2019

MEMBERS:

Kym Dicome, DRB Chair, Planning Department

Angela Gomez, Administrative Assistant

Racquel Michel, P.E. , Transportation Development

David Salazar, Water Utility Authority

Doug Hughes, P.E., Hydrology/ City Engineer

Ben McIntosh, Code Enforcement

Project# PR-2019-002296
SD-2019-00072 – VACATION OF
RIGHT-OF-WAY

CONSENSUS PLANNING INC. agent(s) for **WILLOW WOOD HOME OWNERS ASSOCIATION** request(s) the aforementioned action(s) for all or a portion of TONY SANCHEZ DRIVE SE located south of JEWEL CAVE RD SE and north of GIBSON AVE SE, containing approximately .154 acre(s). (M-21)

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: VACATE A PORTION OF A PUBLIC STREET

PERSONS SPEAKING ON BEHALF OF THE REQUEST:

Mr. James Strozier, Consensus Planning, 302 8th Street Northwest, 87102.

SPEAKING MEMBERS OF THE PUBLIC:

Ms. Robin Brunt, 111 Gibson SE, 87123

Mr. Charles Brunt, P.O. Box 1946 Tijeras, NM 87059

Mr. Henry Coakley, 1808 Black Gold, 87123

Mr. Ken Murphy, 11804 Medicine Bow SE, 87123

Mr. Carlos Sanchez, 8700 Education Place Northwest, Albuquerque

Mr. Vance Ley, 11607 Herman Roser, 87123

Mr. Leonard Bandlow, 1134 Tony Sanchez Dr. SE, 87123

Ms. Amanda Reyna, 11704 Isle Royale Rd, 87123

Mr. Anthony Salazar, 1135 Tony Sanchez Dr. SE, 87123

Mr. Miguel Sotelo, 11208 Herman Roser SE, 87123
Mr. Austin Heermann, 11600 Jewel Cave SE, 87123
Mr. Jon Slater, 1515 Eubank Blvd SE, 87123
Mr. Jonathan Hollinger, 11700 Isle Royale Rd, 87123
Ms. Elizabeth Halpin, APS, 915 Locust PI SE, 87110
Ms. Amanda Velarde, APS, 915 Locust St, 87106
Mr. William Casaus, 11415 Herman Roser SE, 87123
Ms. Beverly Simons, 1112 Los Padres SE, 87123
Mr. Ben Marshall, 11123 Vistazo PI SE, 87123

MS. KYM DICOME, DRB CHAIR: We will begin with item # 1, PR-2019-002296.
Good morning.

MR. JAMES STROZIER: Good morning.

CHAIR DICOME: Would you raise your hand and state your name and address
for the record and you will be sworn in.

MR. STROZIER: Jim Strozier, 302 8th Street Northwest, 87102.

APPLICANT SWORN IN

CHAIR DICOME: Do you want to give a little overview?

MR. STROZIER: A little overview, so this is a request to vacate a small segment of Tony Sanchez Drive which is on the south edge of the Willow Wood neighborhood. The residents in this neighborhood have been dealing with and suffering from an incredible amount of cut-through traffic. This is kind of the bypass through the neighborhood and to avoid continuing either down Eubank to get into the Base from the Labs or in the P.M. getting out of that area. There are 4 other access points to the neighborhood from two on Juan Tabo and two on Southern that provide access to the school, to the park and community center but don't facilitate cutting the neighborhood in order to get to the intersection of Innovation Parkway and Eubank. This has created some significant quality of life issues for the neighbors within that subdivision, so this request is being made on behalf of the Willow Wood Home Owner's Association. I believe some of the members of the association are here today and may speak. I did go through the criteria and I think that, and we did receive copies of the concerns that were expressed by I believe, one was a neighbor in the South Pointe Neighborhood another was a neighbor in (...unintelligible...) and then the others, they didn't indicate where they live, so it wasn't clear to me where they were from. We went through and provided response to the criteria. I did just briefly look at some of the concerns that were expressed. I think that at the end of the day there were comments made but there are alternative traffic calming measures. I think the

layout of the subdivision in general does provide, there's not a clear direct path to cut through that doesn't keep people from doing it. The reports we get from the neighbors in the neighborhood is that they're speeding, they're not stopping at the stop signs. I think we provided as part of the information in support of this request a video that looked at the intersection in the morning during rush hour. It's kind of sped up so we didn't have to watch for an hour for that period of time but I think it's pretty clear that there are some incredible amounts of traffic that comes through the neighborhood on a daily basis and they do have a school and a park in the center of the neighborhood. While it may inconvenience people to have to seek another route to get to those facilities, we feel that the overall public benefit to the quality of life for the residents in Willow Wood exceeds and inconvenience that is placed on the public. There are alternative routes to get to those facilities and to get through the neighborhood. So just to be clear, the intent is not to gate and close the Willow Wood community; it was to gate and close one of the four of the five access points and it is the access point that would eliminate majority of that cut-through traffic that is in the neighborhood today. So with that, I think that's our position on this and our request.

CHAIR DICOME: Okay. You'll have an opportunity to respond after we have public comment. I'm going to go ahead and call the first person up, Vance Ley.

MR. VANCE LEY: I am hearing impaired so if you've got to say something to me or interrupt me, do (...*unintelligible*...)

CHAIR DICOME: Okay, come on up and you'll need to state your name and address for the record and you'll be sworn in.

MR. VANCE LEY: My name is Allen Vance Ley, 11607 Herman Roser Avenue Southeast, Albuquerque New Mexico.

MR. LEY SWORN IN

MR. LEY: I'm speaking to day in favor of gating the Tony Sanchez entrance to Willow Wood. I'm here because of the volume of traffic and, well, the behavior of a significant portion of the drivers which poses a threat to my more senior neighbors and the children in the community. Three of my nearest neighbors are in their late 70's or somewhere in their 80's and their all at least partially physically disabled. They've expressed considerable apprehension about crossing the street to collect their mail and with good cause. Every morning and every evening and often at lunchtime, I watch people using the speed hump in front of my house to re-create their favorite Dukes of Hazzard episode. They don't quite get air, but if they were driving 1960s or 70s vehicles I'd have quite a collection of exhaust systems to sell to people. Modern SUVs and pickup trucks (...*unintelligible*) they've been made to climb rocks and they do that quite well. They also ignore stop signs routinely. Its constant. You just stand there and you watch somebody run a stop sign. In fact that's what got me started on this. Several years ago I was running about lunchtime and I came up Gibson to Tony

Sanchez while running in the bike lane. As I did that, I was getting close to the intersection I saw a car just completely blow the stop sign, the guy didn't even look or anything. I was close enough where I could see what he was doing. He was intent on going and he didn't really care what could happen. Then I saw a Fed Ex truck coming out of the trailer park and then he saw it and he bravely pointed his car straight at me in the bike path and he's going a pretty good clip and fortunately I'm a little quicker than I look or else I wouldn't be here. My next door neighbor who also runs in the same area has told me she had to dive into the shrubs twice because of people running that stop sign and just, you know blasting. The speed limit on Gibson is 25 and it is, if you tried to drive 25 in that you'd probably get run over. While I'm on the subject I'm the creator of the video that showed a constant stream of traffic, most of it not stopping at the stop sign. I read a comment by somebody who had observed that numerous and lengthy periods have been edited out. I stated that when I gave that to Mr. Strozier that I had edited out dead periods, however they were neither numerous nor lengthy. Things had been videoed 30 frames per second and anything, any blank spot over 100 frames I chopped out. Some of them ran up to maybe a couple thousand frames which is not a real long time. The other thing is that the comment stated was that I had sped the video up so that you couldn't see the car stopping at the stop signs, well that's not true. You can see, you can see the ones that stop, stop, they just aren't that many of them. I sped it up because no one is going to watch an hour video of cars going through an intersection. I also want to address the assertion that closing Tony Sanchez...Gibson will deprive residents of access to services, it won't. We're going to have a pedestrian and bicycle path so that they can get at any school bus stops they might to, except I don't think there is one there. And it won't prevent anybody from reaching Manzano Mesa via Innovation to Eubank to Southern. I've driven this way many times and it doesn't cause any significant delay. Now that assumes that people who are using Willow Wood are actually obeying the speed limit, they aren't, and stopping at the stop signs, they aren't. Now in closing I want to stress that while the current traffic volume is unacceptable to (...*unintelligible*...) of many of the cut through drivers is worse but then Willow Wood is not a community, it's a collection of roads leading to and from work. And they treat it the same way people treat a gas station restroom. This is our community and it's our home. Now if someone came into your home and treated your bathroom the way they treated a gas station restroom, you might now welcome them back. So that's our perspective on this. Thank you.

CHAIR DICOME: Thank you. Next speaker is Leonard Bandlow. Good Morning, can you state your name and address for the record?

MR. LEONARD BANDLOW: Leonard Bandlow, I live at 1134 Tony Sanchez.

MR. BANDLOW SWORN IN

MR. BANDLOW. Thank you for giving me an opportunity to speak. Vance probably summarized very well what we see every day, every weekend on our

street. Week days is commuter traffic, weekends it's a joyride for speedsters and the only thing I would add is, I've lived in the neighborhood now 7 years – I've never seen a traffic stop in our neighborhood and you all live in Albuquerque you know police enforcement of traffic is almost nil it seems. So people just feel they are entitled to drive however they want and it's very dangerous. My grandchildren visit and have to be very, very cautious. You know kids, you can tell them to look, don't go in the street, but they don't think that way, and they'll run in, so I've got those "slow down Albuquerque" signs in front of our house. The people driving they see that, I yell "hey slow down" they speed up just to show me, "I'll show you fellow." I've even been threatened by people with violence, bodily violence for telling them to slow down. It's ridiculous in the neighborhood. And now people are learning, it's increasing week by week. Anytime there's a problem at Eubank and Southern people learn they can cut through our neighborhood and then boy the traffic situation there if it backs up on Eubank and they tell their friends and then their friends are coming so we're getting it not just from our neighborhoods, but from people who commute from far away now know go down Elizabeth, Herman Roser, turn on Tony Sanchez and you know you got clear sailing right to the gate and you know, what does that do to us? The other thing is some mornings I can't even get out of my driveway, back out, they won't let you out or they're coming speeding down the highway and 25 miles an hour you can see a car coming, but our street curves, you can't see somebody 40 miles an hour. It's very, very dangerous and you know our appeal to you is, I know some in the neighborhood think associations are going to feel they're being inconvenienced. This is a nice cut through to the place and I understand that but safety of my family, my children is my priority and I hope you'll understand that.

CHAIR DICOME: Thank you. Next speaker is Robin Brunt.

MS. ROBIN BRUNT: Hello my name is Robin Brunt. I'm at 11100 Gibson Blvd SE.

MS. ROBIN BRUNT SWORN IN

MS. BRUNT: Thank you for your time today. I did submit a letter that I believe, are you Kym? Hi, so I think you got my letter that has mostly the highlights. For the people here I would just like to go on record as saying that I completely understand what they are saying, I'm at the community that's right south of Willow Wood.

CHAIR DICOME: In South Pointe?

MS. BRUNT: Yes. That community has been there far longer than Willow Wood and we have endured, as well as everyone else, with the traffic. And they are trying to eliminate 50% of our access. I noticed that we were not considered in this proposal at all, and to my knowledge I don't think they reached out to anyone in South Pointe and I don't see (*..unintelligible..*) that would include us in that

(*..unintelligible..*). I do utilize that stretch that they are proposing to gate. I use it every single day to go to Juan Tabo and do my business; this is my commute, a big part of my commute. I just don't like the idea that I'm being excluded. I'm not, safety is an issue but I would point out that there are very few 4 way stops in those routes that are being discussed. I think that adds to the running of stop signs. I have not witnessed any accidents back there but I have seen just as many Willow Wood residents that, I think, I mean that if I witness them coming out of their driveway, they don't completely adhere to the speed limit of the signs, so I don't think that's any different than any other community anywhere in Albuquerque. We're bad drivers...(*laughs*) not me personally...um and I do agree that there is little (*..unintelligible..*) through there. And I know that Willow Wood has been trying to abate this for some time and I applaud their efforts but excluding not only my community but other communities on the opposite side which I also don't think were part of the proposal, I just think it's exclusionary and I think it's discriminatory frankly. Thank you.

CHAIR DICOME: Thank you. Next speaker is Charles Brunt.

MR. CHARLES BRUNT: My name is Charles Brunt; I live at 23 Pine View Road in Tijeras New Mexico.

MR CHARLES BRUNT SWORN IN

MR. BRUNT: Madam Chair, members of the Board, I am that dastardly cut through non-resident traffic, that's me. My brother and sister live in Willow Wood, I do not live in Willow Wood but in (*..unintelligible..*). The thing is, (*..unintelligible..*) in 26 years of living in Tijeras I often go to visit them and I come through usually down San (*..unintelligible..*) or Central, cross Juan Tabo I go down Herman Roser, (*..unintelligible..*) Jewel Cave, and Tony Sanchez and turn left and go into their (*..unintelligible..*), so I'm the cut through traffic. I never speed because one, I like, I have a high respect for the suspension of my vehicles and there are speed bumps throughout that route. If the people in Willow Wood, the few that have signed petition in support of this move, go to any neighborhood in the Northeast heights, you'll hear the same complaints; people running stop signs, people speeding, it's the nature of the beast unfortunately. What I would like to say is that I think it's bad precedent to go and take a public right-of-way that people use for good reason to benefit a few private individuals. I think it's a bad precedent. I think it's a bad idea and I'd hate to see that happen in this particular place. Thanks for your time.

CHAIR DICOME: Thank you. Next speaker is Anthony Salazar.

MR. ANTHONY SALAZAR: My name is Anthony R. Salazar; I live at 1135 Tony Sanchez Drive.

MR. ANTHONY SALAZER SWORN IN

MR. SALAZAR: I have the same issue that all these people have been bringing up, the traffic, the lack of control, the lack of respect of the drivers that use our area as a shortcut, and it's not only during the week. On the weekends we have the traffic from the trailer court and they are the worst violators. They are the ones that speed down the street 40 miles an hour or quicker and they have children in the area there that are playing or whatever, and these individuals don't seem to care about that. But the issue here is our neighborhood being used as a shortcut. It's a residential area not a shortcut for people to go to work and it's dangerous to go to work in the mornings like my neighbor said. Sometimes I cannot back out because traffic's all lined up there for the individuals that do use the stop sign, but the majority just goes right through it. It is a dangerous condition that has to be rectified and that's all I have to say. Thank you.

CHAIR DICOME: Thank you. Next speaker is Henry Coakley.

MR. HENRY COAKLEY: Henry Coakley 1808 Black Gold Street, Albuquerque.

MR. HENRY COAKLEY SWORN IN

MR. COAKLEY: I'm also one of those cut through traffic people. I live in the Voltera neighborhood at the bottom of the hill. I'd like to start by saying I definitely do sympathize with the concerns raised about speeding and people not stopping at stop signs. I don't want anybody to be unsafe any more than anyone else does. At the same time, it is a public road and so it's got the same nature of problems that every other (*..unintelligible..*) in Albuquerque has and so I can appreciate that. In Voltera, we get people who speed, and people who don't follow stop signs. I fully, fully appreciate that. But, to only take one exit and cut it off to me seems arbitrary and capricious to say, okay, there is certain public traffic we don't want but we still want the benefits of snow removal, public trash collection, all the things that you do get from public roads. So, I feel like as a tax payer in the city, I mean, ask to subsidize their roads but not use their roads because they don't want me on them. And so at the end of the day I would say if they want to close off the neighborhood, I appreciate it that they please buy all the roads from the public, put up gates at every entrance and then that's the benefit of a private system with all the costs associated with it as well. You have to take care of snow clean up, you have to deal with all of those sorts of issues, but you don't deal with people speeding. And so yes, I just, I do use it, it's another path out. I also for this group, I don't know if this is the right place, but there are traffic problems and I appreciate the fact that we have an ever increasing number of communities on the south end at Juan Tabo, with only a couple paths out and so traffic tends to find the path of least resistance. I appreciate that a lot of that is right now through Willow Wood and I appreciate the frustrations. So if there is some forum to say another connector over to the tech park area would be very much appreciated, I think finding a better alternative to try and push traffic to, versus cutting off access would be more constructive, and find a choke point, close it off and try to push that traffic

elsewhere. I do also have a question in the community (*..unintelligible..*) is whether that will be fenced off or if it will be an electronic gate? Will people in Willow Wood have preferential treatment to getting out of there, versus the rest of the public so they'll have a code to get in and out, or will it be truly shut off, all traffic, I'm just curious I didn't see that in the development plan?

CHAIR DICOME: Do you want to answer that now Jim?

MR. STROZIER: Sure, I think the intent while we haven't worked out all, they haven't worked out all of the details regarding what the gate would, how it would function but the idea is that it would be an electronic gate and they would have access to that. I think some questions about whether or not exit is treated the same or if it's something like stop and wait for the gate to open. There's a number of ways it could be done but it would not just be blocked off, and there would be a KNOX box for emergency vehicle access to the gate as well.

MR. COAKLEY: I appreciate that, I would argue that if the residents in Willow Wood have, I mean it would be private land at that point but they have preferential treatment in and out, and the rest of the public roads, it just feels like it's arbitrary and capricious so, thank you very much, I appreciate everybody's basically, how respectful everybody has been. I know it's a hot topic for everybody and so thank you for listening.

CHAIR DICOME: Thank you very much. Next speaker is Ken Murphy.

MR. KEN MURPHY: Ken Murphy, I live at 11804 Medicine Bow Southeast.

MR. KEN MURPHY SWORN IN

MR. MURPHY: I'd like to say than I strongly agree with the gentleman who just spoke about the making essentially a private access that's currently public use. I use it a little bit when I cut through to the bank from my area but also with the other issues in the area. I'm not sure about the count of the accesses on Juan Tabo that you mentioned, sir, but I believe there is only one and that's limited as it is. That in and of itself has created problems for my neighborhood and my entrance to (*..unintelligible..*) I get a lot more traffic there. In addition, when Juan Tabo Hills went in, egress from that was restricted to, was restricted from Four Hills so everything is pushing to the Four Hills mobile home park in the (*..unintelligible..*) area as far as traffic problems and then, like we've all said, speeding is an issue, you know Willow Wood residents rightfully complain about it through their neighborhood but as well as people in my neighborhood I see them doing 45, 50, 55 down the road as well as (*..unintelligible..*) so I think a comprehensive solution and discussion among the home owners would be better pursued at this time before making a severe impact with closure of access. Thank you.

CHAIR DICOME: Thank you. Next speaker is Carlos Sanchez.

MR. CARLOS SANCHEZ: Good morning, my name is Carlos Sanchez, 8700 Education Place NW, Albuquerque New Mexico.

MR. SANCHEZ SWORN IN

MR. SANCHEZ: So I can today to represent Mirabella and Miravista and I would like to re-emphasize the premises. The premises is that the streets both in Miravista, Mirabella, Willow Wood, and Voltera are public. So they fall directly under the responsibility of the City of Albuquerque. We've been experiencing a lot of trouble with crime and traffic and you know anything short of providing the tax payers with the services they are already paying for would be double dipping or reaching into tax payers pockets. So in a nutshell, Mirabella and Miravista oppose this move and obviously in order for Willow Wood to change the nature of the community from non-gated to gated they would require $\frac{3}{4}$ or their membership to vote in favor of this and this is state law. So it's two steps above the City of Albuquerque. Ultimately if push comes to shove that is the legal angle the neighborhood associations are going to use to go up (*..unintelligible..*) the HOA and the City unfortunately. Thank you.

CHAIR DICOME: Thank you. Next speaker is Amanda Reyna.

MS. AMANDA REYNA: Amanda Reyna, 11074 Isle Royale, Albuquerque New Mexico 87123.

MS. REYNA SWORN IN

MS. REYNA: Thank you for having me today and thank you for hearing all of our voices. I first want to start off by sympathizing with everybody. I do understand that this is a cut-through that (*..unintelligible..*) traffic, but again their putting their self needs above the public needs. Public needs is to be safe, the public wants to be safe and obviously we put speed humps in the neighborhood to slow down traffic and from what the neighbors have said, that does not really help prevent it. We are here to engross everybody; we're not here to just sympathize for one unit over another unit. And public safety is one of the highest things that we here in the City want more than anything. That's why we came up with speed humps, that's why we come up with circles, that's why we come up with these elaborate neighborhoods to make it more hard to cut through. The reason we have main streets is so that people can get to and from. We all know traffic is an issue, it doesn't give you the right to drive through our neighborhood and risk everybody's life because you failed to get to work on time that day, you failed short on time, or you failed to wake up early enough. I understand that life happens, trust me I have two little girls and some mornings they want to get ready for school and some mornings they don't want to do anything but make mom late, and that's what I have to deal-with. It does not give me the right to cut through anyone else's neighborhood to get me anywhere faster, or to violate any public laws. I do respect the fact that our neighbors and deeply impacted by this. We are all

going to be impacted by this. This is why we are all here today to make sure all of our voices are put forth. Time does not allow safety to actually happen. You have to make time for safety, not vice versa. The nature of the beast is a horrible name that I heard from a couple of these people. The nature of the beast of traffic does not mean they should be allowed to cut through anybody's neighborhood, to risk anybody's life. The fact that we're saying boys will be boys and girls will be girls and the nature of the beast is the nature of the beast is horrible and something needs to change. In my opinion this gate will help change that nature of the beast. I'd like to make sure that my self needs are not the only ones reflected here. Because I know I'm not the only one that lives in this community and I'm not the only one that lives in this area. I do want to make sure that every voice is heard and my voice is just part of a small (*..unintelligible..*) in our area. Thank you so much for listening to us today.

CHAIR DICOME: Thank you. Next speaker is Miguel Sotelo.

MR. MIGUEL SOTELO: Thank you for pronouncing it right. My name is Miguel Sotelo and I live on 11208 Herman Roser southeast.

MR. SOTELO SWORN IN

MR. SOTELO: So I'm relatively new to Willow Wood, been there for about a year and I have noticed traffic is really bad. If Willow Wood was to be built today this would not be an issue. There would not be (*..unintelligible..*) or when they built this subdivision Voltera didn't exist. And now it's growing really, really fast and there's a ton of houses being put in out there and just going to increase that number by just a huge amount of people. So far I've heard is convenience. It's a convenient way to go through here through there, that's Eubank and Central is for, that's what Juan Tabo is for. Not Tony Sanchez, not Herman Roser, it's a safety issue. People want to, my kids play out there, they can't even play basketball outside because if the ball rolls out, I have to worry about a car going out there and hitting them. It's a family neighborhood; we all live there and that's all I'd like to say. Thank you.

CHAIR DICOME: Thank you. Next speaker is Austin Heermann.

MR. AUSTIN HEERMANN: Austin Heermann, 11600 Jewel Cave Road southeast, Albuquerque New Mexico, 87111.

MR. HEERMANN SWORN IN

MR. HEERMANN: So I went to the University of New Mexico and studied civil engineering both undergraduate and a master's degree in engineering, and I understand the frustration since I live in Willow Wood as well with the traffic and how quickly people go but I learned in civil engineering this will not fix a problem. We will be back here again another year, two years having the same problem. I've seen countless members in the neighborhood who also are speeding so if

you put the gate in we still have a speeding problem. So if we utilize other traffic calming measures such as speed, or using actual speed bumps and not speed humps put in their proper locations changing some of the painting and marking throughout the neighborhood I guarantee we could get this fixed for almost half the cost of a gate, while still providing access to ambulance, fire. My concern is that, that gate's there and that ambulance is trying to get to my house and they can get in and now I might not make it because we don't have access for everyone for fire. So that's of my concerns. I don't think it will fix anything with regards, the gate will not fix anything with regards to crime in any way. So I think the main thing is traffic measures and I think there's other means like listed here that we could utilize that would be cheaper and I think we'd see a lot better benefit. I thank you for your time.

CHAIR DICOME: Thank you. Next speaker is Jon Slater.

MR. JON SLATER: Good morning my name is Jon Slater, my address is 1515 Eubank.

MR. SLATER SWORN IN

MR. SLATER: I'm here representing Sandia Bicycle Commuter's Group, we are very grateful for our Willow Wood community. We think it's a beautiful neighborhood. It's part of the established bicycle route that the City of Albuquerque has designated in their maps that they have put out and it's something that facilitates commuters by bike to be able much more of the dangerous areas of the city. And so as a representative of the Sandia Bicycle group I'd like to encourage the continued use of the Willow Wood neighborhood roads as safe cycling thoroughfare for commutes to and from the east parts of the city. Unlike a lot of motor traffic, bicycle commuting is quiet, it's low impact and it promotes public health. We would like to ensure bike access and considered ease of use through and past Tony Sanchez if there is a gate installed. Our primary concern if the vacation of right-of-way is granted is that bike commuters need to retain the use of the road. We affirm that bike commuters are safer when they are on the road versus on the sidewalk. When forced onto a sidewalk it promotes hazards to the pedestrians on the sidewalk and well and the cyclists. And so if there is an electronic gate, there needs to still be a bypass on the actual road and not on the sidewalk. We are very grateful again for the Willow Wood community and for the City of Albuquerque for this establishment of the bike road. Thank you.

CHAIR DICOME: Thank you. Next speaker is Jonathan Hollinger.

MR. JONATHAN HOLLINGER: I'm Jonathan Hollinger, 11700 Isle Royale.

MR. HOLLINGER SWORN IN

MR. HOLLINGER: So my name is Jonathan Hollinger and I'm the president of Willow Wood Home Owner's Association. I also represent the neighborhood association and Willow Wood's Safe Streets committee. I have a lot of things to reference so I'm going to read some of this if that's okay. Willow Wood is in close proximity to Sandia National Laboratories and Kirtland Airforce Base. And the volume of traffic has heavily increased since I first moved 2003. The traffic continually worsens since the eradication or, excuse me, the erection of Voltera which is located (*..unintelligible..*) and in approximately 2015 the residents began expressing concern about the volume of cars the speeders, the cut-through traffic the stop sign violators and near misses, U-turn violations and congestion. So in January of 2016 (*..unintelligible..*) sought a solution and we requested the help of newly formed committee and that committee was called Willow Wood Safe Streets. It's comprised of 11 members and they suggested that the vacation of the proposed location would be blocked by some form of automatic gate. So in March of, excuse me, in May of 2016 video footage was taken as evidence to prove that we did actually have a large volume of traffic at issue. In early July of 2016 the board created a petition and we went door knocking throughout the community to determine if we had support and see if the community was in favor of vacation and we obtained 112 physical signatures. In late July of 2016 Willow Wood, Voltera, and Mirabella posted a national night out where we had approximately 1000+ attendees and the, we had the (*..unintelligible..*) was to spread awareness and try and gain support of vacation. In August of 2016, the board of directors created an electronic petition to determine if we had enough support in the community to continue our efforts and we posted in publicly on a website called "go petition.com." In September 2016 I was interviewed by KQRE news and I luckily announced Willow Wood's frustration and we also wanted to make everyone aware that we had posted a petition and we gave 102 (*..unintelligible..*) signatures. So we have the majority of the support of the community in favor of this. In 2017 we cast a vote at our annual meeting and everyone was in favor with little opposition. So my goal was to inform you of how we got here and why we're here, what we're trying to do, and in regards to Jon's comment about the bicycles, we do not intend to impede bicycle traffic or pedestrians, strictly vehicles. The idea is to cut and cut-through traffic from people trying to get to Sandia Laboratories and the Base in the early mornings and evenings. Thank you for your time and consideration.

CHAIR DICOME: Thanks for coming in. Next speaker is William Casaus.

MR. WILLIAM CASAUS: My name is William Casaus I live at 11415 Herman Roser southeast.

MR. CASAUS SWORN IN

MR. CASAUS: I just want to make a couple of points. One, by allowing this access through Willow Wood as it is now, there's a large number of people who are breaking the law on Eubank, I'm sorry not on Eubank on Juan Tabo. They come from the Voltera neighborhood and they make a U-turn right in the median

where there is clearly a no U-turn sign so that they can access the cut-through. So, by having this easement, this access is promoting law breaking on that street right there which is a public safety issue as well. The second issue I want to mention is that the alternate route which would take them from Juan Tabo all the way down to Southern which would then take them to Eubank and back towards the gate. The difference in time that they're saving is probably between 3-5 minutes in their commute, so by allow this convenience for a short, a small number of people we are promoting public safety, a lack of public safety for the people of the neighborhood which includes many elderly people, retired people and children who cannot play on the streets and just, we need to be concerned about the children out in the street because of the volume of traffic that's coming through there. And those are the two things I wanted to mention that you know, by this, by vacating this right-of-way it's going to inconvenience people a little bit, by a few minutes of their day and it's going to promote far more public safety for the residents of that neighborhood and also any of the traffic that's going up and down Juan Tabo. That's all I have, thank you.

CHAIR DICOME: Thank you. Final speaker is Beverly Simons.

MS. BEVERLY SIMONS: My name is Beverly Simons; I live at 1112 Los Padres Street southeast, 87123.

MS. SIMONS SWORN IN

MS. SIMONS: I live on Los Padres, not far from Jewel Cave and that area. And I find the thought of a gate rather offensive on couple levels. I use that exit quite a bit and I find having to stop at a gate would be unacceptable. The other thing I find offensive is that we have a neighborhood just south of us where the parents have to bring their kids to school and they access the school entrance by coming through that entrance. They drive, they drop of their children, they drive back out and most of them go back through that entrance and up to Eubank. I think that's a terrible thing to do to those families, have them have to go to Elizabeth. The main entrance to the school has so much that it's really dangerous to put more cars on Elizabeth for those kids to be dropped off. It is basically a traffic jam for an hour or so after school, an hour or so before school. I can't drive there. I would be picking up my grandchildren at Manzano Mesa where the school bus drops them off and I can't get through. I have to go around to Eubank and come back because literally I'm afraid I'm going to hit children. The other issue that I have, it does eliminate the traffic but I also talked to the police at one point about the entrance that's closest to me for the school because a lot of the parents would come and stop and they block the road and I had two children riding bicycles coming out of the school and fortunately I had stopped but they came so fast on their bicycles they almost ran into me. And we discussed it with police and the parents and the children were informed that this is a danger and they have cooperated so well. So I think talking at least to the neighbors and the neighbors south of us in particular would be very useful. Thank you very much.

CHAIR DICOME: Thank you for coming in. Alright that ends public comment. The applicant has time to respond. Oh wait; sorry Mr. Ben Marshall are you...I'm sorry you were on a separate sign in sheet...

MR. BEN MARSHALL: My name is Benjamin Marshall, I live at 11123 Vistazo.

MR. MARSHALL SWORN IN

MR. MARSHALL: I have two issues. Number one, I have property in both Mirabella and Willow Wood. I probably have lived in Willow Wood just as long anybody. I moved in there is the first phase. I've been there 25 ½ years. The traffic is definitely a big problem. I don't know if a gate will solve the problem but something has to be done. We have speeders coming in there every day. Not just at school times but all day long. We have people coming off of Juan Tabo out of the northeast; we have people coming out of Ventura. It's only going to get worse because of the new build up in Ventura there is going to be more traffic there. People make that U-turn, like one of the gentlemen was saying, I see them coming in at 20, 30 miles an hour making that U-turn. They have no regard for people or cars. And we've tried to have the police stay on (*..unintelligible..*) and we've had them give out tickets for speeding coming through the neighborhood. The bumps do not solve the problem. It does not slow down anything. I live in a cul-de-sac on the end of Canyon Land. There are people coming in there all day long, 20 – 30 miles an hour making that U-turn. We've had a lot of people with kids moving in and it is a big problem. I don't know if the gate's going to solve the problem but something has to be done to slow the traffic down. Thank you.

CHAIR DICOME: Thank you. Now we're done with public comment, if you'd like to respond.

MR. STROZIER: Thank you. Once again, Jim Strozier with Consensus Planning. So just to make sure it's clear the idea is that the gate would be an electronic gate that would have either a key pad or some mechanism, several different options as to how residents will be allowed to go in and out. Once again, the actual details of that have not been determined at this time. It is the intent to allow pedestrian and bicycle traffic unimpeded through there. We have to figure out how to design that and we'd be happy to coordinate with the bike group in order to work on that to make sure that that functions, they are not the problem. The bike route is a good thing for the neighborhood and for the community as a whole. I think that overall I guess what you heard from the residents in the neighborhood is that this is at a, for them a crisis level. And, that traffic enforcement is virtually non-existent. That's not unique to this area but it's just a fact. And the traffic calming devices that have been put in place, it's not like they haven't tried those, they haven't worked, they are not effective in this situation. The stop signs, speed limits, all of that is just being readily ignored and I know that's probably not unique to here but I do think that this is not the same as just any neighborhood in the northeast or southeast heights. We have,

because of the Labs and the Base and the traffic this, the amount of cut-through traffic and the speed that, that cut-through traffic is using through the neighborhood is creating a significant quality of life impact to the residents in the neighborhood. And I think we feel and hopefully the folks from Willow Wood that have spoken in favor of this have let you know that we think that there is a public benefit that there will be an inconvenience that is caused to some people, but that inconvenience is worth it in order to fix this problem. And I guess I was thinking about this board and the issues that you deal with, if this was a storm water issue and storm water was causing such a significant problem to people's quality of life we as a city would figure out a way to stop it, to re-route it, to re-direct it, to make it so it didn't cause this problem and that's not the case here. We have a significant problem for these people and we need to figure out a way to fix it and they have spent a lot of time and thought and impact to their community. They've talked to their neighbors, they've tried several different ways to reach out to people and I think this is what they feel is the best solution since the other things that they have actually, not just tried but implemented haven't worked. So with that, I'll be happy to answer any questions.

CHAIR DICOME: Okay we may have more questions for you. Thank you. With that we are going to go through the boards comments and then I'll ask other agencies to come up. We'll start with code enforcement, your comments on item number one.

MR. BEN MCINTOSH, CODE ENFORCEMENT: Code enforcement defers to Traffic and Planning.

CHAIR DICOME: Thank you, Transportation?

MS. RACQUEL MICHAEL, TRANSPORTATION ENGINEER: Transportation Development is not in support of vacation of Tony Sanchez Drive. I have some findings based on the vacation requirements in the IDO. One of the requirements is that the public welfare does not require that the public right-of-way or easement be retained, although there are alternate routes which were mentioned it does appear that this a critical link, and for transportation as a whole not just look at the neighborhood but looking at the transportation network as a whole. In order to satisfy these vacation criteria, a traffic study showing function of the surrounding transportation network and a build and no-build scenario is required due to the importance of this site. Secondly, one of the requirements that there is net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation. As we see it there is no future development made possible by a vacation so no apparent benefit to the public welfare and what we see as a major detriment to the transportation network resulting from vacation which results in the removal of this link between a residential center and an employment center. Next, one of the requirements is that there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Additional documentation is

required for recommendation for approval of this vacation; approval from the Fire Marshall, Solid Waste, Traffic Operations and all properties with access from this right-of-way is required. It also appears as we've heard today that additional neighborhoods use this connection and specifically the neighborhood to the south use this area as a secondary entrance and exit to their neighborhoods so I believe that this would be a major hindrance to their access.

CHAIR DICOME: Thank you. Water Authority, your comments?

MR. DAVID SALAZAR, ALBUQUERQUE WATER AUTHORITY: There is a 10 inch distribution main in this portion of the right-of-way that would require an easement, also a hydrant so please coordinate with the Fire Marshall for access on that. Access would need to be granted to the Water Authority for the gate if there is one.

CHAIR DICOME: Thank you, Hydrology?

MR. DOUG HUGHES, HYDROLOGY ENGINEER: Good morning. As far as vacation is concerned Hydrology would defer to Planning and Transportation. If the vacation does go through, there is currently some drainage that is in the right-of-way and we would require easements for drainage and a study of the drainage there to identify whether there is both public and private or just private.

CHAIR DICOME: Because, if this were to be approved, they'd have to re-plat it so then you could get your easements at that point. Okay, Planning's comments, and we have cited two sections in the IDO. One is 6-6-K-3A, which says the public welfare does not require the public right-of-way or easement to be retained. Our issues with that is one, while vacating Tony Sanchez would remove the through traffic into Willow Wood development, it would place a burden on surrounding areas specifically South Pointe development by removing access to the north in an area where access is limited. The residents to the south should have access to the school and community center to the north and the route through Willow Wood should be available to those residents. In the event of an accident that blocks Gibson Boulevard, the South Pointe subdivision, if this was gated, would have no way out of the area. There are other traffic calming measures that could be used to improve a safety for all of the residents of the area. Next section is 6-6(K)(3)(b), there is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of that right. Our issues are one, public streets are opened to all members of the public. Gating Tony Sanchez Drive abridges the right of the area residents outside of Willow Wood to use existing public streets. This portion of the public right-of-way is actively used by the public. Two, staff received 4 letters, which actually is 5, I received one last night and two phone calls, opposing the vacation. Concerns included safety, loss of public roads, loss of access to Kirtland Air Force Base, emergency vehicle

access and location a bus stop. Three, as stated above, there are other traffic calming measures that could be used to slow down the traffic and improve the safety. And those are the comments. Let's go ahead and ask APS to come on up. You submitted comments but I'm assuming you're going to go over those comments?

MS. ELIZABETH HALPIN, APS: Elizabeth Halpin, 912 Locust Street southeast.

MS. HALPIN SWORN IN

MS. AMANDA VELARDE, APS: Amanda Velarde, 915 Locust Street.

MS VELARDE SWORN IN

MS HALPIN: APS submitted comments last week and we stated that the vacation of right-of-way will trigger circulation and access issues to APS transportation. Since then we've done additional analysis and I just want to share our findings with you. The access point of Tony Sanchez serves as the access point between Willow Wood and South Pointe Village for APS bus routes. We currently do not provide separate buses for the two neighborhoods. I'm talking about elementary, middle school and high school bus routes. There is approximately 701 at Manzano Mesa elementary school, 85 of those students live in the South Pointe Village neighborhood. All of those 85 students are eligible for APS busing. 29 middle school students and 34 high school students live in South Pointe Village. Again all of these students are eligible for APS busing. That's a total of 148 students potentially impacted by the restricted access point of Tony Sanchez. Currently we have 4 general education buses and 2 special education buses that serve both the Willow Wood and the South Pointe Village neighborhoods. If vacation were to go through, we would have to re-route the transportation components. This would result in an additional 15 minute travel time for students going to Manzano Mesa given the extensive re-route around the neighborhood. Also the special needs buses they serve students throughout the day, not just in the morning and afternoon so that again would impact the travel time for the districts and the schools most vulnerable students. Restricting APS bus access between Willow Wood and South Pointe Village neighborhoods will also trigger additional financial impact to the district for additional routes and buses to serve the same service area essentially causing double busing. And for the record, APS bus transportation policy is not to enter gated communities unless given unrestricted access during APS busing times. This means the gate needs to remain opened for APS buses not accessed by key or code given the logistical components of a bus driver getting off the bus and leaving the students unattended. APS students bus stops serving gated communities are typically located outside of the neighborhood entrance gates. Should the vacation of right-of-way happen at Tony Sanchez, the bus stop for South Pointe Village is located at that intersection and currently the buses go through Tony Sanchez, there is a circulation component and if that were to be closed off the bus turn radius, that right-of-way is not wide enough so we would

have to relocate the bus stops further west down Gibson which again traffic is a concern and student safety. Those are the impacts should Tony Sanchez be gated. And my colleague also has comments.

MS. VELARDE: I'm Amanda Velarde, I'm the director of (*..unintelligible..*) of Albuquerque Public Schools and in addition to what Elizabeth mentioned there's actually 4 bus stops right the intersection of Tony Sanchez and Jewel Road. APS owns property not only, actually in all directions. We own property east, to the west to the north and to the south which includes approximately 80 acres of undeveloped property. We also own the drainage that drains in the Willow neighborhood which is access kind of in the middle of their neighborhood, it's adjoining in the back of our school. Just in addition, it could cause circulation problems. APS has no plans immediately for that undeveloped land but we do own a majority of it.

CHAIR DICOME: Alright, thank you. Did any of the DRB members have any other comments?

MS. MICHEL, TRANSPORTATION ENGINEER. I would ask that you read DMD's comments.

CHAIR DICOME: I will read DMD's comments, which is the Department of Municipal Development:

"DMD opposes this vacation of public right-of-way. Closure of this section of Tony Sanchez Drive is not warranted and would decrease the already limited access for the South Pointe Village subdivision, and would further adversely impacted traffic circulation."

PNM is just contact them if there's any electric facilities to confirm, there are not electric facilities in that right-of-way. And NMDOT which is the Department of Transportation has no comments at this time. AMAFCA has no objection, and then Long Range Planning, I won't read their entire comments, but they are in opposition of the closure or the vacation of the right-of-way. if you didn't receive a copy I can make those available. We do have some copies available. We'll put them on-line also but just so you have the comments from the board and the other agencies. Alright before I close public participation, did you have anything else to say before the board takes action?

MR. STROZIER: No.

CHAIR DICOME: Okay, we have some suggested findings. Has the board all read through those and feel comfortable with those findings? Alright, so there appears to be quite a few objections so do we have a consensus to deny this application by the Board? Do we have consensus to deny the application? Alright, the action of the Board, as there are objections from the Board and the application does not meet all of the applicable requirements of the IDO and the DPM, we have a consensus to deny item number one. Keep in mind this is a

recommendation to City Council because it's more than 5,000 square feet so this is a recommendation to City Council okay? Thank you all for coming in.

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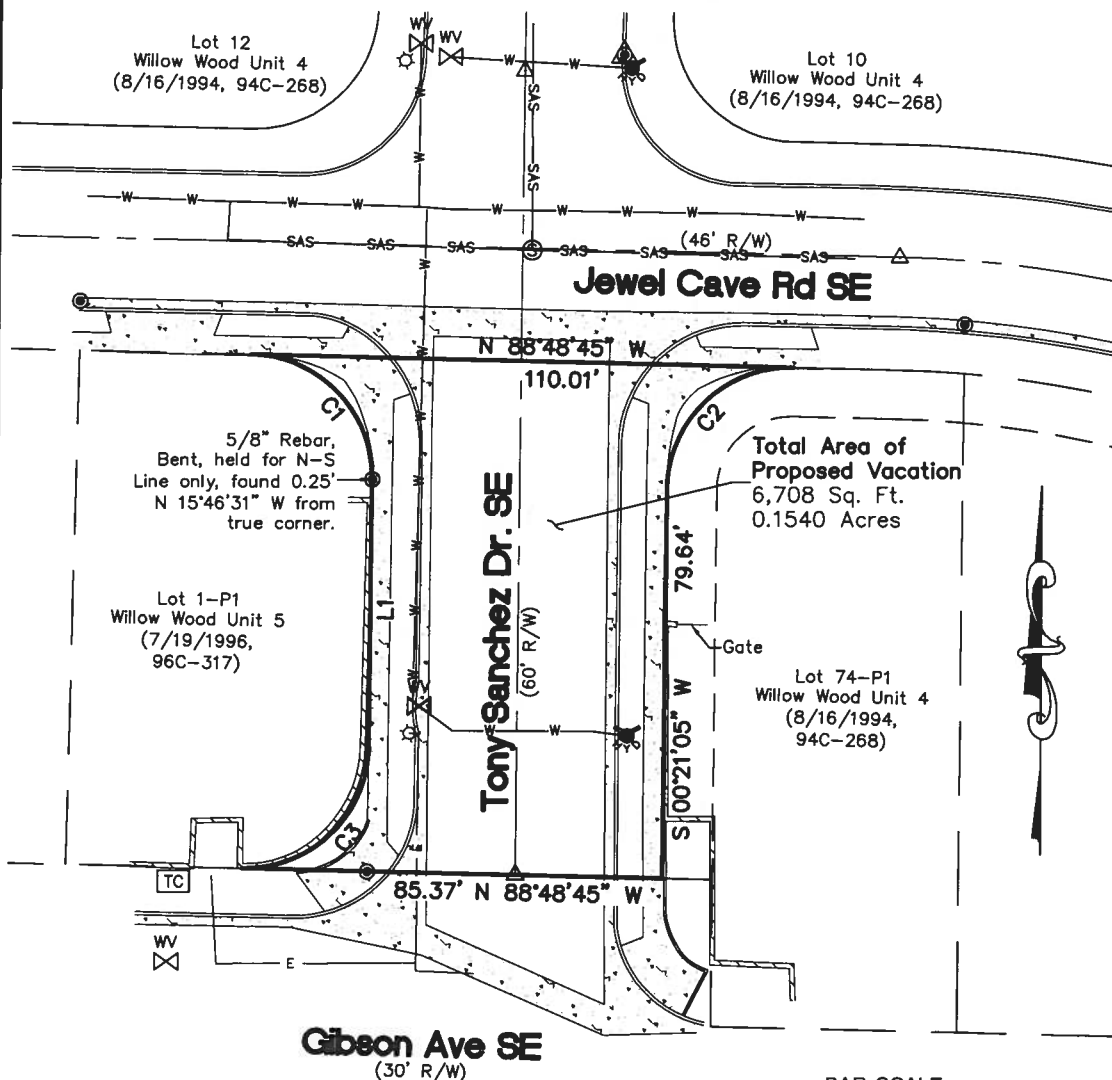
Exhibit for A Portion of Tony Sanchez Dr SE Right-of-Way City of Albuquerque Bernalillo County, New Mexico February 2019

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
⊙	FOUND CHISELED "X" IN CONCRETE UNLESS OTHERWISE INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED

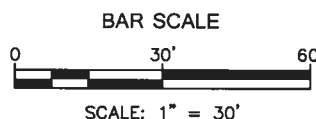
Line Table		
Line #	Direction	Length (ft)
L1	N 00°21'05" E	55.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	38.91'	25.00'	89°09'50"	35.10'	N 44°13'50" W
C2	39.63'	25.00'	90°50'10"	35.61'	S 45°46'10" W
C3	39.63'	25.00'	90°50'10"	35.61'	N 45°46'10" E



CSI-CARTESIAN SURVEYS INC.

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Sheet 1 of 1
190284

EXHIBIT A



DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM NO. May 1, 2019 item 1

Project Number: PR-2019-002296

Application Number: SD-2019-00072

Project Name: Willow Wood ROW Vacation

Request: Vacation Of Public Right of Way,

COMMENTS:

6-6-(K)(3)(a) The public welfare does not require that the public right of way or easement be retained

1. While vacating a portion of Tony Sanchez Drive would remove the through traffic into the Willow Wood development, it would place a burden on the surrounding areas, specifically South Pointe development, by removing access to the north in an area where access is limited.
2. The residents to the south should have access to the school and community center to the north; the route through Willow Wood should be available to those residents.
3. In the event of an accident that blocks Gibson Blvd, the South Pointe subdivision has no way out of the area if the access at Tony Sanchez Drive is gated.
4. Other traffic calming measures could be used to improve safety for all residents of the area.

6-6(K)(3)(b) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation , and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of that right.

1. Public streets are open to all members of the public; gating Tony Sanchez drive abridges the right of the area residents outside of Willow Wood to use existing public streets. This portion of the public right of way is actively being used by the public.
2. Staff received four letters and two phone calls opposing the vacation. Concerns included safety, loss of use of public roads, loss of access to Kirtland AFB emergency vehicle access, and locations of bus stop
3. As stated above, there are other traffic calming measures that could be used to slow down traffic and improve safety.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Maggie Gould, Planner
Planning Department

DATE: April 30, 2019



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: David G. Gutierrez, P.E.
Phone: 505.289.3307**

DRB Project No: PR-2019-002296	Date: 05/01/19	Item No: #1
Zone Atlas Page: M-21	Legal Description: Lot(s): TONY SANCHEZ DRIVE SE Location: south of JEWEL CAVE RD SE and north of GIBSON AVE SE	
Request For: SD-2019-00072 – VACATION OF RIGHT-OF-WAY		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. There is a ten-inch public water distribution main within the portion of right-of-way that is proposed to be removed. An easement will need to be granted to the Water Authority for this waterline and all associated appurtenances.
2. Please coordinate with the Fire Marshall's Office to verify adequate access to the fire hydrant is also maintained.
3. Access to the proposed gate shall also be granted to the Water Authority.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002296 (1011351)
Willowood Home Owners Assoc.-
Vacation of Tony Sanchez Dr.

AGENDA ITEM NO: 01

SUBJECT: Vacation Of Public Right of Way

ENGINEERING COMMENTS:

Transportation Development is not in support of the vacation of Tony Sanchez Dr. See our findings below in red.

A vacation may be approved only when the following items are determined:

1. The public welfare does not require that the public right of way or easement be retained.

Although there are alternate routes, it does appear that this is a critical link in the transportation network. In order to satisfy this vacation criteria, a traffic study showing the function of the surrounding transportation network in a build and no-build scenario is required due to the importance of this link.

2. There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation.

There is no future development made possible by the vacation so no apparent benefit to the public welfare and a major detriment to the transportation network resulting from the vacation which results in the removal of this link between a residential center and employment center.

3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Additional documentation is required for recommendation of approval of this vacation. Approval from the fire marshal, solid waste, traffic operations and all properties with access from this right of way is required. It appears additional neighborhoods utilize this connection so additional neighborhood support is required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: May 1, 2019

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION

James D. Hughes PE., 924-3986, Jhughes@cabq.gov

DRB Project Number: 2019-002296 Hearing Date: 05-03-2019

Project: Sanchez Dr Vacation. Agenda Item No: 1

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> 2 YEAR SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology defers to Transportation regarding the vacation request.
- Detailed plans of any improvements must be approved by hydrology prior to construction to insure that Public drainage meets DPM Criteria. Drainage Easements will be required.

RESOLUTION/COMMENTS:

Parks & Rec:

Water:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

AGENDA ITEM NO: 1

DRB Project Number: PR-2019-002296

Application Number: _____

Project Name: _____

Request: Vacation Of Right of Way

COMMENTS:

Code Enforcement defers to traffic and planning for this vacation.

(Comments may continue onto the next page)

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Benjamin McIntosh, Code Enforcement Supervisor DATE: 5/1/2019
Planning Department
924-3466 bmcintosh@cabq.gov

ACTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ____; WITHDRAWN ____

DELEGATED: (TRANS) (HYD) (WUA) (PRKS) (PLNG) (CE)

Dicome, Kym

From: Sandoval, Christina M.
Sent: Tuesday, April 30, 2019 11:19 AM
To: Dicome, Kym
Subject: DRB 5/1/19

Kym No comments on either request.

Do you know if they are going to replat the vacation into the adjoining properties or are they going to leave it as a separate parcel?



CHRISTINA SANDOVAL

Principal Planner

o 505.768.5370

cabq.gov/parksandrecreation



Kizito Wijenje
EXECUTIVE DIRECTOR

April 30, 2019

MEMORANDUM

To: Shahab Biazar, CABQ Development Review Services Division, Division Manager
Russel Brito, CABQ, Urban Design & Development Division, Division Manager

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Amanda Velarde, Director, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Rachel Hertzman, AICP, Planner, APS Capital Master Plan
Royce Binns, Executive Director, APS Student Transportation Services
Angela Gomez, Administrative Assistant, CABQ Development Review Board

From: Elizabeth Halpin, AICP, Senior Planner Manager, APS Capital Master Plan

Re: CABQ Development Review Board Cases to be heard on May 1, 2019, Project# 2019-002296, (1 of 2)

1. Project# PR-2019-002296

- a. DRB Description: SD-2019-00072, Vacation of Right-of-Way.
- b. Site Information: All or a portion of Tony Sanchez Drive Southeast.
- c. Site Location: The entire width of Tony Sanchez Drive Southeast, south of Jewel Cave Road Southeast and north of Gibson Avenue Southeast.
- d. Request Description: This is an application for vacation of an 80 foot stretch of the Public Right-of-Way. The Homeowners' Association is requesting to take ownership of the Right-of-Way and control access with a gate. This intersection is located within one-half mile walking distance of Manzano Mesa Elementary School.
- e. **APS DRB Public Hearing Comments:** Traffic circulation problems and issues regarding access to public amenities will ensue from permanent vacation of this public road. Manzano Mesa Elementary School (ES) is located approximately 0.5 miles walking distance from the intersection of Tony Sanchez Drive SE, Jewel Cave Road SE and Gibson Blvd SE. To specify:
 - i. Tony Sanchez Dr. SE is the access road for APS Transportation to and from Manzano Mesa ES, the Willow Wood neighborhood, and South Pointe Village neighborhood.
 - ii. Tony Sanchez Dr. SE is also the access road for middle school (MS) and high school (HS) bus routes between the Willow Wood neighborhood and the South Pointe Village neighborhood. APS currently does not provide separate buses for the two neighborhoods.



Kizito Wijenje
EXECUTIVE DIRECTOR

1. 701 students attend Manzano Mesa (ES). 85 students enrolled at Manzano Mesa ES live in the South Pointe Village neighborhood. All 85 students are eligible for APS bus transportation services.
 2. 29 MS students and 34 HS students live in the South Pointe Village Neighborhood. All of these students are eligible for APS bus transportation services
 3. **Vacation of Tony Sanchez Drive between Jewel Cave Road and Gibson Blvd right-of-way has a potential impact of 148 students.**
- iii. To re-route APS Transportation routes would be problematic in relation to issues of student life, health and safety for the following reasons:
1. Should the public right-of-way be vacated on Tony Sanchez Drive, Jewel Cave Road, and Gibson Blvd, existing right-of-way on Gibson Blvd is insufficient for school bus turn radius. A relocation of ES, MS, and HS student bus stops for will be triggered farther west to Gibson Blvd SE and Innovation Pkwy SE.
 2. Vacation of right-of way will restrict school bus route access between Willow Wood and South Pointe Village neighborhoods, thus resulting in an increase of 15 minutes of bus ride time to Manzano Mesa ES. Students will have to be picked up 15 minutes earlier to accommodate the longer alternative route via Eubank Blvd.
 3. Special needs buses also serve both the Willow Wood and South Pointe Village neighborhoods. ***Again the vacation-of-right-of-way will impact vulnerable student's bus ride time by an additional 15 minutes.***
- iv. Restricting APS bus access between the Willow Wood and South Pointe Village neighborhoods will also trigger an additional financial impact to the District for additional routes and buses to serve the same service area, essentially causing double busing.
- v. For the record, APS Bus Transportation policy is not to enter gated communities unless given unrestricted access during APS busing times. This means gates remain open for APS buses, not accessed by a key code or card. APS student bus stops serving gated communities are typically located outside of the neighborhood entrance gate.

**City of Albuquerque Department of Municipal Development
Comments for DRB Hearing on 5/1/2019**

Project # PR-2019-002296

SD-2019-00072– VACATION OF ROW

Transportation and Drainage Section:

DMD opposes this vacation of public right of way. Closure of this section of Tony Sanchez Dr. is not warranted and would decrease the already limited access for the South Point Village subdivision and would further adversely impact traffic circulation.



**PNM Comments
Development Review Board
Public Hearing to be Held on May 1, 2019**

PNM comments for Approval for DRB # PR-2019-002296 (SD-2019-00072) Vacation of Right-of-Way portion of a public street (Willow Wood Home Owner's Association for a portion of Tony Sanchez Dr SE south of Jewel Cave Rd SE and north of Gibson Ave SE)

1. It is necessary for the applicant to contact PNM Land Services to confirm that there are no electric utility facilities located in the easement or right-of-way proposed to be vacated. Contact:

Dan Aragon
PNM Land Services Department
2401 Aztec NE
505-241-4437
daniel.aragon@pnm.com



New Mexico DEPARTMENT OF
TRANSPORTATION

April 16, 2019

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

**Subject: Comments for Design Review Board on
May 1, 2019
Albuquerque, Bernalillo County, District Three**

Dear Mrs. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2019-002296

Case Description: Vacation of R/W (Owned by COA)

Location: Tony Sanchez Drive

Type of Development (Residential/Commercial): Public Street

Possible Impacted NMDOT roadway(s): NA

Department Comments:

- The NMDOT as no comments at this time

If there are any questions, please feel free to contact Peter Kubiak at 505.249.5718 or Peter.Kubiak@state.nm.us

Sincerely,

**Peter
Kubiak**

Digitally signed by Peter Kubiak
DN: cn=Peter Kubiak, o=D-3
NMDOT, ou=Traffic,
email=peter.kubiak@state.nm.us,
c=US
Date: 2019.04.16 11:11:26 -06'00'

Peter Kubiak, D3 Engineering Coordinator

cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner
District 1

Bruce Ellis
Commissioner
District 2

Keith Mortensen
Commissioner
District 3

Walter G. Adams
Commissioner
District 4

Vacant
Commissioner
District 5

Charles Lundstrom
Commissioner
District 6

Emailed April 22, 2019
DRB Comments for Meeting on 5/1/2019

To: Angela Gomez, Development Review Board Secretary
City of Albuquerque

From: Nicole M. Friedt, P.E., Development Review Engineer
AMAFCA

RE: **DRB COMMENTS for PR-2019-002296**

Tony Sanchez Drive SE:
SD-2019-00072 Vacation of Right-of-Way -
 • No objections.

M-21

Long Range Planning Section Comments: PR 2019-002296

This request is to vacate a portion of Tony Sanchez Rd. for the purposes of creating a private access to and from the Willow Wood Subdivision at the eastern terminus of Gibson Blvd.

Existing and Historic Transportation Network

This request would have substantial transportation impacts on the abutting South Pointe Village neighborhood, limiting ingress and egress for the approximately 280-dwelling manufactured home community to one road, Gibson Blvd. This is a significant change to prior roadway access conditions; this community has historically had access to both Eubank and Juan Tabo (photo from 1996):



○ vacation request site

By 1999, the direct access via Tony Sanchez was eliminated, but a more circuitous path was retained:



○ vacation request site

By 2006, the abutting development to the west realigned Gibson Blvd., also creating a more circuitous path to exit the South Pointe Village development.

2004 Aerial of Eubank Blvd (north-south road on the left) and Gibson Blvd. (east-west road)



2006 Aerial of Eubank Blvd (north-south road on the left) and realigned Gibson Blvd. (east-west road)



The history of development approvals and amendments over time in this vicinity have increasingly deteriorated access to and from this development. The request would continue this trend to the detriment of South Pointe Village residents.

Goals and Policies

The following Comprehensive Plan goals and policies are applicable to this request:

1. Goal 6.1 Transportation Integration

Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

Analysis: This area has a fragmented circulation system and the request would further disconnect the adjacent subdivisions, reducing access to nearby land uses and destinations.

2. Goal 6.2 Multi-Modal System

Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

- a. Policy 6.2.1 Complete Networks: Design and build a complete, well-connected network of streets and trails that offer multiple efficient and safe transportation choices for commuting and daily needs
- b. Policy 6.2.3 Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

Analysis: This request would reduce the connectivity and access between residential areas, the school, community center, and park, limiting choices for commuting and daily needs for residences not within the Willow Wood HOA. It would also create barriers for South Pointe Village residents to access employment and services.

3. Goal 6.3 Safety

Plan, develop, operate, and maintain a transportation system that provides safe access and mobility for all roadway users.

- a. Policy 6.3.1 All Users: Use engineering, education, encouragement, enforcement, and evaluation to improve safety for pedestrians, cyclists, transit users, and motorists.
- b. Policy 6.3.2 Pedestrians: Improve safety for pedestrians through street design.
- c. Policy 6.3.3 Cyclists: Improve safety for cyclists through street design.

Analysis: Education, encouragement, enforcement, and engineering could provide similar results to address the problems of speeding and driver inattention cited in the application materials.

4. Goal 6.4 Public Health

Promote individual and community health through active transportation, noise mitigation, and air quality protections.

- a. Policy 6.4.1 Active Transportation: Promote options and mobility for walking, biking, and other non-motorized travel.
- b. Policy 6.4.2 Air Quality: Reduce the adverse effects of automobile travel on air quality through coordinated land use and transportation that promote the efficient placement of housing, employment, and services and improve the viability of multi-modal transportation options.

Analysis: The request could limit active transportation options if the gate does not allow bicycle and pedestrian access to all area residents (including South Pointe Village). The request will increase vehicle miles driven for residents of the South Pointe Village by prohibiting direct access to the elementary school, community center, park, and commercial services/jobs along Juan Tabo Blvd.

5. Goal 6.5 Equity

Expand mobility by providing safe and connected networks for non-auto travel and public transit for low-income and vulnerable populations.

- a. Policy 6.5.1 Equitable Transportation Systems: Consider the needs of people of all ages and abilities in the design, construction, and operation of transportation systems.

Analysis: The request would reduce mobility for South Pointe Village residents by reducing the network connectivity. The request would particularly impact residents of the manufactured home community by creating inequitable access and connectivity. Access to public services, including the elementary school, community center, and park, would be restricted for the presumably lower-income South Pointe Village residents which could lead to de facto segregation.

6. Goal 12.1 Infrastructure

Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

Analysis: The request would make existing infrastructure less efficient from a transportation network perspective and less equitable access options for South Pointe Village residents.

7. Goal 12.3 Public Services

Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

- a. Policy 12.3.1 Access to Public Services: Maximize residents' access to public services and distribute services equitably, whether they are provided by the City or County or in partnership with other agencies.
- b. Policy 12.3.3 Fire and Rescue: Provide comprehensive fire and rescue and emergency medical services to save and protect lives, property, and the environment in cooperation with the public and other agencies.
- c. Policy 12.3.4 Police and Sheriff: Maintain a safe and secure community by providing crime prevention, police protection, law enforcement, and investigative services in cooperation with the public and other agencies.
- d. Policy 12.3.6 Emergency Management: Improve emergency services delivery and emergency preparedness through coordination between City and County and with other agencies.

Analysis: The request would limit access to the South Pointe Village, which both limits resident's ability to access nearby services and the school and constrains emergency services/first responder's ability to access South Pointe Village.

Integrated Development Ordinance Development Standards

The purpose of IDO §5-3, Access and Connectivity, is to improve connectivity in existing and future development areas by providing adequate street connectivity, ensuring convenient and efficient access to current and future neighborhoods, reducing vehicle miles traveled, and increasing the effectiveness of local service delivery and reducing emergency response times.

The IDO prohibits stub streets and cul-de-sacs that terminate the road, §5-3(E)(1)(d). By creating a dead-end street where the South Pointe Village only has one access road, this request would effectively violate this standard. The IDO allows an exception to this rule: "Permanent stub streets are allowed only where a connection to an existing street and a future road extension is not possible or feasible. Where allowed, stub streets are limited to 150 feet in length." Because there are currently two ingress/egress options for South Pointe Village, it is both possible and feasible to have two different street connections to the existing transportation system.

This request would result in a reduction in street connectivity patterns that is less than currently provided and is less than what would be allowed for a new subdivision, thus creating a nonconformance to IDO development standards.

Development Process Manual

The IDO requires compliance with DPM standards, see §1-7(A)(3) and §5-3(B)(1). The Development Process Manual provides standards for the maximum length and number of households that may be served by a dead-end street in Chapter 23, Section 5.D, Cul-de-Sac, Stub, Loop, and Special Design Street

Criteria. The maximum length of a dead-end street serving single-family residential development is 1,000 feet. The maximum number of dwelling units allowed to be served by a dead-end street is 50, unless otherwise specifically approved by the Traffic Engineer.

This request would also effectively create a private loop road within the South Pointe Village by prohibiting access to this community from the second street, Tony Sanchez Rd. The maximum length of a loop street is 1,320 feet and it may serve a maximum of 45 dwelling units. Because there are approximately 380 dwellings in this development, it exceeds the length and number of units that may be served by a single access point.

If the request is approved, the eastern terminus of Gibson Blvd. would need to be reconstructed with a circular turnaround or a hammerhead type to allow vehicles to exit. See Chapter 23, Section 5.D.3.a.

Public Comments

A resident of the South Pointe Village submitted a letter of opposition to this request (see file) describing a range of likely adverse impacts to their neighborhood including potential traffic impacts that would more significantly impact South Pointe Village, reductions to their roadway ingress and egress options, and potential impacts to emergency service responsiveness.

Conclusion

The request is not consistent with Comprehensive Plan goals and policies to improve transportation system connectivity and enhance access to jobs and services.

The request does not provide a net benefit to the public welfare, as demonstrated in the earlier comments and policy analysis. By limiting the access to South Pointe Village residents, it is possible that a "substantial property right is being abridged against the will of the owner of the right." The historic transportation access (the property right of access) between South Pointe Village and Juan Tabo would be eliminated by the request. This could lower property values of South Pointe Village while increasing property values in Willow Wood by privatizing this access point. Finally, the request would diminish the public welfare of South Pointe Village residents by limiting access to the neighborhood for the purposes of accessing jobs and services as well as being accessed by emergency services.

The requested vacation is unnecessary and would exacerbate an already inequitable situation related to access and connectivity. The requested vacation would create a non-conformance to IDO subdivision and transportation system regulations.



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	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<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 Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input checked="" type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Willow Wood Home Owners Association		Phone: 505-269-1973
Address: 4121 Eubank Boulevard NE		Email: jonathan@techtronics-nm.com
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): Consensus Planning, Inc.		Phone: 505-764-9801
Address: 302 Second Street, NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Neighborhood Residents		List all owners: N/A

BRIEF DESCRIPTION OF REQUEST

Vacation of Public Right of Way

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

Lot or Tract No.: N/A	Block: N/A	Unit: N/A
Subdivision/Addition: N/A	MRGCD Map No.: N/A	UPC Code: N/A
Zone Atlas Page(s): M-21	Existing Zoning: N/A	Proposed Zoning: N/A
# of Existing Lots: N/A	# of Proposed Lots: N/A	Total Area of Site (acres): 6,708

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Tony Sanchez Dr.	Between: Jewel Cave Road	and: Gibson Boulevard
---------------------------------------	--------------------------	-----------------------

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

N/A	
Signature:	Date: 4/3/2019
Printed Name: Jim Strozier, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
SD-2019-00072	VPRW-council	\$645.00
Meeting/Hearing Date: May 1, 2019	Fee Total: \$645.00	
Staff Signature:	Date: 4-4-19	Project # PR-2019-002296

FORM V: Vacations of Easements or Right-of-way and Variances – DRB

Please refer to the DRB case schedules for meeting / hearing dates and deadlines. Your attendance is required.

>> INFORMATION REQUIRED FOR ALL VARIANCE AND VACATION APPLICATIONS

- ☐ No 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 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 V 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
- ☐ **VARIANCE – DRB Requires Public Hearing**
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable. *Note: If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB.*
- ___ Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
- ___ 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
- ___ If a meeting was requested/held, copy of sign-in sheet and meeting notes
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ___ Office of Neighborhood Coordination Public Notice Inquiry response
- ___ Proof of emailed notice to affected Neighborhood Association representatives
- ☐ **VACATION OF PRIVATE EASEMENT Requires Public Hearing**
- ☐ **VACATION OF PUBLIC EASEMENT Requires Public Hearing**
- ☐ **VACATION OF RIGHT-OF-WAY – DRB Requires Public Hearing**
- ☒ **VACATION OF RIGHT-OF-WAY – COUNCIL Requires Public Hearing**
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
- ___ Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
- ☒ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- ___ If easements, list number to be vacated _____
- ☒ If right-of-way, square footage to be vacated (see IDO Section 14-16-6-6(K) _____ 6,708
- ☒ 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
- ☒ If a meeting was requested/held, copy of sign-in sheet and meeting notes
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☒ Office of Neighborhood Coordination notice inquiry response, notifying 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), notifying letter, and proof of first class mailing
- ☒ Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)
- The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.**
- ☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- ☐ **EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- ___ Letter describing, explaining, and justifying the deferral or extension
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")

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 hearing or hearing, if required, or otherwise processed until it is complete.

Signature: _____

Date: _____

Printed Name: _____

☐ Applicant or ☒ Agent**FOR OFFICIAL USE ONLY**

Case Numbers: _____

Project Number: _____

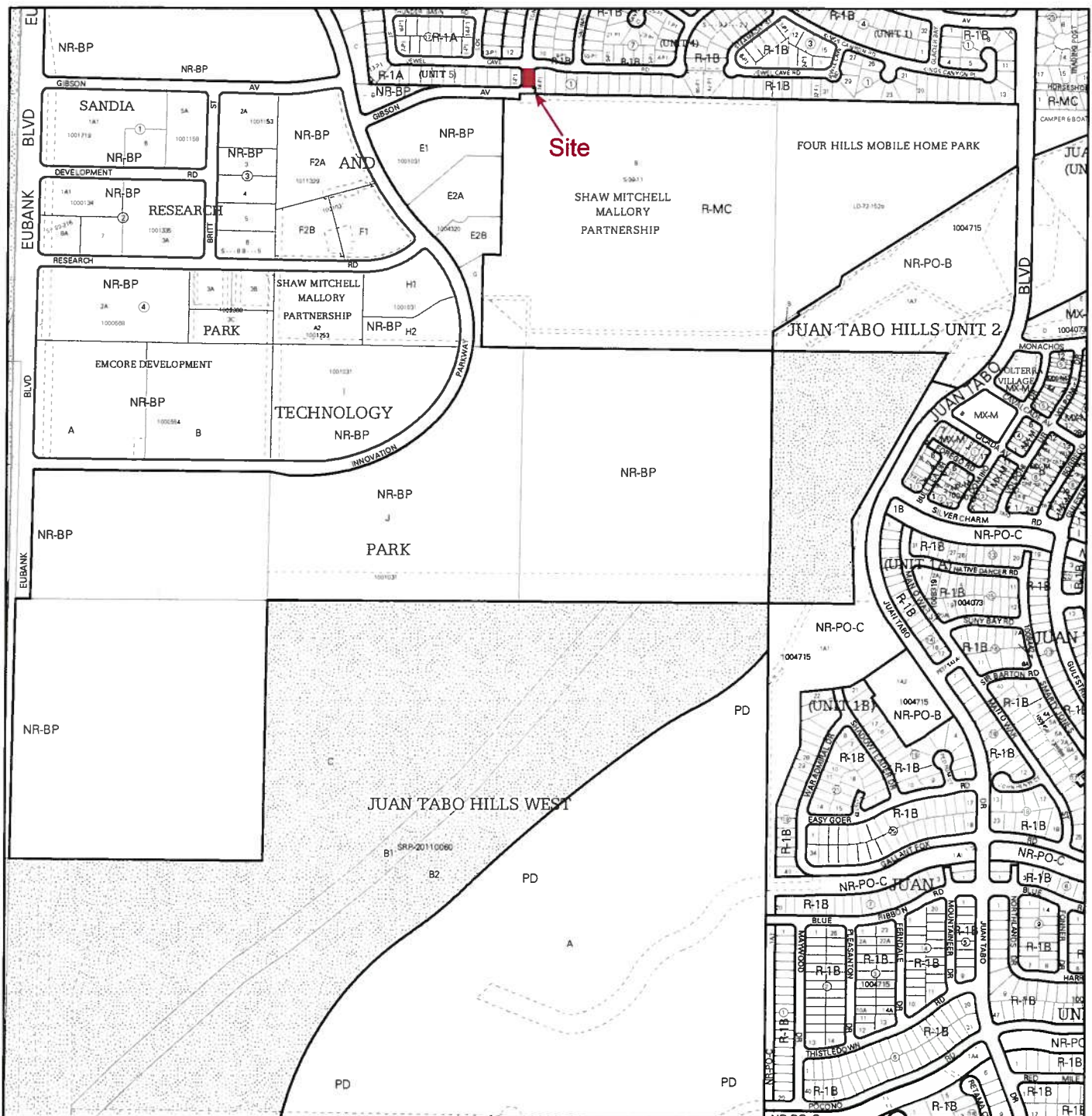
SD-2019-00072

PR-2019-002296

Staff Signature: _____

Date: 4-4-19



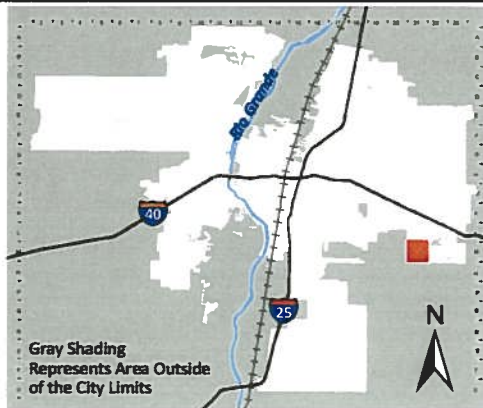


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
M-21-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

April 1, 2019

Kym Dicome, Chairperson
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

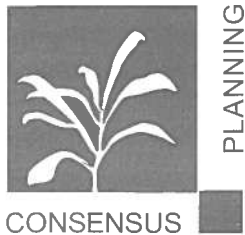
Dear Madam Chair:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent on behalf of Willow Wood Home Owners Association for all requests related to the Vacation of Right-of-Way for the block of Tony Sanchez Road SE, between Jewel Cave Road and Gibson Boulevard. The Willow Wood HOA is working with its members, the adjacent property owners, and will be the entity that will own and maintain the vacated street.

Sincerely,



Jonathan Hollinger, President
Willow Wood Home Owners Association
4121 Eubank Boulevard NE
Albuquerque, NM 87111



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

April 4, 2019

Kym Dicome
Chair, Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Willow Wood Home Owners Association – Request for Vacation of Public Right-of-Way

Dear Ms. Dicome:

The purpose of this letter is to request approval of a Vacation of Public Right-of-Way on behalf of the Willow Wood Home Owners Association (HOA). The vacation request is for a section of the entire width of Tony Sanchez Drive, between Jewel Cave Road and Gibson Boulevard. The street is located in the Willow Wood Neighborhood in Southeast Albuquerque. Currently, the neighborhood is experiencing high volumes of cut through traffic attributed to employees from Sandia National Labs, Kirtland Air Force Base, and Sandia Research Park; and drop-off and pick-up at an unauthorized location for Manzano Mesa Elementary School in the morning and afternoon hours.

BACKGROUND

In response to concerns related to high volumes and high rates of speed of traffic in the Willow Wood neighborhood, in 2016, homeowners from the Willow Wood Home Owners Association (HOA) convened a Traffic Committee comprised of eleven residents. The Traffic Committee considered several options to reduce the number of vehicles cutting through the neighborhood. The Committee decided the best option was for the HOA to request a vacation of Tony Sanchez Drive between Jewel Cave Road and Gibson Boulevard, taking ownership of the right-of-way, and installing a gate for both incoming and outgoing traffic. The proposal was presented at the 2016 Annual Home Owners Association and garnered over 99% support.

In 2017, the Willow Wood HOA submitted an application to the Development Review Board (DRB) for a Sketch Plat Review (Project #1011351, Application #17-70213). DRB comments were submitted to the Applicant on August 16, 2017 which included instructions for submittal of a full application to DRB for Vacation of Public Right-of-Way.

In 2017-2018, the Willow Wood HOA circulated a petition among neighborhood residents to garner support for the proposed vacation and gate. Volunteers knocked on doors, met with residents at a National Night Out event, and were interviewed on KRQE News to inform the community about the project. The HOA received a total of 230 petition signatures both physical and electronic representing about 50% support. This provided the structure for the HOA to proceed with this request for Vacation of Public Right-of-Way.

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

Willow Wood HOA proceeded to hire an agent, Consensus Planning, to prepare an application to DRB for the vacation of Tony Sanchez Drive. Pre-application notifications were sent out to affected neighborhood associations in February 2019. On February 20, 2019 Consensus Planning representatives presented at



CONSENSUS

PLANNING

the Willow Wood HOA Annual Meeting. The presentation included history of the project, the planning process thus far, and allowed time for questions and comments from participants. Meeting notes are provided for the 2016, 2017, and 2019 HOA Annual Meetings and sign in sheets for the 2019 Annual Meeting.

EXISTING CONDITIONS

The section of Tony Sanchez Drive requested for vacation is 80 feet in length, 60 feet in width, and is a total of 6,708 total square feet (refer to the attached survey exhibit). It is located in the southeast heights of Albuquerque between Southern Street to the north, Gibson Boulevard to the south, Juan Tabo Boulevard to the east, and Eubank Boulevard to the west. The Willow Wood Neighborhood is north of the requested vacation street section of Tony Sanchez Drive. Figure 1 shows the area and corridors surrounding the requested vacation site.



Figure 1: Location of Vacation Site and surrounding corridors.

As shown, residents of the area have several more suitable routes via major streets, that do not involve cutting through the Willow Wood Neighborhood.

Adjacent Zoning and Land Use

Zoning and land uses around the subject property include: R-1A and R-1B Single-Family to the north; R-MC and NR-BP, Manufactured Home Community and Business Park; R1B, Single-family to the east; and R-1A, Single-Family to the west.

	Zoning	Land Uses
North	R-1A, R-1B	Single-Family
South	R-MC, NR-BP	Manufactured Home Community (South Point Village), Business Park (Sandia Research Labs)
East	R-1B	Single-Family
West	R-1A	Single-Family



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PLANNING

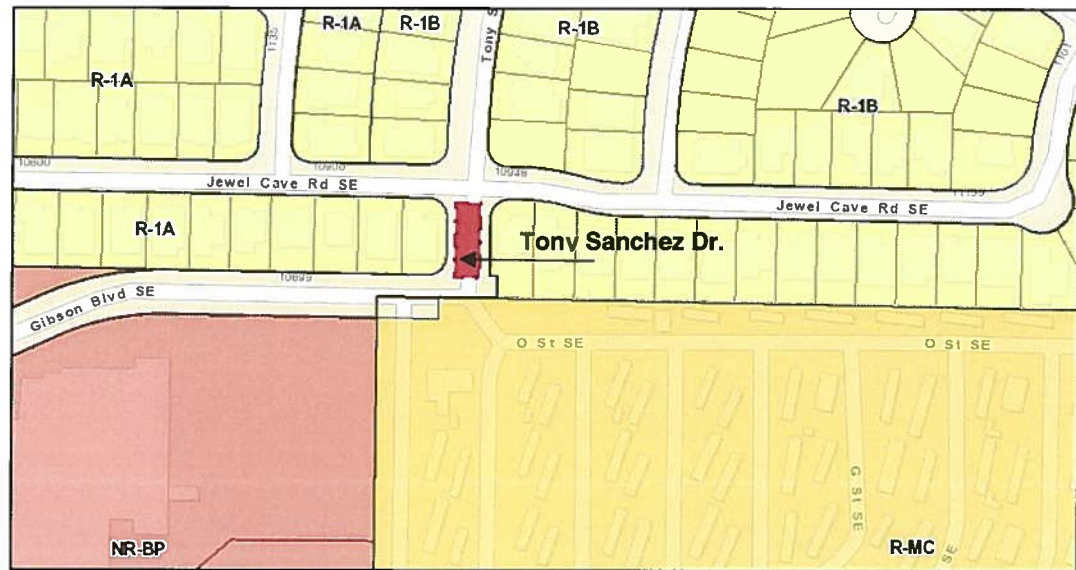


Figure 2: Surrounding Zoning.

JUSTIFICATION CRITERIA

The Applicant is requesting approval of a vacation of public-right-of-way to allow the neighborhood to install a traffic calming gate at the location. The following provides explanation of how this request meets the criteria for Vacation of Easement or Right-of-Way, IDO Criteria 6-6(K)(3).

6-6(K)(3)(a)-The public welfare does not require that the public right-of-way or easement be retained.

Applicant Response: The public welfare does not require that the public right-of-way of Tony Sanchez Drive at this location be retained as shown through the following examples:

- Through traffic can use alternate routes that does not require cut through the Willow Wood Neighborhood and are safer for high traffic volumes. They include:
 - North/South: Eubank Boulevard and Juan Tabo Boulevard both Urban Minor Collector streets;
 - East/West: Gibson Boulevard and Innovation Parkway both Local Urban Streets; and Southern Street an Urban Minor Collector.
- Residents of the Willow Wood HOA will have access through the gate using a card key or keypad. The gate will be equipped with a knock box for emergency service access.
- A video recorded by a Willow Wood Neighborhood resident, shows the traffic at Tony Sanchez Drive and Jewel Cave Road during the morning peak hours of 7:30-8:30 a.m. The video shows substantial traffic at this corner as well as vehicles neglecting full stops at the Stop Sign and speeding around the corner. This video provides evidence of the threat to the public welfare that high traffic at this intersection poses and is provided for the Development Review Board's consideration.



- This neighborhood includes an elementary school and community park. The high volume of cut through traffic and associated speeding, presents a significant threat to public safety and public welfare as it relates to these neighborhood functions. Through this vacation, the public welfare of the area will be enhanced by reducing the volume and speeding traffic cutting through the neighborhood and this intersection, especially at peak hours.

6-6(K)(3)(b)-There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Applicant Response: This vacation of Tony Sanchez Drive is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation because it will reduce high volumes of through traffic on residential streets and route them onto streets and corridors suitable for high volume traffic such as; Gibson Boulevard, Innovation Parkway, Eubank Boulevard, Southern Street, and Juan Tabo Boulevard. Residents of the Willow Wood Neighborhood may experience the minor detriment of stopping at the proposed gate before entering the neighborhood, but they have expressed that they are willing to endure this to reduce traffic on their residential streets.

For cut-through non-resident traffic, the minor detriment will be altering routes to surrounding streets and corridors. For this the Applicant will provide ample notice of the vacation, with City approved notification signage, to allow drivers time to modify their routes prior to the vacation and gate installation.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of as Tony Sanchez Drive is a public right of way. The property owners adjacent to the proposed vacation site to the east and west, are in support of the vacation and gate installation as shown by the letter of support included in this application.

Based on this justification, we respectfully request that you review and approve this request for Vacation of Public Right-of-Way. Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal

Attached: Vacation Exhibit and DVD of Traffic Video

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

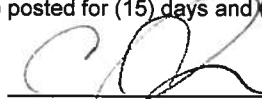
4. TIME

Signs must be posted from April 16, 2019 to May 1, 2019


5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


(Applicant or Agent)

4-4-2019
(Date)

I issued 2 signs for this application, 4-4-19 
(Date) (Staff Member)

PROJECT NUMBER: PR-2019-002296

From: [Quevedo, Vicente M.](#)
To: [Charlene Johnson](#)
Subject: Public Notice Inquiry_Block of Tony Sanchez Drive SE_DRB
Date: Wednesday, February 06, 2019 10:39:13 AM
Attachments: [Image001.png](#)
[Image002.png](#)
[Image003.png](#)
[Highlighted Zone Atlas M-21.pdf](#)
[Public Notice Inquiry_Block of Tony Sanchez Drive SE_DRB.xlsx](#)

Charlene,

See list of associations below and attached regarding your DRB submittal. 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	Mobile Phone	Phone
Willow Wood NA	Samantha	Martinez	samijoster@gmail.com	823 Glacier Bay Street SE	Albuquerque	NM	87123	5054638036	
Willow Wood NA	Jonathan	Hollinger	jonathan@techtronics-nm.com	11700 Isle Royale Road SE	Albuquerque	NM	87123		5052691973

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>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov
Sent: Tuesday, February 05, 2019 4:55 PM
To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Charlene Johnson

Telephone Number

5057649801

Email Address

johnson@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 Eighth Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TONY SANCHEZ DR. SE Functional Classification: 0 - local urban streets.

Physical address of subject site:

Block of Tony Sanchez Drive SE

Subject site cross streets:

Located between Jewel Cave Road and Gibson Avenue

Other subject site identifiers:

This site is located on the following zone atlas page:

M-21

=====

This message has been analyzed by Deep Discovery Email Inspector.

From: [Quevedo, Vicente M.](#)
To: [Charlene Johnson](#)
Subject: Public Notice Inquiry_Tony Sanchez and Gibson Ave_DRB
Date: Monday, April 01, 2019 1:29:32 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Highlighted Tony Sanchez Street Gate.pdf](#)
[Public Notice Inquiry_Tony Sanchez and Gibson Ave_DRB.xlsx](#)

Charlene,

See list of associations below and attached regarding your DRB submittal. 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	Mobile Phone	Phone
Willow Wood NA	Jonathan	Hollinger	jonathan@techtronics-nm.com	11700 Isle Royale Road SE	Albuquerque	NM	87123		5052691973
Willow Wood NA	Samantha	Martinez	samjoster@gmail.com	823 Glacier Bay Street SE	Albuquerque	NM	87123	5054638036	
East Gateway Coalition	James	Andrews	jamesw.andrews@gmail.com	13121 Nandina Lane SE	Albuquerque	NM	87123		5052969700
East Gateway Coalition	Michael	Brasher	eastgatewaycoalition@gmail.com	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312

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>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, April 01, 2019 8:23 AM
To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Charlene Johnson

Telephone Number

5057649801

Email Address

johnson@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 Eighth Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TONY SANCHEZ DR. SE, Functional Classification: 0-Local Urban Streets

Physical address of subject site:

Block of Tony Sanchez Drive

Subject site cross streets:

Jewel Cave Road and Gibson Boulevard

Other subject site identifiers:

This site is located on the following zone atlas page:

M-21

=====

This message has been analyzed by Deep Discovery Email Inspector.

From: [Jim Strozier](#)
To: [Jonathan Hollinger](#); [Samantha BOD](#); "[jamesw.andrews@gmail.com](#)"; [Michael Brasher](#)
Cc: [Charlene Johnson](#); "[Will Plotner Jr.](#)"
Subject: IDO Neighborhood Notification for a DRB Application
Date: Wednesday, April 3, 2019 2:37:00 PM
Attachments: [Highlighted Zone Atlas M-21.pdf](#)

Dear Neighborhood Representative,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you that Consensus Planning has submitted an application for Vacation of Right-of-Way to the City of Albuquerque Development Review Board (DRB) on behalf of the Willow Wood Home Owners Association. The vacation will be heard by the DRB on **May 1, 2019 starting at 9:00 a.m.** in the basement of the Plaza del Sol Building, located at 600 2nd Street NW.

The vacation site is located on Tony Sanchez Drive between Jewel Cave Road and Gibson Boulevard. The Applicant intends to own and maintain this section of Tony Sanchez Drive and install a gate that will be accessible by Willow Wood Neighborhood residents only and emergency vehicles. The purpose for this vacation request is to reduce or eliminate the high volume and speed of cut-through traffic through the Willow Wood Neighborhood residential streets.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an Applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/ to view and download the Facilitated Meetings Criteria. If you wish to request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505.924.3955.

Jim Strozier, FAICP

Consensus Planning, Inc.

302 8th Street NW

(505) 764-9801

From: [Microsoft Outlook](#)
To: [Jonathan Hollinger](#)
Subject: Relayed: IDO Neighborhood Notification for a DRB Application
Date: Wednesday, April 3, 2019 2:37:28 PM
Attachments: [IDO Neighborhood Notification for a DRB Application .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Jonathan Hollinger (jonathan@techtronics-nm.com) <<mailto:jonathan@techtronics-nm.com>>
Subject: IDO Neighborhood Notification for a DRB Application

From: [Microsoft Outlook](#)
To: [Samantha BOD](#); [jamesw.andrews@gmail.com](#); [Michael Brasher](#); [Will Plotner Jr.](#)
Subject: Relayed: IDO Neighborhood Notification for a DRB Application
Date: Wednesday, April 3, 2019 2:37:30 PM
Attachments: [IDO Neighborhood Notification for a DRB Application .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Samantha BOD (samijoster@gmail.com) <<mailto:samijoster@gmail.com>>
jamesw.andrews@gmail.com (jamesw.andrews@gmail.com) <<mailto:jamesw.andrews@gmail.com>>
[Michael.Brasher \(eastgatewaycoalition@gmail.com\)](mailto:Michael.Brasher@eastgatewaycoalition@gmail.com) <<mailto:Michael.Brasher@eastgatewaycoalition@gmail.com>>
[Will Plotner Jr. \(wplotnerjr@gmail.com\)](mailto:Will.PlotnerJr@gmail.com) <<mailto:Will.PlotnerJr@gmail.com>>
Subject: IDO Neighborhood Notification for a DRB Application



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

April 5, 2019

Jonathan Hollinger
11700 Isle Royale Road SE
Albuquerque, NM 87123

Samantha Martinez
823 Glacier Bay Street SE
Albuquerque, NM 87123

Dear Representatives Hollinger and Sanchez and Willow Wood Home Owners Association:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you that Consensus Planning has submitted an application for Vacation of Right-of-Way to the City of Albuquerque Development Review Board (DRB) on behalf of the Willow Wood Home Owners Association. The vacation will be heard by the DRB on **May 1, 2019 starting at 9:00 a.m.** in the basement of the Plaza del Sol Building, located at 600 2nd Street NW.

The vacation site is located on Tony Sanchez Drive between Jewel Cave Road and Gibson Boulevard. The Applicant intends to own and maintain this section of Tony Sanchez Drive and install a gate that will be accessible by Willow Wood Neighborhood residents only and emergency vehicles. The purpose for this vacation request is to reduce or eliminate the high volume and speed of cut-through traffic through the Willow Wood Neighborhood residential streets.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an Applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/ to view and download the Facilitated Meetings Criteria. If you wish to request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505.924.3955.

Sincerely,

James K. Strozier, FAICP
Principal

Attached: Zone Atlas Map M-21

PRINCIPALS

James K. Strozier, FAICP
Christopher L. Green, PLA,
ASLA, LEED AP
Laquelline Fishman, AICP

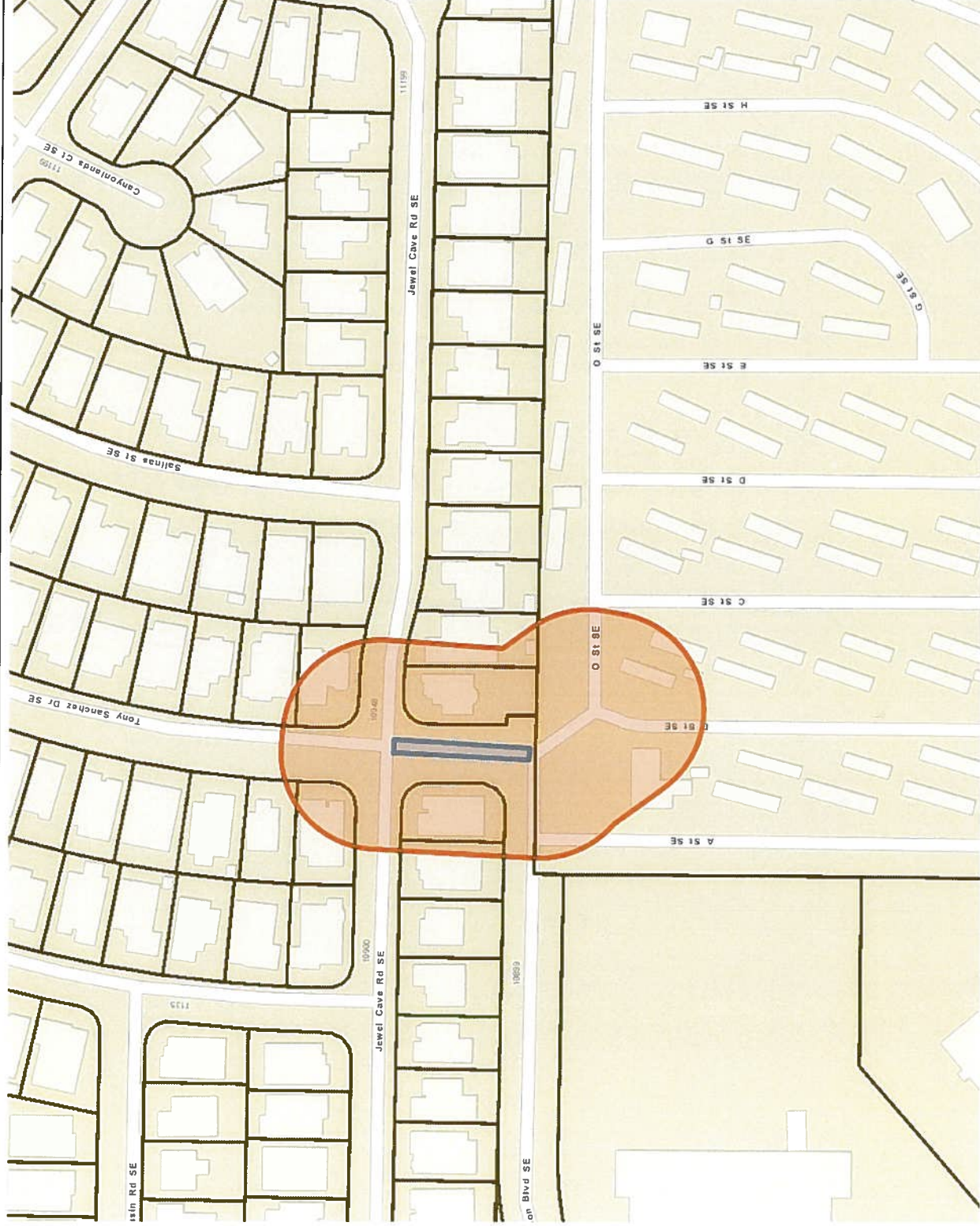


Tony Sanchez Dr. Vacation of ROW 100 Ft. Buffer



Legend

- ☐ Bernalillo County Parcels
- Municipal Limits**
- ☐ Corrales
- ☐ Edgewood
- ☐ Los Ranchos
- ☐ Rio Rancho
- ☐ Tijeras
- ☐ UNINCORPORATED
- World Street Map**



Notes

Prepared by Consensus Planning

301 0 150 301 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/1/2019 © City of Albuquerque

1: 1,803

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/labq-data/labq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Property Owner Addresses / 100 ft. Buffer Tony Sanchez Drive

Owner

TEAGUE JOSEPH D
MAES ALFONSO R & KI SUN & MAES SAMUEL
LIERZ DENNIS M & SU-ELLEN
MANZANO MESA LTD PTNS
JAYME CARLOS B & JENNIFER D
ROUGEMONT ROBERT R SR & CONNIE J
CATTANEO MATTHEW A & GLENDA C
PRATT JASON M
SOUTH POINTE VILLAGE MHC INC

Owner Address

1146 TONY SANCHEZ DR SE
1829 FLORIDA ST NE
1142 TONY SANCHEZ DR SE
5160 SAN FRANCISCO RD NE
1147 TONY SANCHEZ DR SE
10908 JEWEL CAVE RD SE
1143 TONY SANCHEZ DR SE
10912 JEWEL CAVE RD SE
3000 TOWN CENTER SUITE 540

Owner Address 2

ALBUQUERQUE NM 87123-5794
ALBUQUERQUE NM 87110-5961
ALBUQUERQUE NM 87123-5794
ALBUQUERQUE NM 87109-4640
ALBUQUERQUE NM 87123
ALBUQUERQUE NM 87123
ALBUQUERQUE NM 87123
ALBUQUERQUE NM 87123-5908
SOUTHFIELD MI 48075

April 5, 2019

Dear Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Review Board will hold a **Public Hearing on Wednesday, May 1, 2019 at 9:00 am** in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

DRB RULES OF PROCEDURE

A copy of the Rules of Procedure is posted on the Planning Department's website at www.cabq.gov/planning/boards-commissions/development-review-board and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Division Manager of the Urban Design and Development Division, at (505) 924-3337 or at rbrito@cabq.gov.

Supplemental materials are posted on the City website,
<https://www.cabq.gov/planning/boards-commissions/development-review-board>.

REQUEST

Consensus Planning, agent for Willow Wood Home Owners Association (HOA), requests a Vacation of Public Right-of-Way for a section of Tony Sanchez Drive located between Jewel Cave Road and Gibson Boulevard. The Willow Wood HOA intends to own and maintain the street section of Tony Sanchez Drive and install a gate that will be accessible by Willow Wood Neighborhood residents only and emergency vehicles. The purpose for the request is to reduce the high volume and speed of cut-through traffic on the residential streets of the Willow Wood Neighborhood.

If you have questions or need additional information regarding this request contact Jim Strozier, Principal at Consensus Planning at (505) 764-9801 or at cp@consensusplanning.com.

Sincerely,

Consensus Planning, Inc.

Attached: Zone Atlas M-21



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From:

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: CATTANEO MATTHEW A & GLENDA C

1143 TONY SANCHEZ DR SE
ALBUQUERQUE NM 87123

PS Form 3817, April 2007 PSN 7530-02-000-9065



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This form may be used for domestic and international mail.

From:

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: MANZANO MESA LTD PTNS

5160 SAN FRANCISCO RD NE
ALBUQUERQUE NM 87109-4640

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

To pay fee, affix stamps or
meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From:

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: TEAGUE JOSEPH D

1146 TONY SANCHEZ DR SE
ALBUQUERQUE NM 87123-5794

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To:

MAES ALFONSO R & KI SUN & MAES
SAMUEL

1829 FLORIDA ST NE

ALBUQUERQUE NM 87110-5961

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To:

JAYME CARLOS B & JENNIFER D

1147 TONY SANCHEZ DR SE

ALBUQUERQUE NM 87123

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302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To:

PRATT JASON M

10912 JEWEL CAVE RD SE

ALBUQUERQUE NM 87123-5908

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From:

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: Samantha Martinez
823 Glacier Bay Street SE
Albuquerque, NM 87123



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From:

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: Michael Brasher
216 Zena Lona NE
Albuquerque, NM 87123



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From:

CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: Jonathan Hollinger
11700 Isle Royale Road SE
Albuquerque, NM 87123



PS Form 3817, April 2007 PSN 7530-02-000-9065



DRB PUBLIC HEARING SIGN IN SHEET

Project #: DR 2019 - 002296

Date: May 1st - 2019

Signatures & Addresses

+ NAME: <u>VANCE LEY</u>	ADDRESS: <u>11607 HERMAN ROSEN</u>	ZIP: <u>87123</u>
+ NAME: <u>Leonard Bandlow</u>	ADDRESS: <u>1134 Tony Sanchez DR SE</u>	ZIP: <u>87123</u>
+ NAME: <u>ROBIN BLUNT</u>	ADDRESS: <u>1100 GIBSON BL SE</u>	ZIP: <u>87123</u>
+ NAME: <u>Charles Beut</u>	ADDRESS: <u>P.O. Box 1946, Tijeras, NM</u>	ZIP: <u>87059</u>
+ NAME: <u>Anthony Salazar</u>	ADDRESS: <u>1135 Tony Sanchez DE SE</u>	ZIP: <u>87123</u>
+ NAME: <u>Henry Catley</u>	ADDRESS: <u>1808 Black Gold St. SE</u>	ZIP: <u>87123</u>
+ NAME: <u>Ken Murphy</u>	ADDRESS: <u>11804 Medicine Bow Pl SE</u>	ZIP: <u>87123</u>
NAME: <u>CARLOS SANCHEZ</u>	ADDRESS: <u>HOAMCO - ABO - MIRABELLA</u>	ZIP: <u>87123</u>

x MIRA-VISTA



DRB PUBLIC HEARING SIGN IN SHEET

Project #: PR-2019-002796

Date: May 1st - 2019

NAME: <u>Amanda Velarde ^{APS}</u>	ADDRESS: <u>915 Loucut St, ABQ NM 87102</u>	ZIP: <u>87106</u>
NAME: <u>William Casaus</u>	ADDRESS: <u>11415 Herman Rosa Ave S.E.</u>	ZIP: <u>87123</u>
NAME: <u>Beverly Simons</u>	ADDRESS: <u>1112 Los Padres St SE</u>	ZIP: <u>87123</u>
NAME: _____	ADDRESS: _____	ZIP: _____
NAME: _____	ADDRESS: _____	ZIP: _____
NAME: _____	ADDRESS: _____	ZIP: _____
NAME: _____	ADDRESS: _____	ZIP: _____
NAME: _____	ADDRESS: _____	ZIP: _____



DRB PUBLIC HEARING SIGN IN SHEET

Project #: PP-2019-002296

Date: 5.1.2019

AMANDA

+ NAME:	<u>Amanda Reyna</u>	ADDRESS:	<u>11704 Isle Royale Rd</u>	ZIP:	<u>87123</u>
+ NAME:	<u>Miguel Soto</u>	ADDRESS:	<u>11208 Herman Roger SE</u>	ZIP:	<u>87123</u>
+ NAME:	<u>Austin Heermann</u>	ADDRESS:	<u>11600 Sewel Cave Rd SE</u>	ZIP:	<u>87123</u>
+ NAME:	<u>Jon Slater</u>	ADDRESS:	<u>1515 Eubank Blvd SE</u>	ZIP:	<u>87123</u>
+ NAME:	<u>Jonathan Hollinger</u>	ADDRESS:	<u>11700 Isle Royale Rd SE</u>	ZIP:	<u>87123</u>
- NAME:	<u>Elizabeth Halpin, DDS</u>	ADDRESS:	<u>915 Louisa St SE</u>	ZIP:	<u>87110</u>
NAME:	_____	ADDRESS:	_____	ZIP:	_____
NAME:	_____	ADDRESS:	_____	ZIP:	_____



Project #: PR-2019-002296

Date: May 1, 2019

[illegible]

From: John Grassham <jgrassham@gmail.com>
Sent: Tuesday, April 30, 2019 11:11 AM
To: Dicome, Kym
Subject: Development Review Board Comment - PR-2019-002296/SD-2019-00072

Ms Dicome,

I am writing to you today to express my disapproval of the Request Vacation of Right of Way that was posted by the Willow Wood Home Owners Association (WWHOA) in reference to file # PR-2019-002296/SD-2019-00072. I am interested in this matter as a resident of Albuquerque, as a resident of a subdivision next to Willow Wood and as a paramedic working in Albuquerque.

I was made aware of the posting today and had not previously seen the required signage until now. I wish to make comments to the board, though I am unable to attend the hearing.

As I understand it, the WWHOA is intending to install an access control gate to prevent motorists from driving through the subdivision. I strongly disapprove of their request and request the Development Review Board deny their request for the following reasons.

1. To the best of my knowledge, the roads within the subdivision are public right of way, maintained by the City of Albuquerque with taxpayer funds and with utilities underneath not owned by the HOA. As such, the WWHOA does not hold any right to private use of those city owned resources.

2. By preventing access through the subdivision, the gate would prevent drivers from making reasonable detours in response to nearby traffic hazards. The area is complex and at certain times of day, motor passage is difficult. Add a traffic hazard such as a motor vehicle collision or road construction, passage through Willow Wood becomes necessary.

3. Whereas additional traffic does pose a slight public safety hazard to pedestrian traffic, the addition of access control gates would provide unnecessary burden on public safety resources and limit and slow access by police, fire apparatus and ambulances. While keys/codes are traditionally provided, not all responding units receive these access instructions in a timely manor, if at all. The current pedestrian risk is not greater than similar subdivisions and would not be eliminated by installation of access control features.

4. The required signage was not posted conspicuously as required on April 16th as indicated.

I strongly believe the addition of access control gates will have significant detrimental effects on those residing in and near the Willow Wood subdivision and will have little if any measurable benefit. I urge the Board to deny their request at the hearing tomorrow.

Thank you for taking the time to review my comments.

John Grassham

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

April 18, 2019

Kym Dicome
Chair, Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Willow Wood Home Owners Association Request for Vacation of Public Right-of-Way

Dear Ms. Dicome,

I am writing today in response to the Willow Wood Home Owners Association (HOA) request for vacation of public right of way at Tony Sanchez drive between Jewel Cave Road and Gibson Boulevard in southeast Albuquerque. The intersection involved is currently a public through fare utilized not only by residents of Willow Wood, but also by the neighboring residents in South Pointe Village, of which I am one.

I would like to remind the parties that South Pointe Village has been a residence in the area longer than the Willow Wood subdivision or it's HOA. In the years I and my family have resided here, we have been subject to the changes to the roadways due to the creation of the subdivision, including one in which the straight roadway that once existed from (now) Tony Sanchez to Southern Boulevard was rerouted. While I admit the majority of the changes and the building of Willow Wood have been an improvement to the area, this initiative, which obviously excludes impact to and the opinion of the residents of South Pointe Village, is exclusive and discriminatory. A roadway that has always existed for us is now being requested by others to exclude access to us all together.

In addition to the impedance posed for me personally to access Juan Tabo from Tony Sanchez, which I do daily, I cannot help but wonder how this can adversely affect law enforcement and rescue services to South Pointe Village residents. The request letter states there are "several" more suitable routes available but that is absolutely untrue for South Pointe Village residents. If this vacation is granted, there would be *only* Gibson Boulevard for access. In the event emergency services were requested during high traffic times or during construction or accidents on Eubank, a direct impact to the responsiveness of emergency services would be realized because each of the "more suitable" streets cited in the application letter can only be accessed via Eubank. Additionally, on a personal note, I don't believe my daily commute should have to change simply to serve one community that literally shares a wall with my own, and whose members, per the letter, are only 50% supporting the recommendation. This initiative would reduce my choice of travel from my home by 50% and eliminate *any* alternate route when or if Gibson was closed for accidents, construction or other back-ups in traffic. I find this an unreasonable option as a resident and taxpayer both for convenience and safety.

The HOA request fails to mention how the subject intersection is currently already severely impeded by the gates in place at the only entrance/exit to South Pointe Village, just opposite of where the proposed gate for Willow Wood would go. An additional gate, less than 100 feet from the existing one, would cause even more traffic back up than what is currently being experienced. Residents of the mobile home park were not given a vote about the placement of the existing gate at the property, but we are subjected daily to the negative impact it has on traffic build up and the dangers posed in the intersection presently. An additional gate, imposing the same delay to entry and exit to Willow Wood residents will render the intersection even more congested and hazardous to both communities at multiple times of day regardless of who is included or excluded from access to Tony Sanchez. This alone makes the HOA's response to 606(K)(3)(b), that vacation of Tony Sanchez being "clearly more beneficial to the public welfare...", false. It is of little or

no benefit to the public welfare of the residents of South Pointe Village who would be excluded from use, and impeded at entry to and exit from their residences.

City school busses currently pick up students from South Pointe Village on Tony Sanchez. There is little room elsewhere in that area for a bus to safely pick up and drop off kids. Eliminating that stop, I assume, means the busses would stop in front of South Pointe Village further causing back up and congestion for residents during pick up and drop off which often coincide with commuters leaving for or returning from work. Additionally, I don't believe a normal size school bus could even maneuver a turn-around in the intersection of Gibson where it meets Tony Sanchez, which you can see in the Zoning map provided in the request documentation (Figure 2). Once again, I fail to see where the public welfare outside of Willow Wood residents is benefitted in this scenario.

While I completely understand and sympathize with the residents of Willow Wood wanting to reduce the cut through traffic, traffic that will be exacerbated by the impending construction in September to the Eubank gates for the KAFB entrance, eliminating access to residents of South Pointe Village, who do not make up the influx of the travelers the letter is citing, should not be allowed to be excluded from any proposal. Again, we are taxpaying citizens who should not be restricted from public access to accommodate only certain residents in our own neighborhood, while also being subjected to further impedance to traffic with the placement of another gate so near the only entrance to our residences.

As previously pointed out with the existence of South Pointe Village, KAFB and Sandia were also in existence long before the subdivision. Willow Wood homeowners should have understood the possible impacts on the roadways being so closely located to the base. In addition, they know of the existence of South Pointe Village and its proximity to the public road they wish to restrict but have made virtually no effort to consider or include those residents in any of this planning. I find it disheartening as a tax payer that an entire community could be excluded from use of one of the only two public roadways available to them simply at the request of an HOA.

I respectfully submit these few considerations and request that the City not allow such an impactful solution solely for the convenience of Willow Wood residents. I would ask that the City of Albuquerque Planning deny the proposal and insist that a more equitable and less discriminatory measure be sought to accomplish the goal of the community.

I appreciate your time and attention to these concerns.

Sincerely,


Robin Brunt

11100 Gibson Blvd SE, Space L-261
Albuquerque, NM 87123
505-294-8220

Cc: Ms. Maggie Gould, Planner, City of Albuquerque

From: Mirabella MiraVista BOD <mirabella.hoa.president@gmail.com>
Sent: Monday, April 29, 2019 3:14 PM
To: Dicome, Kym
Cc: Mirabella Vice-President
Subject: PR-2019-002296/SD-2019-00072 VACATION OF RIGHT-OF-WAY

Ms Dicome,

My name is Jerry Rejent and I am the sitting Board of Directors President for Mirabella HOA. Our HOA is adjacent to Willow Wood. I have received several notes of concern about the proposed installation of a access control gate across Tony Sanchez SE between Jewel Cave SE and Gibson SE. There are a significant number of residents of Mirabella that work on Kirtland AFB and use the pass through on Tony Sanchez to avoid much of the base traffic. Not only is it a convenience, it also reduces air pollution by shortening the travel time to work. I understood the original reason to request the vacatiob was to keep outsiders from speeding down Tony Sanchez SE. There are many ways to limits speeds in a neighborhood, speed bumps for one. I have seen in neighborhoods that also use what I will call lane squeezeiung to slow people down. Some questions fro my residents were: Will the gate need a keypad entry to both enter and leave? Is there then a future plan to gate the other end of Tony Sanchez?

I wanted to get these to you before the scheduled meeting on May 1, 2019. I will try to attend but am unsure of my availability.

Jerry Rejent
President - Mirabella HOA BOD

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From: Stephanie Johnson <srjohns@gmail.com>
Sent: Friday, April 26, 2019 10:51 AM
To: Dicome, Kym; Gould, Maggie S.
Subject: DR-2019-002296/SD-2019-00072

4/26/19

In reference to: DR-2019-002296/SD-2019-00072

Kim and Maggie:

I am aware of the hearing on Wednesday, May 1st

at 9:00am to consider the request made by Willow Wood Homeowner's Association for Vacation of Right of Way at Tony Sanchez SE where it meets Gibson SE. Unfortunately, I, like many others, am unable to leave work to attend the hearing. I do, however, have some information I would like to be considered, and would hope this would be enough of an argument to **not allow this road blockage**.

First of all, the City of Albuquerque and APS have invested heavily in the area around the Willow Wood subdivision. For example, Manzano Mesa Multigenerational Center, the park surrounding that center, Zia Little League, Pickle Ball Courts, etc., have all been created with tax payer funding. Additionally, Manzano Mesa Elementary School has been built in the area. All of these features, facilities, and amenities have benefited the Willow Wood homeowners in contributing to the increased valuation of their property. As the City has invested in the area, there has been economic growth as well in the way of conveniently located shopping and restaurants. If you look back historically, none of these things were present when Willow Wood subdivision was initiated. Placing a barrier to accessing any part of the City of Albuquerque paid enhancements should not be allowed.

Secondly, it would seem the Willow Wood Homeowner's Association has not conducted the research for this request appropriately.

- **Traffic flow videography** – this video has been edited to remove the lengthy periods of time where no vehicles are traveling through the area where the access limitation is being requested. Additionally, the speed of the film makes it appear stop signs are being ignored. Before such request is granted, I would like to propose this research be accurately conducted by a reputable firm, and all edits be listed and presented as such.
- **Homeowner vote on issue** – there is little known about a said vote that had occurred sometime in the past years. According to some of the homeowners, the vote they had participated in was to look at installing a gate, not to proceed without a vote after looking at the costs of installation and maintenance of said gate.
- **Safety concerns** – I am not aware of an abundance of safety issues that have occurred at this location. There are multiple speed bumps and stop signs. Traffic flows very slowly through the area and adding that barrier would cause delays for many. Quite frankly, there are many other areas of Albuquerque which have had multiple incidents and accidents that should be considered for an improvement. Fortunately, this location is not one of them.
- **Bus stop(s)** – There is in fact a bus stop at the proposed gate location. I have not inquired to see if there are other bus stops within the Willow Wood subdivision, but that is something I believe should also be considered.
- **Lack of published Homeowner Association minutes** – When looking into the availability of published meeting minutes to understand the intent of the Association, it was brought to my attention while meeting minutes are made public, they are not made public for a year after the date of the meeting.

I am aware the Willow Wood Homeowner's Association has hired Consensus Planning Inc. to represent their request at this hearing. I have heard rumors that the individual working on this case has built relationships with those on the

CABQ Development Review Board, and “Always Wins.” I certainly hope this is not really the case and that opposing inputs will be considered appropriately.

Best regards,

Stephanie Johnson

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

From: Gjullin <jgjullin@gmail.com>
Sent: Wednesday, May 01, 2019 11:42 AM
To: Dicome, Kym
Subject: PR-2019-02296 (Willow Wood HOA Gate)

I would like to voice my opposition to request PR-2019-02296. The HOA has made no effort to inform the surrounding communities that this gate will cut off access to Monzano Mesa Elementry from the community to the south of Willow Wood as well as the Base from Miribella which is immediately adjacent to Willow wood. Additionally, this is not a safe location for a gate due to the limited space and will cause traffic backups onto Gibson as well as the Wind River intersections

Robert Gjullin
10809 Thunder Basin Rd SE, Albuquerque, NM 87123

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

From: tdbustam@yahoo.com
Sent: Wednesday, May 01, 2019 8:57 AM
To: Dicome, Kym
Subject: PR-2019-02296 -

I am writing to you today in response to project PR-2019-02296, Vacation of right-of-way request by Willow Wood HOA. My position is that this would not be in the greater interest of the community to close that intersection.

I have lived in Mirabella for 18 years, I have worked with or at Sandia National Laboratories for 21 years, and I served as President of Zia Little League for three years. I am well aware of happenings in the Willow Wood area, the Mirabella area, and the Southeast Heights of Albuquerque.

Willow Wood is part of a greater community that includes Kirtland Air Force Base, Sandia National Laboratories, Sandia Science and Technology Park, Manzano Mesa Multi-Generational Center, Manzano Mesa Elementary School, South Pointe Village, and Mirbella Sub-Division. The strength of our community is to recognize that we are part of something larger than just ourselves. The active community works in the surrounding area, plays in the surrounding area, utilizes the Manzano Mesa Multi-Generational Center, and our children attend Manzano Mesa Elementary School.

By closing this intersection in the interest one party starts to unweave the bonds of the greater community. The men and women serving our country lose a vital access way to Kirtland Air Force Base. The men and women working in the National Interest at Sandia National Laboratories lose a vital access way to Kirtland Air Force Base and the Sandia Science and Technology Park. The children of South Pointe Village who attend Manzano Mesa Elementary School now have a barrier in place and are forced to drive around to Eubank, to Southern, to Elizabeth to get to school. Schools buses use that area to pick up students and drop off students. Zia Little League has players from the South Pointe Village who now lose a short drive to the baseball/softball fields.

This intersection is a vital part of the greater community. Once we start putting up barriers, we start to lose our sense of community. We start to separate those who live on the north side of the barrier and those who live on the south side of the barrier. Those who live on the south side of the proposed barrier pay taxes that fund the Manzano Mesa Elementary School, Manzano Mesa Park, and the Manzano Mesa Multi-Generation Center. They should have equal access to the entire community and be able to drive the same streets that the people on the north side of the proposed barrier.

Albuquerque needs to decide what type of community it wants to become in the 21st century. A community that solves its problems by separating people and putting up barriers or a community that can work with each other to solve its problems and work with each other.

David Bustamante
700 Ozark St SE
Albuquerque, NM 87123
505-269-2146

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

From: KIM <kimhedrich@msn.com>
Sent: Tuesday, April 30, 2019 5:36 PM
To: Dicome, Kym
Subject: WILLOW WOOD ACCESS GATE

Good afternoon, Kym -

I am writing you to express my concern over the email notification below from Mirabella's HOA regarding Willow Wood's posted Vacation of Right-of-Way request for an access controlled gate at Tony Sanchez SE and Gibson SE. I vehemently oppose this request as the proposed location already has an access controlled gate for entering the mobile home park just south of the proposed area. Oftentimes there is a backlog of cars to enter the mobile home park and adding another controlled access mechanism will only add to the congestion increasing the risk of accidents and delaying homeowners from getting to and from their homes.

Restricting the use of Tony Sanchez to commute to businesses in Research Park and KAFB will likely force traffic to use Elizabeth increasing an already congested area around the Manzano Mesa school posing risk to children from the associated neighborhoods who walk to and from school. There could also be a negative impact to the traffic congestion at the nearby pickleball courts, little league field and the Manzano Mesa Multigenerational center where numerous activities are held. If the rumored intent is to keep Volterra residents from accessing Willow Wood off of Juan Tabo to get to KAFB and Research Park, then a gate off of the Juan Tabo entrance to Willow Wood makes way more sense.

Overall, this is a bad idea and one that needs to be thoroughly vetted with all impacted neighborhoods supported by feasibility studies that support such a proposal. Thank you.

Kim Hedrich
(505) 220-8204

From: Mirabella HOA <Messenger@AtHomeNet.com>
Sent: Tuesday, April 30, 2019 9:55 AM
To: kimhedrich@msn.com
Subject: WILLOW WOOD ACCESS GATE

Mirabella Residents,

Our neighbors to the south, Willow Wood, have placed a Notice at the intersection of Tony Sanchez SE and Gibson SE. The notice is in regards to a VACATION OF RIGHT-OF-WAY (See Notice Below). Their intent, as we understand it, is to install an access control gate to keep people from other communities using Tony Sanchez as a through street. We apologize for the late notice but there is a meeting of the Development Review Board (DRB) tomorrow, May 1, 2019 to discuss this issue. This project PR-2019-02296, is the first item on the agenda for the meeting which will start at 9:00 AM. The meeting will be held at Plaza Del Sol Building Basement Hearing Room. The address is 600 2nd St SW. **In lieu of attendance at this meeting, you can also write to the DRB chair, Kym Dicome (kdicome@cabq.gov) to express your views, pro or con, regarding this issue.**

REQUEST
VARIATION OF PLAT OF WAY

The Development Review Board of the City of Albuquerque will hold a public hearing in the Plaza Del Sol Hearing Room, Basement, Plaza Del Sol Building 800, 2nd St. NW, on 11/15/2011 at 2:00 PM and such additional dates as may duly be established. All persons have a right to appear at such hearing. For information on this case or instructions on filing written comments, you may call the City Planning Department at (505) 924-3880.

Required to be posted from 11/15/2011 to 11/15/2011 by DIANE F. CRANFORD

REFER TO FILE # PL 2011-00074

1. Field use of automated system in cases of longer title tags. 2. 54-42 Chapter Document, 3. Documented for City

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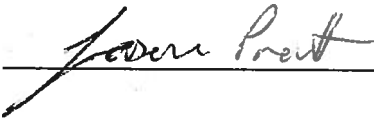
Ms. Kym Dicome, Chair
City of Albuquerque Development Review Board
kdicome@cabq.gov

The purpose of this letter is to express our support for the request to vacate the portion of Tony Sanchez Drive that is adjacent to our properties. This vacation request is being made by the Willow Wood Homeowner's Association. The purpose of the vacation is to allow the installation of a gate to restrict access to the residents of the Willow Wood neighborhood.

This request responds to the ever-increasing volume of "cut-through" traffic in Willow Wood. The high level of cut through traffic is damaging to the public safety, our quality of life, and our property values. We agree with the many Willow Wood residents who wish to install a "residents only" gate at the community entrance at Tony Sanchez and Gibson SE.

Sincerely,

Jason Pratt, 10912 Jewel Cave Road, Albuquerque, NM



Daniel Jensen, 11000 Jewel Cave Road, Albuquerque, NM



**WILLOW WOOD HOMEOWNER ASSOCIATION
ANNUAL MEETING OF HOMEOWNERS - RESCHEDULED
Wednesday, February 20, 2019
6:00 – 7:00 P.M.
MANZANO MESA MULTIGENERATIONAL CENTER
MINUTES**

Attendees

Jonathan Hollinger, President
Frank Bushman, Vice President
Samantha Martinez, Secretary
Dan Kettleborough, Treasurer
Vance Ley, Member at Large
Marty O'Toole, Member at Large
Charles Buck, Member at Large
Pamela Meyer, Sentry Management

Call to Order/Verification of Quorum

A quorum was verified and the meeting was called to order at 6:06 p.m.
Jonathan introduced the Board to those present.

Gate Progress – Guest Speaker from Consensus Planning – Cher Johnson

Char Johnson said that she works with Jim Stroger of Consensus which is a consulting firm that works on projects in Albuquerque and throughout the state. They were hired by the Association to help with the process of having the City vacate the portion of land necessary for gate installation. The application has to be made with the City of Albuquerque Planning Department, Water Utility Authority and other city governmental agencies. This will have to go before City Council for final approval. Char is working on the justification letter which will go to the Council. There are 2 things that will have to be prepared – notice to the HOA (homeowners) and a notification to property owners within a 100 foot radius of this area. These people need to be notified before the application can be submitted. There will be a public hearing for this project as well. The DRV takes applications weekly so the process can move fairly quickly. Therefore, this application might be able to be submitted to the City by the end of March. Then it will need to go to City Council. A homeowner asked if Southpoint would be notified. Char said probably not as they are outside of the radius requirements. Jonathan gave the history of the gate process – an electronic vote had been taken in the past and 51% of the homeowners approved of the installation of the gate.

Approval – 2018 Annual Meeting Minutes

At 6:48 p.m. the meeting was formally called to order. A motion to this effect was made by Leroy Tafoya and seconded by Frank St. George. The motion passed.

Board of Directors Election

Frank Bushman announced that 3 people were running for the 3 vacancies on the Board – Dan Kettleborough, Vance Ley and Samantha Martinez – all current Board members. As there were no other homeowners volunteering to serve, these 3 homeowners were re-elected to the Board by acclamation.

President's Report

Jonathan talked about hiring a consultant to help the Board get through the remainder of the process of the gate installation project. He showed a copy of the map of the community. This gate would help to deal with the "cut-through" traffic within the association. The Association is trying to acquire this parcel of land from the City so that a gate is feasible.

He reminded those homeowners present to retrieve their mail out of the mailboxes on a daily basis. This was recommended by the police at the 1st annual meeting. He recommended going to Jill Garcia's website for other helpful tips to prevent crime.

He spoke about the other reports that had been made at the 1st annual meeting.

Jonathan introduced Pam Meyer with Sentry Management who spoke about Sentry's website and what information can be gleaned there. Jonathan also talked about the website and how to gain access.

Frank spoke about the reasons for the recent association dues increase. The community is aging, repairs are necessary, etc. There are also sidewalk issues on common area sidewalks - uneven areas that need to be fixed to be in compliance with ADA requirements. Landscaping costs continue to increase. The Board is thinking about re-bidding the current landscape contract. Irrigation costs are expensive as well. Trees are dying and need to be removed or replaced. In the past the homeowners had been assessed a \$7 painting special assessment. The association is no longer going to assess these fees. Winds can take down trees, etc. Gate maintenance will most likely be coming up. The Association spent \$49,000 on security during 2017/18 and it was found to be ineffective.

Treasurer's Report

December 2018/January 2019 Financials

Pam Meyer went over the financials with those homeowners present.

As of December 31, 2018, the Operating Accounts held \$25,625.94 while the Reserve Account held \$112,272.13 for a total in Assets of \$137,898.04. Income for the month was \$7,695.44 while Expenses were \$4,690.11 for a net gain of \$3,005.33.

As of January 31, 2019, the Operating Accounts held \$29,663.50 while the Reserve Account held \$113,971.02 for a total in Assets of \$143,634.52. Income for the month was \$8,800.00 while Expenses were \$7,943.05 for a net gain of \$856.95.

2019 Budget

Pam went over the 2019 Budget and took questions from the homeowners.

Unfinished Business

A homeowner expressed the concern that the Association had no security services. It was recommended that this homeowner look into a Neighborhood Watch program and to contact Jill Garcia about this. It was also recommended that homeowners consider installing home security systems. Jonathan suggested that you make sure that you bring in your trash cans on a

timely basis. There was a concern about a home on Salinas that is most likely in foreclosure and is in disrepair. Another homeowner suggested that those with dim front light bulbs put more powerful bulbs in to deter crime.

Adjournment – The meeting was adjourned at 7:30 p.m.

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WILLOW WOOD HOMEOWNERS ASSOCIATION INC
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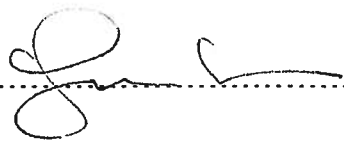

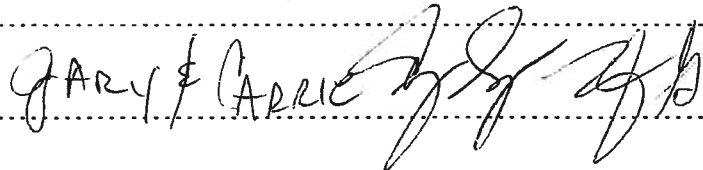

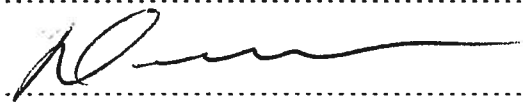
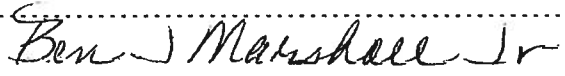
052000 - ALL ACCOUNTS
2019 ANNUAL MEETING


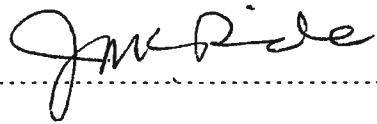
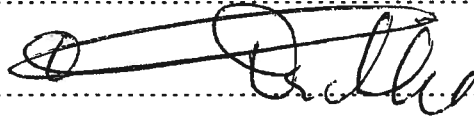
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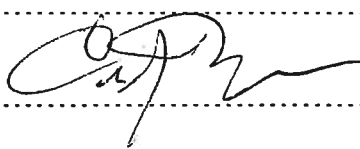


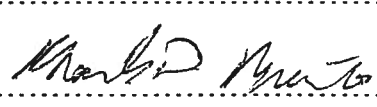
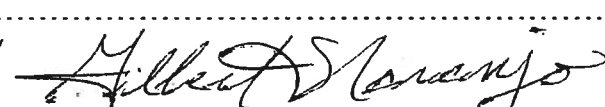

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
JUVENAND, OLAF K 1000 CHERICAHUA CT SE	020031	Y		
KEES, JOHN C & PAMELA H 11419 ISLE ROYALE RD SE	010005	Y		
KELLEY, J BRUCE 11801 JOSHUA TREE PL SE	002028	Y		
KENSEK, RONALD P 11501 CANYONLANDS RD SE	011004	Y		
KETTLEBOROUGH FAMILY-TR, DANIEL 11707 HERMAN ROSER AVE SE	005002	Y		
KIKER, PATRICIA M 1105 LOS PADRES ST SE	018001	Y		
KIRKPATRICK & JERI KIRKPATRICK, PAUL 10815 THUNDER BASIN RD SE	018010	Y		
KLEINSASSER, PAUL E & DOREEN 11815 ISLE ROYALE PL SE	002014	Y		
KOECK, NELSON R & DEBORAH C 11223 CANYONLANDS RD SE	012001	N		
KROPKA, JAMIE M & KIMBERLY E 11409 ISLE ROYALE RD SE	010007	Y		
KURTZ, GREG & BETTY 10823 WOLF CREEK RD SE	020038	Y		
KUYKENDALL, DARREL 11504 ISLE ROYALE RD SE	005018	Y		
KWOK, TUNG & CHOI F 11804 CANYONLANDS PL SE	002030	Y		
LAM & CHAU T DO, THANH D 1100 WIND RIVER ST SE	001057	Y		
LAM, MY A 10904 JEWEL CAVE RD SE	020003	N		
LAM, SIMON V 11308 ISLE ROYALE CT SE	011014	Y		
LARSON, RONALD F 10836 WASATCH RD SE	018022	Y		

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NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
LASCANO, EDWINA H 11701 KINGS CANYON RD SE	004005	Y		
LE & LANTHI PHAM, HAIMINH 1028 TONY SANCHEZ DR SE	014017	Y		
LE, HUNG T 11201 CANYONLANDS RD SE	012006	Y		
LE/XEM HUYNH/DAMG LAU, QUYNH 1020 STEAMBOAT ST SE	003006	Y		
LERTTHAM, SARAWUT 11708 ISLE ROYALE RD SE	005025	Y		
LEWIS, TINA 11012 JEWEL CAVE RD SE	001071	Y		
LEY FAMILY TR, ALAN V & JILL C 11607 HERMAN ROSER AVE SE	005005	Y		<i>Alan V. Ley</i>
LIANG & YANYAN CAO, GUANGYONG 11315 ISLE ROYALE CT SE	011009	Y		
LIDDELL, CHARLES D & DONNA J 11701 CANYONLANDS RD SE	002043	Y		
LIERZ, DENNIS M & SUELLEN 1142 TONY SANCHEZ DR SE	013011	Y		
LIMARY, SIVENGXAY 927 LOS PADRES PL SE	016038	Y		
LINEBARGER, JOHN & MARJORIE 1109 SALINAS ST SE	013003	Y		
LOBO & EUGENE S CORDA, JOHN M 11711 HERMAN ROSER AVE SE	005001	Y		
LOPER, ANDREA R & RICHARD T 1004 LOS PADRES PL SE	016018	Y		
LOPEZ, CHRISTINE M 10843 WOLF CREEK RD SE	020043	Y		
LOPEZ, DEBRA D 923 TONY SANCHEZ DR SE	016003	Y		
LOPEZ, NICHOLAS & BLANCA A 11509 JEWEL CAVE RD SE	003004	Y		


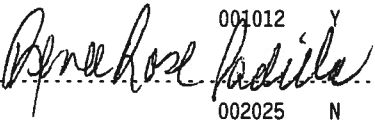



NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
LOWE, GERALD K & YVONNE W 1004 STEAMBOAT ST SE	003010	Y		
LU, CHUNTE A & AKIKO S 1012 GLACIER BAY ST SE	001004	Y		
LUCERO, CONRAD A & BERTHA R 11223 HERMAN ROSER AVE SE	011017	Y		
LUCERO, ELI & CAROLYN 11540 JEWEL CAVE RD SE	001031	Y		
LUTZ, GARY S & CARRIE Z 11724 KINGS CANYON RD SE	001020	Y		
MACIAS & JUANA BOYD, JESSE J 10816 WOLF CREEK RD SE	019010	Y		
MACKEY, GREG E & VALERIE P 1005 CHIRICAHUA CT SE	020029	Y		
MADRID, TONY & STELLA C 11316 ISLE ROYALE CT SE	011015	Y		
MAES REVOC TR, VIOLA 11715 CANYONLANDS PL SE	002040	Y		
MAES/KI SUN/SAMUEL MAES, ALFONSO R 11004 JEWEL CAVE RD SE	001073	Y		
MAHARATH, HENG & LENOU 1020 LOS PADRES PL SE	016015	Y		
MAK, HOUIL & ENG G 1116 SALINAS ST SE	007015	Y		
MALLORY, SEAN M 11706 HERMAN ROSER AVE SE	004030	Y		
MANGOLD, ROBLEY 1144 LOS PADRES ST SE	015013	Y		
MARES, JANELLE R 11212 HERMAN ROSER AVE SE	014031	Y		
MARRUFO, YOLANDA S 11301 ISLE ROYALE CT SE	011012	Y		
MARSHALL JR, BENJAMIN J 11816 CANYONLANDS PL SE	002033	Y		

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
MARTIN, ERIC S 1119 SALINAS ST SE	013005	Y		
MARTINEZ & LORI MONTANO MARTINEZ, BEN 909 WIND RIVER ST SE	009003	Y		
MARTINEZ EUBANKS, KENNETH 11822 JOSHUA TREE PL SE	002023	Y		
MARTINEZ, JOSEPH M & SAMANTHA N 823 GLACIER BAY ST SE	006006	Y		
MARTINEZ, PENNY M 10812 WOLF CREEK RD SE	019009	Y		
MATHEWS, STEVEN E 11833 KINGS CANYON PL SE	001006	N		
MCBRIDE, JULIETA A 1131 CHIRICAHUA ST SE	020020	Y		
MCEVOY, STEVEN & KATHLEEN E 11604 JEWEL CAVE RD SE	001029	Y		
MCLEOD, CAROL L 1035 SALINAS ST SE	014014	Y		
MELANDER, DARRYL & JENNIFER 919 LOS PADRES PL SE	016036	Y		
MELLON, SAMUEL W & CARRIE F 11823 ISLE ROYALE PL SE	002012	Y		
MICHEL, JILL & DOUGLAS T 10832 WASATCH RD SE	018021	N		
MIDDLETON, BOBBY D 10809 WASATCH RD SE	019003	N		
MILLER, ALAN & CAMILLE Y 927 TONY SANCHEZ DR SE	016004	N		
MOCK, STEPHEN P & MARJORIE L 11715 KINGS CANYON RD SE	004002	Y		
MONAHAN, SHEAN P 11509 CANYONLANDS RD SE	011002	Y		
MONTIGNY & DEWAN HAY MONTIGNY, RONALD 11324 CANYONLANDS RD SE	009015	Y		







NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
MONTIGNY SR & MARGENE MONTIGNY, ALLEN P 11312 CANYONLANDS RD SE	009012	Y		
MOODY, LAURA 1123 SALINAS ST SE	013006	Y		
MOONEY, ASA W & EMALETA C 1004 GLACIER BAY ST SE	001002	Y		
MOOSE, SHAN 11536 JEWEL CAVE RD SE	001032	Y		
MORA REVOC TR, CARL J & JEEHOON L 10820 JEWEL CAVE RD SE	020007	Y		
MOYERS, CHAN 11516 CANYONLANDS RD SE	010017	Y		
MURRAY REVOC TR, HELEN 11408 ISLE ROYALE RD SE	005016	Y		
MURTON, JACLYN K 11511 HERMAN ROSER AVE SE	005007			
MURTON, MARK D & HELMA 1009 CHIRICAHUA CT SE	020028			
MYERS, FREDERICK L 1120 WIND RIVER ST SE	001060	Y		
NARANJO, GILBERT 11504 CANYONLANDS RD SE	010015	Y		
NASH, DANIEL R 1131 TONY SANCHEZ DR SE	015008	Y		
NEIBERGER JR & NORA E NEIBERGER, MELVIN T 11606 HERMAN ROSER AVE SE	004027	Y		
NEVAREZ, RICHARD J 11809 CANYONLANDS PL SE	002037	Y		
NGO & THAO T PHAM, GIANG H 1120 LOS PADRES ST SE	015019	Y		
NGO, SU T 11808 CANYONLANDS PL SE	002031	N		
NGUYEN & CHI T BUI, VINH P 908 GLACIER BAY ST SE	002002	Y		

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
NGUYEN & DIANA THI HUYNH,DANNY T 10800 JEWEL CAVE RD SE	020012	Y		
NGUYEN & HOA VO,THUAN 1019 STEAMBOAT ST SE	001046	N		
NGUYEN & HOANG NAM NGUYEN,TRAM 920 LOS PADRES PL SE	016024	Y		
NGUYEN & HUONG T HUYNH,SONNY 1019 LOS PADRES PL SE	016046	Y		
NGUYEN & THANH NGO,HIEP D 927 WIND RIVER ST SE	009007	Y		
NGUYEN & THUCUC PHAN,DUC V 11205 CANYONLANDS RD SE	012005	Y		
NGUYEN & TUAN VO,MAI D 1131 SALINAS ST SE	013008	Y		
NGUYEN,BICH L 11227 HERMAN ROSER AVE SE	011016	N		
NGUYEN,CUONG & LE HUYEN 1031 STEAMBOAT ST SE	001043	Y		
NGUYEN,DANY & TUYEN N 1105 CHIRICAHUA ST SE	020026	Y		
NGUYEN,GIANG H 1124 SALINAS ST SE	007013	Y		
NGUYEN,HUY Q & HANH T 1005 TONY SANCHEZ DR SE	016006	Y		
NGUYEN,KHOA V 915 TONY SANCHEZ DR SE	016001	N		
NGUYEN,KIEU 11409 CANYONLANDS RD SE	011006	Y		
NGUYEN,MINH & HANH 1027 LOS PADRES PL SE	016048	Y		
NGUYEN,PHU Q & NHUT T 11515 KINGS CANYON RD SE	004010	Y		
NGUYEN,PHUOC Q 1128 SALINAS ST SE	007012	Y		

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
NGUYEN, THANH T 11104 JEWEL CAVE RD SE	001067	Y		
NGUYEN, TU V 11400 CANYONLANDS RD SE	010010	Y		
NGUYEN, TUNG N & THAO 909 TONY SANCHEZ DR SE	016028	Y		
NICHOLSON, MARVIN L & LINDA F 905 TONY SANCHEZ DR SE	016029	Y		
NORRIS & RAPHAEL SINDIA, BRYAN E 1101 CHIRICAHUA ST SE	020027	N		
NORVELL, RANDALL K & TERRY 1008 TONY SANCHEZ DR SE	014020	Y		Randall
NP PROPERTIES LLC 919 TONY SANCHEZ DR SE	016002	N		
OCHOA, DAVID L 10900 JEWEL CAVE RD SE	020004	Y		
OETZEL, STEPHEN P 1139 TONY SANCHEZ DR SE	015010	Y		
OGLE, CHRISTOPHER 1120 TONY SANCHEZ DR SE	013016	Y		
OLCOTT, NATHAN & STEFANI 11812 KINGS CANYON PL SE	001015	Y		
OLIVAS, EDLYNN K 11504 JEWEL CAVE RD SE	001040	Y		
OLIVER, KENNETH W 11709 CANYONLANDS RD SE	002041	N		
OLONA, HOLLY S & MARK C 11304 CANYONLANDS RD SE	009010	Y		
ORTEGA, ALEX A & FRIEDA 1000 GLACIER BAY ST SE	001001	Y		
OTERO, LEVE F & EVA A 11101 CANYONLANDS CT SE	007021	Y		
OTOOLE, MARTY W 10823 THUNDER BASIN RD SE	018008	Y		Marty Otoole

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
PACHECO, DAVE A & BETTY J 11808 KINGS CANYON PL SE	001016	Y		
PADILLA, ARLENE M 11700 KINGS CANYON RD SE	001026	Y		
PADILLA, RAYMOND B & RENEE R 11824 KINGS CANYON PL SE	001012	Y		
PAGANO, CARL 11815 JOSHUA TREE PL SE	002025	N		
PALMER, DARRELL & KATHY A 1138 TONY SANCHEZ DR SE	013012	Y		
PARKER JR & WENDY K PARKER, THOMAS F 924 LOS PADRES PL SE	016023	Y		
PARKER REVOC TR, ALAN ROBERT & RONICE ANN 10805 JEWEL CAVE RD SE	017006	Y		
PAUL & ABIGAIL E CARNALI, MATTHEW J 11020 JEWEL CAVE RD SE	001069	N		
PAYNE, DORIS P 11508 JEWEL CAVE RD SE	001039	Y		
PEEK, DENNIS 1108 LOS PADRES ST SE	015022	Y		
PELLEY, CHRISTOPHER M & SHELBY C 1005 LOS PADRES PL SE	016043	Y		
PEPIN, KENNETH H 11415 CANYONLANDS RD SE	011005	N		
PEREA, BENJAMIN & CELESTE 1008 STEAMBOAT ST SE	003009	Y		
PEREZ, LEORA A 11504 KINGS CANYON RD SE	003012	Y		
PERSCHBACHER, BRENT 1116 WIND RIVER ST SE	001059	Y		
PERSCHBACHER, PATSY R 11408 HERMAN ROSER AVE SE	004020	Y		
PEYTON, TABITHA A & BRAD P 11709 KINGS CANYON RD SE	004003	N		

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
PHAM & PHAP T DINH, KIM M 1112 TONY SANCHEZ DR SE	013018	N		
PHAM, BICH 1128 TONY SANCHEZ DR SE	013014	Y		
PHAM, NHUNG T 819 BRYCE CANYON ST SE	010004	N		
PHAM, TRINH P & QUAN D 809 GLACIER BAY ST SE	006003	Y		
PHAM, TUAN A 1127 TONY SANCHEZ DR SE	015007	Y		
PHAM, TUYET T 1031 TONY SANCHEZ DR SE	016012	Y		
PHOMMACHACK, BOUNCHONE 1119 LOS PADRES ST SE	018004	Y		<i>Bounchone Phommachack</i>
PHUNG & LIEN MONG NGUYEN, BICH B 11714 HERMAN ROSER AVE SE	004032	N		
PLANK, GREGORY M & PATSY R 11415 ISLE ROYALE RD SE	010006	Y		
PLUMB, RUSSELL 1019 SALINAS ST SE	014010	Y		
PLUMB, UN HUI 1020 SALINAS ST SE	012011	N		
POINTON & LISA R MAYNES, TIMOTHY D 1016 WIND RIVER ST SE	001055	Y		
POLACO, JOE V & MARY LOU 11816 JOSHUA TREE PL SE	002022	Y		
POLLOCK, KARL F & COLLEEN A 11800 JOSHUA TREE PL SE	002018	Y		
PRATT, JASON M 10912 JEWEL CAVE RD SE	020001	Y		<i>Jason Pratt</i>
QUINLAN & IVA MEHRING QUINLAN, ANDREW 815 BRYCE CANYON ST SE	010003	Y		
REDWOOD, GEORGE M & CATHYLEEN N 10808 JEWEL CAVE RD SE	020010	Y		

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
REMUND, BRETT L & KELLY L 11708 KINGS CANYON RD SE	001024	Y		
REPP, DAVID S & DEBORAH L 11728 KINGS CANYON RD SE	001019	Y		
REYNA, JOEL & AMANDA 11704 ISLE ROYALE RD SE	005024	Y		
REYNOLDS, TIMOTHY & HOLLY M 10809 WOLF CREEK RD SE	020034	Y		
RICE & BILLIE C RICE REVOC TR, GEORGE D 11600 ISLE ROYALE RD SE	005020	Y		
RICHARDS JR & LUCRETIA R RICHARDS, EUGENE R 11216 HERMAN ROSER AVE SE	014032	Y		
RIEG, GARY L & LYDIA I 1015 SALINAS ST SE	014009	N		
RIENSCH, MARK E & CHUN JA 11308 CANYONLANDS RD SE	009011	Y		
RIENSTRA, JEFFREY 10816 JEWEL CAVE RD SE	020008	Y		
RIGIROZZI, THOMAS & CAROLYN 11843 ISLE ROYALE PL SE	002007	N		
RINGLER & JENNIFER L TICHY, ADAM T 11319 KINGS CANYON RD SE	014001	Y		
RIVAS, RAUL R 1100 TONY SANCHEZ DR SE	013020	Y		
RIVERA & JUDI E SEE, JOSE A 1100 SALINAS ST SE	007017	Y		
RIVERA, JOSE J & OLIVIA L 10828 THUNDER BASIN RD SE	017014	Y		
ROBERTS & JACKIE L ROBERTS, KATHIE V 938 LOS PADRES PL SE	016020	Y		
ROBERTSON, CHAD E 1132 SALINAS ST SE	007011	Y		
RODGERS, TAMI D 904 GLACIER BAY ST SE	002003	Y		

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
RODRIGUEZ JR & ELENA RODRIGUEZ, SALVADOR B 1019 WIND RIVER ST SE	008005	Y		
ROGERS, DARELL & TARA 11828 KINGS CANYON PL SE	010111	Y		
ROGERS, LINDA L 1000 LOS PADRES PL SE	016019	Y		
ROHE, DANIEL P & NICOLE B 1004 TONY SANCHEZ DR SE	014021	Y		
ROMERO, JERRY 11200 HERMAN ROSER AVE SE	014028	Y		
ROMO, ALFRED 11209 CANYONLANDS RD SE	012004	N		
ROSALES, ELIZABETH A 10824 JEWEL CAVE RD SE	020006	N		
ROSEN, HUGH 11309 ISLE ROYALE CT SE	011010	Y		
ROSS, ANDREW S 1008 WIND RIVER ST SE	001053	Y		
ROUGMONT SR & CONNIE J ROUGEMONT, ROBERT R 10908 JEWEL CAVE RD SE	020002	Y		
ROYBAL, FRANK E & CORRINE E 11309 KINGS CANYON RD SE	014003	Y		
RUSCETTI III, JOSEPH R 11208 CANYONLANDS RD SE	008008	Y		
SALAZAR LIVING TR, ANTHONY R & BEATRICE S 1135 TONY SANCHEZ DR SE	015009	Y		
SANCHEZ, JUAQUIN B & DIANNE S 10824 WASATCH RD SE	018019	Y		
SANCHEZ, WILLIAM A & MARISELA M 1005 WIND RIVER ST SE	008002	Y		
SANDOVAL & HEATHER A MARTINEZ, BERNADINE 1020 WIND RIVER ST SE	001056	Y		
SANTISTEVAN & MICHAEL T GRAEBEL, CAROL 11505 KINGS CANYON RD SE	004012	Y		

WILLOW WOOD HOMEOWNERS ASSOCIATION INC
SIGN-IN SHEET FOR

052000 - ALL ACCOUNTS
2019 ANNUAL MEETING


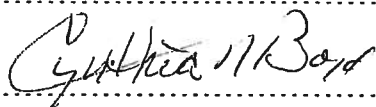
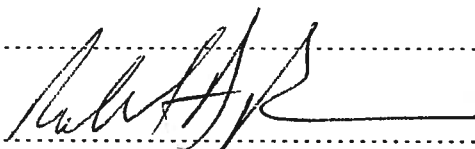
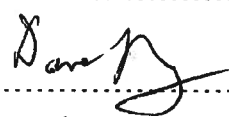
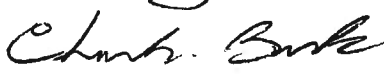
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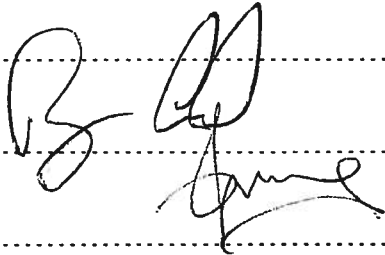
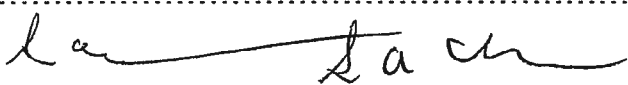

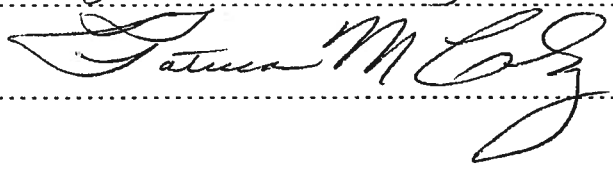
NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
ACREE, ANTHONY & KAYLYN 1023 STEAMBOAT ST SE	001045	Y		
ADAMS & GARY MITCHELL, GLENDA 924 TONY SANCHEZ DR SE	014024	Y		
ADAMS TRUST, DOUGLAS G & JULIA R 1012 STEAMBOAT ST SE	003008	Y		
AEBY, IAN & IRINA 11836 KINGS CANYON PL SE	001009	Y		
AGUIRRE, SHIRLEY J & GRANT C 1105 TONY SANCHEZ DR SE	015002	N		
AHMED & REINA AHMED MORENO, OMAR 11409 HERMAN ROSER AVE SE	005011	Y		
AKIN, LILI A 11401 KINGS CANYON RD SE	004017	Y		
AMADOR, RUEBEN D & MARIANA F 1001 SALINAS ST SE	014006	Y		
ANDERSEN, JASON J & NALIN I 11108 JEWEL CAVE RD SE	001066	Y		
ANDERSON, MARK A & VERL A 11404 HERMAN ROSER AVE SE	004019	Y		
ANDERSON, RYAN 816 BRYCE CANYON ST SE	006012	Y		
ANDERSON, TRAVIS M 819 GLACIER BAY ST SE	006005	Y		
ANDREWS & MARY A MCBRIDE ANDREWS, ALAN 1159 CHIRICAHUA ST SE	020013	Y		
ANGST, RONALD W & PATRICIA J 11808 JOSHUA TREE PL SE	002020	Y		
ARMJO, LADISLADO F & MICHELLE J 11805 ISLE ROYALE PL SE	002016	Y		
ARRINGTON, CHRISTIAN L & MIRANDA C 935 LOS PADRES PL SE	016040	N		
BACA & PATRICIA M CHAVEZ, ESSEL S 1015 LOS PADRES PL SE	016045	Y		



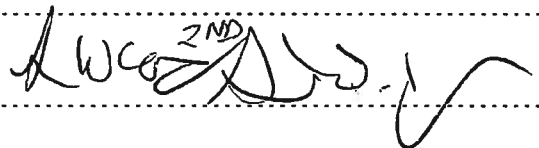

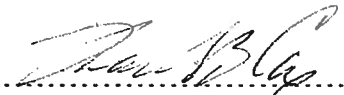



Ashbach
10824 Jewel C.

James M. [Signature]


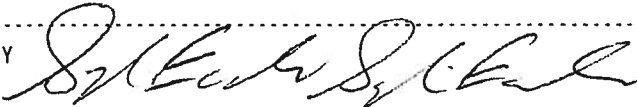

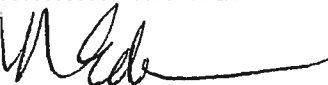
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BACA TRUST, DANIEL G & KATHERINE J 11612 JEWEL CAVE RD SE	001027	Y		
BACHICHA, MICHAEL D 1009 WIND RIVER ST SE	008003	Y		
BAGGETT, CHARLES E & REBECCA G 1132 LOS PADRES ST SE	015016	Y		Charles & Rebecca Baggett
BANDLOW, LEONARD & NAOE T 1134 TONY SANCHEZ DR SE	013013	Y		Leonard Bandlow 2/20 Naome Bandlow
BARNHART, JAN M 10800 THUNDER BASIN RD SE	017008	Y		Jan Barnhart
BARTH, STUART S & CHERYL 11819 ISLE ROYALE PL SE	002013	Y		
BAUDER, DOUGLAS 11300 CANYONLANDS RD SE	009009	Y		
BAUGHMAN, JAMES E 1008 GLACIER BAY ST SE	001003	N		
BENNETT, KENT R 11400 ISLE ROYALE RD SE	005014	Y		
BENSON, KEITH J & JESSICA N 10800 WOLF CREEK RD SE	019006	Y		
BERG, DANIEL J 10808 THUNDER BASIN RD SE	017010	Y		
BERG, ROBERT H & MARILYN ANN 10819 WASATCH RD SE	019001	Y		
BERRY, PHILLIP & HARRIET W 11515 CANYONLANDS RD SE	011001	Y		
BEUKERS, JAMES R & JENNIFER H 11809 ISLE ROYALE PL SE	002015	Y		
BIRCH, GABRIEL C & DELIA R 10821 WOLF CREEK RD SE	020037	Y		
BLACKMER, VICKI L 10820 WOLF CREEK RD SE	019011	Y		
BODETTE REVOC TR, DAVID E & SUSAN P 815 GLACIER BAY ST SE	006004	N		

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
BOGARD, LAVON A 11835 ISLE ROYALE PL SE	002009	Y		
BOLLINGER, LANCE J & JANICE I 11109 CANYONLANDS CT SE	007019	Y		
BOYD, DANIEL K & CYNTHIA N 10840 WASATCH RD SE	018023	Y		
BRANSTEN, PATRICK K & ANGELA E 11405 ISLE ROYALE RD SE	010008	Y		
BREEDEN, JOHN & GUZIDE L 11801 CANYONLANDS PL SE	002039	N		
BRETHAUER & RICHARD T MYERS JR, DOROTHY 1105 SALINAS ST SE	013002	Y		
BREWER REVOC TR, JEFFREY D & JANA L 11126 JEWEL CAVE RD SE	001061	N		
BROOKS, EDWIN 1147 CHIRICAHUA ST SE	020016	Y		
BROWN III, DAVID L 915 LOS PADRES PL SE	016035	Y		
BROWN, ROBERT A 11515 JEWEL CAVE RD SE	003003	Y		
BROWNE & SADIE STEWART, GEORGE L 1124 LOS PADRES ST SE	015018	Y		
BROYLES, JAMES W & MARIA C 1001 WIND RIVER ST SE	008001	Y		
BUCHHOLZ & ANITA OBERMEIER, DAVID 11505 JEWEL CAVE RD SE	003005	Y		
BUCK, CHARLES N & PHYLLIS C 920 TONY SANCHEZ DR SE	014025	Y		
BUELER, RONALD A & ANJA 1016 SALINAS ST SE	012012	N		
BUI & TRANG HUYNH, PHUONG 1115 WIND RIVER ST SE	007004	Y		
BULLOCH, WILLIAM C & SANDRA 1016 TONY SANCHEZ DR SE	014019	Y		

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
BUSHMAN & LORI CLARK, FRANK 11101 JEWEL CAVE RD SE	007009	Y		
BUZA, LEONARD 10800 WASATCH RD SE	018014	Y		
CAIDER KIM & PATRICK J MAGEE, ANN A 11008 JEWEL CAVE RD SE	001072	N		
CANARD, ROGER V & DENISE M 10835 WOLF CREEK RD SE	020041	Y		
CARDWELL, ALEX C & SUMA G 11412 CANYONLANDS RD SE	010012	Y		
CAREFIRST OF NEW MEXICO INC 1008 CHIRICAHUA CT SE	020033	N		
CASAUS REVOC TR, WILLIAM J & DEBBIE A 11415 HERMAN ROSER AVE SE	005010	Y		
CASIAS, EDWARD R & CECILIA E 1016 LOS PADRES PL SE	016016	Y		
CHAN, STEFANI 11219 HERMAN ROSER AVE SE	011018	N		
CHANDLER, GORDON A 11829 KINGS CANYON PL SE	001005	Y		
CHAVEZ, BENITO I & CONSUELO V 11108 CANYONLANDS CT SE	007024	Y		
CHAVEZ, LAURA A 1124 TONY SANCHEZ DR SE	013015	Y		
CHAVEZ, PATRICIA M 1027 SALINAS ST SE	014012	N		
CHEN & WEIFAN HUA, ZUKUN 824 BRYCE CANYON ST SE	006010	N		
CHENG, VINCENT W 11804 KINGS CANYON PL SE	001017	N		
COATES, JEFF M & WANDA G 10801 WASATCH RD SE	019005	Y		
COLEMAN, DWIGHT R & FAY N 930 LOS PADRES PL SE	016022	Y		

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
COLUNGA, EDWARD & MARIA J 11839 KINGS CANYON PL SE	001007	Y		
COMISKEY, FRANK C & PATRICIA J 1155 CHIRICAHUA ST SE	020014	Y		
COMPTON, MELINDA M 11819 JOSHUA TREE PL SE	002024	N		
COOK & DEANNA M CREIGHTON, ERIC N 1001 CHIRICAHUA CT SE	020030	Y		
COON & TERESA W NYINGI, JOSHUA J 10827 WOLF CREEK RD SE	020039	Y		
COPPER, SCOTT W & IRIS E 11305 ISLE ROYALE CT SE	011011	<input checked="" type="radio"/>		
CORDOVA, JOSE R 1135 CHIRICAHUA ST SE	020019	N		
CORDOVA, THOMAS E & LESLIE D 10801 THUNDER BASIN RD SE	018013	N		
COSTALES SR, WILLIAM C 11508 ISLE ROYALE RD SE	005019	Y		
COX & SUSAN C FORSTER COX TRUST, WARRAN B 1109 CHIRICAHUA ST SE	020025	<input checked="" type="radio"/>		
CRAWFORTH, LAURA J 11500 CANYONLANDS RD SE	010014	Y		
CRAY, RYAN E 11500 HERMAN ROSER AVE SE	004022	Y		
CROSBY, SEAN M 11704 KINGS CANYON RD SE	001025	Y		
DAO & PHUNG TRINH, NHI THUY 11100 CANYONLANDS CT SE	007022	Y		
DAVIS, FRED 807 BRYCE CANYON ST SE	010001	Y		
DE LA FE, JOSE & CARY 1119 CHIRICAHUA ST SE	020023	Y		
DECKER, SETH A 11216 CANYONLANDS RD SE	008009	Y		

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
DEDIG, ROBERT G & CARMELITA G 11404 CANYONLANDS RD SE	010011	Y		
DELGADO, HECTOR & GLORIA M 905 LOS PADRES PL SE	016033	Y		
DENTON, DWIGHT T & GERALDINE J 1120 SALINAS ST SE	007014	Y		
DICKERSON, THOMAS W & ANGELIC S 10820 WASATCH RD SE	018018	Y		
DICKINSON, KANDACE J & LOWELL C 1100 LOS PADRES ST SE	015024	Y		<i>Kandace Dickinson</i>
DIGGS, JANE M 11215 CANYONLANDS RD SE	012003	Y		
DILLEY, PAUL W & TOMIKO 1009 LOS PADRES PL SE	016044	Y		
DINGE, DENNIS C 11508 KINGS CANYON RD SE	003013	N		
DIPP, THOMAS M 10804 JEWEL CAVE RD SE	020011	Y		
DIVINCENZO & SALLY S LEON GUERRERO, DONNA 11503 HERMAN ROSER AVE SE	005009	Y		
DIXSON, SHALEEN M & PAUL R 1143 TONY SANCHEZ DR SE	015011	Y		
DO & NAM DINH NGUYEN, NHUT BACH 1024 SALINAS ST SE	012010	Y		
DOMENICI, CHARLES A 11400 HERMAN ROSER AVE SE	004018	Y		
DOUGLAS, LAURA & EUGENE 10819 JEWEL CAVE RD SE	017003	Y		
DOVE, RICHARD & ARLYS A 10816 THUNDER BASIN RD SE	017011	Y		
DROZDICK, DONNA M 11328 CANYONLANDS RD SE	009016	Y		
DUONG & HUE TANG, KHAI D 1008 LOS PADRES PL SE	016017	Y		

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
DURAN, JERRY R & LUCIA C 10812 JEWEL CAVE RD SE	020009	Y		
DUVALL & ALBERTO RIOS, KIMBER L 1123 CHIRICAHUA ST SE	020022	Y		
EBBERHART, ROBERT & REBECCA 11705 CANYONLANDS RD SE	002042	Y		
ECCLES, LAWRENCE E & SYLVIA C 1031 LOS PADRES PL SE	016049	Y		
ECKHARDT, BRUCE A 11602 HERMAN ROSER AVE SE	004026	Y		
EDELMAN, NADINE 11608 JEWEL CAVE RD SE	001028	Y		
EMANUEL, ROGER 831 GLACIER BAY ST SE	006008	Y		
ENGLISH, JOHN R & PHOEBE A 11832 KINGS CANYON PL SE	001010	Y		
ESCANDON JR & CARMEN N ESCANDON, JOSE 1116 LOS PADRES ST SE	015020	Y		
ESPARZA, DOLORES C 801 GLACIER BAY ST SE	006001	Y		
ESPINOZA, VIDAL M & ELENA P 1101 WIND RIVER ST SE	007001	Y		
EVANS, EUGENE & MARIE 11301 KINGS CANYON RD SE	014005	Y		
EVANS, WILLIAM N & STEPHANIE L 10828 JEWEL CAVE RD SE	020005	Y		
FENSTERMACHER JR & SHIRLEY FENSTERMACHER, EDGAR 11209 HERMAN ROSER AVE SE	011020	Y		
FERGUSON, RICKY & JENNIFER 900 LOS PADRES PL SE	016031	Y		
FERRARO, CRISTINA L 11512 JEWEL CAVE RD SE	001038	Y		
FINCHER, RITA 11220 HERMAN ROSER AVE SE	014033	Y		

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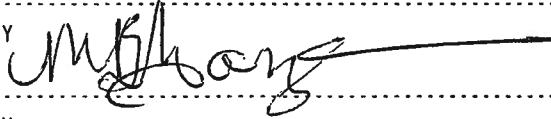


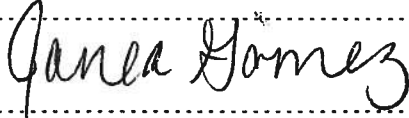

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
FLANDERMEYER REVOC TR, TRAVIS H & HOLLY B 11116 JEWEL CAVE RD SE	001064	N		
FLETCHER, STEVE W 805 GLACIER BAY ST SE	006002	N		
FOSTER & MARIA E REYES DE FOSTER, GREGORY R 1035 STEAMBOAT ST SE	001042	Y		<i>Maria Reyes Foster</i>
FOWLER, BOBBY D 11847 ISLE ROYALE PL SE	002006	Y		<i>Bobby Fowler</i>
FRANK, EDITH L 11611 HERMAN ROSER AVE SE	005004	Y		
FREEMAN, RICHARD & ZORA A 11507 HERMAN ROSER AVE SE	005008	Y		<i>Zora Freeman</i>
FRESOLO REVOC TR, RONALD J & NANCY M 11215 HERMAN ROSER AVE SE	011019	Y		
FULTON, JOHN & MEITA 1032 TONY SANCHEZ DR SE	014016	Y		
GABALDON, ORLANDO 11224 CANYONLANDS RD SE	008011	Y		
GALLAGHER, R GARRY & MARSHA 11712 KINGS CANYON RD SE	001023	N		
GALLE, FRANK H & ANTOINETTE M 1028 SALINAS ST SE	012009	N		
GALLEGOS, MERCY 1019 TONY SANCHEZ DR SE	018009	Y		
GANLEY, JEFFREY M & SARAH J 916 LOS PADRES PL SE	016025	Y		
GARCIA, ANTHONY C & ROSE C 11119 JEWEL CAVE RD SE	007005	Y		
GARCIA, DOMINIC A 1040 SALINAS ST SE	012007	Y		
GARDNER TRUST, MICHAEL & PATRICIA A 11603 HERMAN ROSER AVE SE	005006	Y		
GARVER, CYNTHIA & ZACH D 1015 TONY SANCHEZ DR SE	016008	N		

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NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
FLANDERMEYER REVOC TR, TRAVIS H & HOLLY B 11116 JEWEL CAVE RD SE	001064	N		
FLETCHER, STEVE W 805 GLACIER BAY ST SE	006002	N		
FOSTER & MARIA E REYES DE FOSTER, GREGORY T 1035 STEAMBOAT ST SE	001042	Y		
FOWLER, BOBBY D 11847 ISLE ROYALE PL SE	002006	Y		
FRANK, EDITH L 11611 HERMAN ROSER AVE SE	005004	Y		
FREEMAN, RICHARD & ZORA A 11507 HERMAN ROSER AVE SE	005008	Y		
FRESOLO REVOC TR, RONALD J & NANCY M 11215 HERMAN ROSER AVE SE	011019	Y		
FULTON, JOHN & MEITA 1032 TONY SANCHEZ DR SE	014016	Y		
GABALDON, ORLANDO 11224 CANYONLANDS RD SE	008011	Y		
GALLAGHER, R GARRY & MARSHA 11712 KINGS CANYON RD SE	001023	N		
GALLE, FRANK H & ANTOINETTE M 1028 SALINAS ST SE	012009	N		
GALLEGOS, MERCY 1019 TONY SANCHEZ DR SE	016009	Y		
GANLEY, JEFFREY M & SARAH J 916 LOS PADRES PL SE	016025	Y		
GARCIA, ANTHONY C & ROSE C 11119 JEWEL CAVE RD SE	007005	Y		
GARCIA, DOMINIC A 1040 SALINAS ST SE	012007	Y		
GARDNER TRUST, MICHAEL & PATRICIA A 11603 HERMAN ROSER AVE SE	005006	Y		Michael R. Gardner Patricia A. Gardner
GARVER, CYNTHIA & ZACH D 1015 TONY SANCHEZ DR SE	016008	N		

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
GARZA, MARY B 1012 WIND RIVER ST SE	001054	Y		
GEAROU JR & JOYCE GEAROU, RUSSELL G 808 BRYCE CANYON ST SE	006014	Y		
GEORGE, JAMES T & AGNES T 10804 WASATCH RD SE	018015	Y		
GILMORE TRUST, HAROLD D & JULIE 1127 SALINAS ST SE	013007	Y		
GIRON & RAYMOND P HUDGELL, JEREMY W 11316 CANYONLANDS RD SE	009013	N		
GIRON, JEREMY W & JANET L 1001 LOS PADRES PL SE	016042	N		
GIVENS, WILLIAM E & JEAN K 10815 WASATCH RD SE	019002	Y		
GJULLIN REVOC TR, ROBERT & JENNIFER 10809 THUNDER BASIN RD SE	018011	Y		
GOMEZ & JENEA M DICKSON, STEVEN P 1028 LOS PADRES PL SE	016013	Y		
GONZALES, MARK & JENNIE 11409 KINGS CANYON RD SE	004015	N		
GONZALES, MAX 1109 WIND RIVER ST SE	007003	Y		
GONZALES, ROBERTO & MARGARITA M 11601 KINGS CANYON RD SE	004008	Y		
GONZALEZ, YUNIA 11800 CANYONLANDS PL SE	002029	Y		
GOODWIN, NORMA J 916 TONY SANCHEZ DR SE	014026	Y		
GORMAN & SUSAN ZAMORA GORMON, JEROME A 1004 CHIRICAHUA CT SE	020032	Y		
GRANILLO JR & ISABEL D GRANILLO, LEONARDO G 828 BRYCE CANYON ST SE	006009	Y		
GREENE, SCOTT B & ANN M 11605 KINGS CANYON RD SE	004007	N		

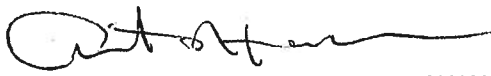
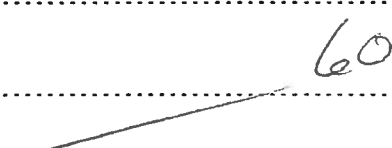
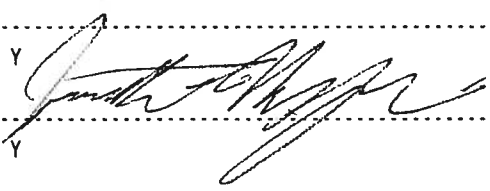

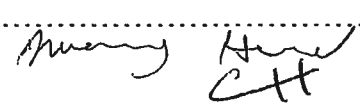
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NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
GRIEGO, KENNETH R & RENAE N 10823 JEWEL CAVE RD SE	017002	Y		
GRIFFITH, JOSEPH & JOANN 11220 CANYONLANDS RD SE	008010	Y		
GRIFFITH, SCOTT 11403 CANYONLANDS RD SE	011008	N		
GRONG, LEROY J 11812 CANYONLANDS PL SE	002032	Y		
GRUBBS, NANCY E 1027 STEAMBOAT ST SE	001044	Y		
GRUBE TRUST, SERRI & LANCE 11508 HERMAN ROSER AVE SE	004024	Y		
GUAJARDO SR & AO SHUANG ZHU, DANIEL E 1000 SALINAS ST SE	012013	Y		
GUNCKEL, BRUCE & JAYNE K 1015 STEAMBOAT ST SE	001047	Y		
GURULE, ADRIAN M & LIZ M 1005 SALINAS ST SE	014007	Y		
GUTHRIE, AUDREY 11840 KINGS CANYON PL SE	001008	Y		
GUTIERREZ, CHARLES L & LILLIAN 1115 TONY SANCHEZ DR SE	015004	Y		
HALAS, MAUREEN A 11512 HERMAN ROSER AVE SE	004025	Y		
HALL & NGHI THAI, CHARLES 11500 JEWEL CAVE RD SE	001041	N		
HAMMOND & LINDA M REECE, CAROL D 1000 STEAMBOAT ST SE	003011	Y		
HANSANA, SYSOUVANH & MANICHAHN 1000 TONY SANCHEZ DR SE	014022	Y		
HARDESTY, BONNIE B 11204 CANYONLANDS RD SE	008007	Y		Bonnie Hardesty
HARDISON, RUSSELL & CARLINE S 905 WIND RIVER ST SE	009002	Y		Russell Hardison

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
HARRISON, DONALD & EVON E 1027 TONY SANCHEZ DR SE	016011	Y		
HARVEY, CYNTHIA L 1039 SALINAS ST SE	014015	Y		
HEDBERG, DAVID S & ESTHER H 11524 JEWEL CAVE RD SE	001035	Y		
HEERMANN, AUSTIN P 11600 JEWEL CAVE RD SE	001030	Y		<i>Austin Heermann</i>
HEMPFNER & TRAN LAI, PHILIP 11519 JEWEL CAVE RD SE	003002	Y		
HENDRICKS, KYLE J & CARLA J 11822 CANYONLANDS PL SE	002034	Y		
HENDRICKS, MICHAEL E & JODI R 11819 CANYONLANDS PL SE	002035	Y		
HENRY, STEPHEN M & TONI M 904 LOS PADRES PL SE	016027	Y		
HERNANDEZ, ALYSSA 11115 JEWEL CAVE RD SE	007006	Y		
HERNDON, SAM A & ESTATE O 912 TONY SANCHEZ DR SE	014027	Y		
HERRERA, JOSEPH G & VIVIAN P 1009 SALINAS ST SE	014008	Y		
HERRERA, NICK D & ANTOINETTE M 11401 ISLE ROYALE RD SE	010009	Y		
HIDALGO, LARRY R & ELISA B 11401 HERMAN ROSER AVE SE	005013	Y		
HIGGINS TRUST, LOUIS T & PATRICIA D 11415 KINGS CANYON RD SE	004014	Y		
HILL, AARON J & OLIVIA A 10804 WOLF CREEK RD SE	019007	Y		
HILYARD, JAMES C & KIMBERLY 11702 HERMAN ROSER AVE SE	004029	Y		
HIKSON, ELIZABETH 10824 WOLF CREEK RD SE	019012	Y		<i>Elizabeth Hixson</i>

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
HO, CUONG T 928 TONY SANCHEZ DR SE	014023	Y		
HOANG & THU X NGUYEN, HUAN T 1001 STEAMBOAT ST SE	001050	Y		
HOANG, HUY T 1108 SALINAS ST SE	007016	N		
HODGES & DEVON L HODGES, DUSTIN T 1139 CHIRICAHUA ST SE	020018	Y		
HODGES, ARTHUR M & TIKIE V 11200 CANYONLANDS RD SE	008006	Y		
HODGES, JAMES E & HIROKO 11204 HERMAN ROSER AVE SE	014029	Y		
HOFFMANN, BARBARA 11816 KINGS CANYON PL SE	001014	Y		
HOLLAND & LYNETTE S ESSMAN, KAREN L 11228 HERMAN ROSER AVE SE	014035	N		
HOLLINGER/GAIL HOLLINGER/JOSEPH HOLLINGER, JONATHAN 11700 ISLE ROYALE RD SE	005023	Y		
HONEYSTEW, WILFRED & CARLA D 811 BRYCE CANYON ST SE	010002	Y		
HOOPES, DANIEL & BRIANN 11519 KINGS CANYON RD SE	004009	N		
HOTOPP & KY DINH, ANTHONY C 11528 JEWEL CAVE RD SE	001034	Y		
HOUGH LIVING TR, MICHAEL C & DARCY K 1001 TONY SANCHEZ DR SE	016005	Y		
HOWARD, NUANANONG & CLIFFORD 1115 LOS PADRES ST SE	018003	Y		
HUBBARD TRUST, PATRICIA Y 923 WIND RIVER ST SE	009006	Y		
HUYNH & PHUONG O NGUYEN, HAI V 11116 CANYONLANDS CT SE	007025	Y		
HUYNH & PHUONG O NGUYEN, HAI V 10815 JEWEL CAVE RD SE	017004	N		

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
HUYNH, HAI V 11523 JEWEL CAVE RD SE	003001	N		
JAMES, KEVIN M & MICHELLE L 10808 WASATCH RD SE	018016	Y		
JARAMILLO, RICHARD 1151 CHIRICAHUA ST SE	020015	Y		
JARAMILLO, TERRY I 11805 JOSHUA TREE .PL SE	002027	N		
JARAMILLO, TERRY & DEBRA I 11505 CANYONLANDS RD SE	011003	N		
JARAMILLO, TERRY I & DEBRA I 901 LOS PADRES PL SE	016032	Y		
JARDINE, LAUREN 10819 WOLF CREEK RD SE	020036	Y		
JAROSZ, JASON P & ANGELA P 1009 STEAMBOAT ST SE	001048	Y		
JAYME, CARLOS B & JENNIFER D 1147 TONY SANCHEZ DR SE	015012	N		
JENSEN, DANIEL 11000 JEWEL CAVE RD SE	001074	Y		
JOHNSON, DEAN K & MARILYN M 11509 KINGS CANYON RD SE	004011	Y		
JOHNSON, ROSE M 10815 WOLF CREEK RD SE	020035	Y		
JOHNSON/ROY JOHNSON III/DEREK JOHNSON, YUAM 812 BRYCE CANYON ST SE	006013	N		
JONES, NORMAN R & LINDA S 1000 WIND RIVER ST SE	001051	Y		Linda S. Jones
JONES, STEVEN A 10824 THUNDER BASIN RD SE	017013	Y		
JONES, THOMAS & EVELYN 11112 JEWEL CAVE RD SE	001065	N		
JORGENSEN, ERLING & CHAROLETTE 10808 WOLF CREEK RD SE	019008	Y		

WILLOW WOOD HOMEOWNERS ASSOCIATION INC
SIGN-IN SHEET FOR

052000 - ALL ACCOUNTS
2019 ANNUAL MEETING

AS OF JAN 4, 2019 PAGE 14

NAME, ADDRESS, AND PHONE NUMBERS	CUST#	RES?	PROXY HOLDER	SIGNATURE
JUVELAND, OLAF K 1000 CHIRICAHUA CT SE	020031	Y		
KEES, JOHN C & PAMELA H 11419 ISLE ROYALE RD SE	010005	Y		<i>P</i>
KELLEY, J BRUCE 11801 JOSHUA TREE PL SE	002028	Y		<i>J Bruce Kelley</i>
KENSEK, RONALD P 11501 CANYONLANDS RD SE	011004	Y		
KETTLEBOROUGH FAMILY TR, DANIEL 11707 HERMAN ROSER AVE SE	005002	Y		<i>Daniel Kettleborough</i>
KIKER, PATRICIA M 1105 LOS PADRES ST SE	018001	Y		
KIRKPATRICK & JERI KIRKPATRICK, PAUL 10815 THUNDER BASIN RD SE	018010	Y		
KLEINSASSER, PAUL E & DOREEN 11815 ISLE ROYALE PL SE	002014	Y		<i>P</i>
KOECK, NELSON R & DEBORAH C 11223 CANYONLANDS RD SE	012001	N		
KROPKA, JAMIE M & KIMBERLY E 11409 ISLE ROYALE RD SE	010007	Y		
KURTZ, GREG & BETTY 10823 WOLF CREEK RD SE	020038	Y		
KUYKENDALL, DARREL 11504 ISLE ROYALE RD SE	005018	Y		
KWOK, TUNG & CHOI F 11804 CANYONLANDS PL SE	002030	Y		
LAM & CHAU T DO, THANH D 1100 WIND RIVER ST SE	001057	Y		
LAM, MY A 10904 JEWEL CAVE RD SE	020003	N		
LAM, SIMON V 11308 ISLE ROYALE CT SE	011014	Y		
LARSON, RONALD F 10836 WASATCH RD SE	018022	Y		<i>P</i>

Willow Wood Homeowners Association

Annual Meeting

**March 6, 2018 from 6:00-8:00p.m.
Manzano Mesa Multigenerational Center**

AGENDA

5:30-6:00pm	Registration/Sign in
6:00-6:30pm	Guest Speaker-New Mexico Protective Force (Security)
6:30-6:35pm	<u>Call to Order</u> Welcome Introductions
6:35-6:40pm	1. Verify Quorum
6:40-6:45pm	2. Approval of 2016 Annual Meeting Minutes
6:45-7:00pm	3. Reports a. President's Report 1. Gate update b. Treasurer's Report
7:00-7:30pm	4. Elections a. Floor Nominations b. Candidates speak briefly c. Explain the IRS Ruling d. Voting e. Collect Ballots and Tabulate
7:30-7:45pm	5. Open Discussion/Questions (2 minutes per person)
7:45pm	6. Election Results
8:00pm	7. Adjournment
8:00pm	Appoint Officers (Board)

Willow Wood Residents Association

Board of Directors Annual Meeting Minutes

Date: Tuesday, Jan 24, 2017

Time: 6:30 PM – 7:30 PM

Location: Room 5, Manzano Mesa Center North East Social Hall

Board Members Present: Jonathan Hollinger, President
Frank Bushman, Vice President
Dan Kettleborough – Treasurer
Vance Ley – Member at Large
John Seamon - Secretary

Others Present: Cherish Jaramillo, Community Manager- HOAMCO

- A. **Call to order:** Meeting was called to order at 6:30 PM by President Jonathan Hollinger. A large number of residents were present or provided proxy forms. Ms. Jaramillo counted attendance and verified attendance was sufficient for a quorum.
- B. **Speaker:** Mr. Jonathan from New Mexico Protective Force, NMPF, our new security contractor, addressed the assembly. NMPF began patrolling Willow Wood on January 4th. Patrol hours are from 1 AM to 5 M seven days/week. He handed out magnets with NMPF's dispatch number 505-323-1982. Residents can call dispatch any time, including hours outside the patrol hours. Monday through Friday, between 8 AM and 4 PM dispatch will send a unit in response to a call. All officers are uniformed, licensed and carry a card. NMPF was founded in 2008. They have a low turnover rate, so the same officer will be on patrol and can build relationships with the community. Report anything that makes you uncomfortable. We're here to serve you. Response time is 10-20 minutes. NMPF has 3 divisions—West, East, and Rover. Officers are trained and have a good relationship with APD. Vehicles are marked (all vehicles are Impala's, either silver or white, and are marked "Security.")

Homeowner: I met the security guard in our adjacent neighborhood, South Pointe Village, and he asked for your number so he could meet with you to cooperate.

NMPF: Please give him one of our magnets. We are happy to meet with him.

Homeowner: Who authorized the patrol times between 1 and 5 AM?

Ms. Jaramillo: The Board authorized those hours because, based on police statistics, most theft and vandalism occur during those hours.

Mr. Kettleborough: We could pay for more patrol hours, but it would cost more. We want to try this out and see how it goes, and then we'll analyze it and vote on whether or not to increase the patrol hours.

Homeowner: We get a lot of walk-ins at the Juan Tabo entrance between 1 and 3 PM.

NMPF: When that happens, call our dispatch and we'll send a unit.

Homeowner: Should we call APD or you?

NMPF: If it's violent crime, call 911, then call us. For suspicious activity, call us. We typically get there faster than APD.

Homeowner: If you catch someone, what can you do?

NMPF: We can detain someone for up to 20 minutes. If the situation warrants detaining someone, we call APD and they usually come right away. We only detain if it's serious.

C. **Approval of Meeting Minutes:** Copies of the minutes from the 2016 Annual board meeting were handed out to residents as they entered. After reviewing the minutes, the President asked for a show of hands to approve the minutes. The minutes were approved by unanimous vote.

D. **VP Remarks:** Mr. Hollinger made some opening remarks:

- Doggie Stations. Effort to clean up the community. 9 installed. Seem to be well received by the community.
- Update on the Gate initiative. We have 227 signatures on the petition. The purpose of the petition is to provide evidence to the city that we have the backing of the community. Mr. Hollinger pointed out the location of the proposed gate on a slide projected image. There was a committee of volunteers who studied all proposed locations and recommended this location (Tony Sanchez and Gibson.) Next steps: Traffic Study to demonstrate to the city the high volume of non-resident cut-through traffic. Next: Present data to Mr. Jack Cloud at the city. They will then do a SCAT Plot and show the city emergency personnel they can still access the neighborhood. After that we'll need to purchase the land from the city. The advantage of only having one gate is that we won't have to take on responsibility of all the street/sewer maintenance within Willow Wood (that only happens if we gate all entrances and become a "gated community"). We still need more signatures. Go to google and enter "Albuquerque Willow Wood gate petition." It's been re-activated so more people can sign it.
- Homeowner: is there a drop dead date to get it done?
- Mr. Hollinger: sooner rather than later. We need 40 more signatures to get above half.
- Homeowner: what if the access card is stolen?
- Mr. Hollinger: We can de-activate cards, I think. The cards will have serial numbers.
- Homeowner: What about the lifecycle cost of the gate? Maintenance costs?
- Mr. Hollinger: Maintenance costs are expected to be low, based on information provided by the gate manufacturer and information from other neighborhoods with gates.
- Homeowner: will the gate be operational all the time, or just during peak traffic hours?
- Mr. Hollinger: All the time.
- Homeowner: what if we have visitors trying to come see us in Willow Wood?
- Mr. Hollinger: There will still be two other entrances without gates that can be used by visitors at all times.
- Homeowner: Have we analyzed the impact to our neighbors in South Pointe Village?
- Mr. Hollinger: Yes, the committee considered impacts to South Pointe Village and still recommended this location. Mr. Seamon added: This was a topic of discussion at previous board meetings because many residents of South Pointe Village use Willow Wood to access the Manzano Mesa elementary school to drop off their kids, and also to cut through to Juan Tabo. Some Willow Wood homeowners were concerned about inconveniencing the South Pointe Village residents. Others thought the South Pointe Village residents added to the cut-through and speeding problem. In addition, many felt that the Tony Sanchez/Gibson entrance, with its close proximity to Eubank provides too quick access and "get away" route for car thieves, vandals and burglars, and gating this entrance would do the most to cut down on those nefarious activities. Ultimately the deciding factor was the dangerous congestion around the "back entrance" to the elementary school. Willow Wood residents who live near the back entrance have documented the heavy congestion and crazy maneuvering that goes on before and after school, where little kids are dropped off in the street while large cars jockey and dart for position—it was never designed to be a drop off point and it is physically not well laid out for such activity. It's a serious safety issue. Albuquerque Public School system officials have been contacted about it and have not taken action. The committee concluded that gating the Willow Wood entrance at Tony Sanchez/Gibson would have a great positive impact on this dangerous situation, while simultaneously addressing the cut-through, speeding, and theft issues. It's worth noting that cars from South Pointe Village would only need an additional two minutes to "go around" and access the front of the school via Eubank, Southern, and Elizabeth. Also, the gate will not impede pedestrian traffic and kids will still be able to ride their bikes or make the short walk to the back entrance of the school.
- Homeowner: What if the gate malfunctions? What about vandalism?

- Mr. Hollinger: The installer will post a phone number to call and will respond for repairs. Vandalism should be covered by our insurance.
- Homeowner: Will the cards be permanently affixed to our cars?
- Mr. Hollinger: No, the cards will be like a credit card that you can keep in your car, wallet or purse.
- Homeowner: What if I lose a card? Can I get 4 cards for my 4 cars?
- Mr. Hollinger: Probably. We haven't worked out all the logistical details yet, we are still a long way off from getting this done.

- E. **Financials Ratification:** Copies of the annual budget for 2017 were handed out to homeowners as they entered. The budget was reviewed. Dan Kettelborough, Treasurer, made the following remarks: We are projecting 94,049.12 income from dues, \$93,577.80 in expenses, which will result in a surplus of \$471.32. Mr. Hollinger stated the accounts are healthy and we have enough funds for the gate.

Homeowner: What is the \$7,900 assessment in the budget for?

Mr. Kettleborough: It's for the security contract. This only pays for 4 hours patrol each night. If we want 8 hours, it will cost more. We'll try this for a while, see how it goes, and then vote at a future board meeting on whether to continue at all, continue at the same level, or increase the hours.

F. **Unfinished Business:**

Election of board members. These positions are filled by volunteers and provide no compensation. The board depends of volunteers. Mr. Hollinger stated that he (the board President), Mr. Frank Bushman (the board Vice President), and Mr. John Seamon, (the board Secretary), had recently been facing circumstances that might require them to vacate their board positions, but that he had decided to stay because he couldn't allow all three to leave the board at the same time. He asked for volunteers and two people stepped up—Ms. Sandra Bulloch and Ms. Sam Martinez. Each gave a brief self-introduction to the assembly.

IRS regulations/taxes. Ms. Jaramillo explained that a "yes" vote gives the tax preparer more flexibility in case of an audit. There were no questions. Homeowners assembled then filled in their ballots and they were collected and counted by Ms. Jaramillo. All current board members and both new volunteers were unanimously elected to the board.

Homeowner: What ever happened to the new web site? Last year we were told it would be up and running by April.

Ms. Jaramillo: It's up now, and we are transitioning links to the new web site. It will look very similar to the old web site, and will be fully functional this spring. I will mail letters to all homeowners with instructions on how to log on and the new functionality of the web site. I encourage all homeowners to make sure I have your email address so you can get updates.

Homeowner: Why can't we pay our dues at the old location we used to use?

Ms. Jaramillo: We don't communicate with the folks in that location. Strongly encourage everyone to mail in their payments, or use auto debit, or pay on line. If you drop it off at the old location, it touches too many hands and causes too much delay before it gets to the right place.

Homeowner: I want to say thank you to Cherish Jaramillo and HOAMCO. They are doing a great job and are very responsive!

Mr. Hollinger: I agree. I also want to thank you all for coming out tonight.

G. **New Business: N/A**

H. **Adjournment:**

- A. There being no further business, the meeting adjourned at 7:35 PM.

Willow Wood 2018 Budget
WILLOW WOOD HOA (113)
Year: 2018

Notes:

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
4100 - Homeowner Assessments	1 - Operating	92,611.20	23,152.80											
4130 - Special Assessment	1 - Operating	3,960.00	3,960.00											
5100 - Accounting/Tax Prep Fees	1 - Operating	252.50												
5400 - Insurance	1 - Operating	4,900.00	252.50											
5500 - Legal Fees	1 - Operating	500.00	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	
5530 - Lien/Collection Costs	1 - Operating	800.00	56.67	56.67	56.67	56.67	56.67	56.67	56.67	56.67	56.67	56.67	56.67	
5600 - Management Fees	1 - Operating	37,306.80	3,108.90	3,108.90	3,108.90	3,108.90	3,108.90	3,108.90	3,108.90	3,108.90	3,108.90	3,108.90	3,108.90	
5815 - HOA/MCO Flat Fee	1 - Operating	4,837.56	403.13	403.13	403.13	403.13	403.13	403.13	403.13	403.13	403.13	403.13	403.13	
5850 - Community Activities	1 - Operating	250.00	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	
5900 - Website	1 - Operating	570.00	47.50	47.50	47.50	47.50	47.50	47.50	47.50	47.50	47.50	47.50	47.50	
6300 - Landscape Maintenance	1 - Operating	18,210.76	1,517.56	1,517.56	1,517.56	1,517.56	1,517.56	1,517.56	1,517.56	1,517.56	1,517.56	1,517.56	1,517.60	
6310 - Landscape Supplies/Labor	1 - Operating	4,500.00			1,500.00									
6360 - Doggie Stations	1 - Operating	1,000.00	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	
6530 - Repairs & Maintenance: Irrigation	1 - Operating	2,500.00			1,500.00									
7100 - Electricity	1 - Operating	250.00	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.87	
7900 - Water/Sewer	1 - Operating	4,500.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	
8250 - Contingency	1 - Operating	8,033.08											8,033.08	
8280 - Corporation Commission	1 - Operating	10.00												
8850 - Taxes - State	1 - Operating	50.50												
9000 - Transfer From Operating	NONE	-8,100.00			-900.00	-900.00	-900.00	-900.00	-900.00	-900.00	-900.00	-900.00	-900.00	
Income Accounts Total:		\$88,471.20												
Expense Accounts Total:		\$88,471.20												
Difference:		\$0.00												

\$2.50 increase per home,
\$7.50 per home for wall painting

Willow Wood Annual Meeting

Date: Tuesday, March 6th, 2018

Time: 6:00 PM- 7:00 PM

Location: Manzano Mesa Multigenerational Center

Board Members Present:

Jonathan Hollinger, President
Frank Bushman, Vice President
Dan Kettleborough, Treasurer
Vance Ley, Member at Large
Samantha Martinez, Acting Secretary

Others Present: Cherish Jaramillo, Community Manager—HOAMCO

A. Call to order: Meeting was called to order at 6:05 by President Jonathon Hollinger

B. Speaker: APD Foothills commander, Jimmy Collins addressed the assembly. No crime in February to report. He asked homeowners to be alert and to help stop some of the crime by removing weapons from vehicles daily. Residents were encouraged to lock cars, take all valuables out, etc. If residents have camera systems, APD can use the systems to help identify suspects.

Jonathan Hollinger addressed the assembly with information about various websites and apps that can be used to help report crime. The concept of a neighborhood watch was presented to the assembly.

Homeowners asked Commander Collins questions about various topics including gunfire around community, camera systems, and patrol cars speeding.

Jonathon Rummel from New Mexico Protective Force, NMPF, addressed the assembly and reported how they have helped reduce crimes in the community. He also reminded residents that they need to be reporting any suspicious activity or gunfire, etc. If it isn't reported, there is nothing that can be done to help stop it.

Jonathon Rummel also recommended starting a neighborhood watch. (free and the city offers training)

Officer Collins continued to remind homeowners that the gunshots have decreased after arrests were made. He suggests making your home as safe as possible. Jill Garcia can help assess potential shortfalls in home safety.

Jonathon Hollinger recapped information that Jonathon Rummel provided.

Don Harris also addressed homeowners. City council passed tax increase to help fund public safety. The city now has enough money to fund more police officers. He also stated that he will be helping Jonathon Hollinger with the process to install the gate at Tony Sanchez.

C. Approval of 2017 Annual Meeting Minutes: Copies of the minutes from the 2017 Annual meeting were handed out to residents as they entered. After reviewing the minutes, the President asked for a show of hands to approve the minutes. The minutes were approved.

D. President's Report: Mr. Hollinger shared information to update the community:

-The new website is up and running. The goal is to make information more accessible. We would like to have nightly security reports posted, calendar of events, option to pay dues, previous newsletters, and compliance reviews.

Homeowner asked who will manage said website. Mr. Hollinger informed homeowner that HOAMCO will manage the website.

-Gate Update

Homeowner: How much money will the gate cost?

Jonathon: Purchase of street will hopefully be subsidized, if not, we can use money from capital improvements fund.

Homeowner: Will assessments increase to cover gate?

Jonathon: Funds have been allocated for the gate, so there shouldn't be an increase.

Homeowner: Are there liabilities with emergency vehicles using the gate?

Jonathon: Emergency services will have their own access for the gate.

Homeowner: What about the traffic studies that were done?

Jonathon: City traffic study resulted in no traffic problem. A volunteer traffic study is now a work in progress.

Frank Bushman addressed homeowners about petition to change the Governing Documents. There was fear that dues might be raised by \$100 monthly, or that decisions would be made with low meeting attendance. Frank explained the limit on increasing dues as well as the need for quorum to be met.

Security was discussed with homeowners. It will be ending at the end of the month because we don't have money to pay for it. The reports for the security company seem to reflect a positive impact. We don't have enough data analyze reduction in crime due to security.

E. Treasurer's Report: Copies of the financials were distributed to homeowners as they entered the meeting. Reports were reviewed. Dan Kettelborough reports money was transferred to cover security costs. The sewer charge is for sprinklers in at the entrances.

F. Unfinished Business: Election of board members. These positions are filled by volunteers. Mr. Hollinger asked for volunteers to add to the board since we lost 2 members in 2017. Mr. Charles Buck and Mr. Marty O'Toole volunteered.

IRS ruling: Mr. Hollinger gave a brief background on the ruling. He let homeowners know that it would be beneficial to us this year. A show of hands was used to determine the vote for the ruling. The majority of homeowners voted "YES" to the IRS ruling.

G. Adjournment: There was no other business to discuss and the meeting was adjourned at 8:11 PM.

Willow Wood Residents Association

Board of Directors Annual Meeting Minutes

Date: Tuesday, Jan 26, 2016

Time: 7:00 PM – 8:30 PM

Location: Room 5, Manzano Mesa Center North East Social Hall

Board Members Present: Frank Bushman, Vice President
Dan Kettleborough – Treasurer
Vance Ley – Member at Large
John Seamon - Secretary

Others Present: Cherish Jaramillo, Community Manager- HOAMCO

Prior to the meeting, a man named Giovanni A. Haqani briefly addressed the assembly about his plans to run for New Mexico state representative. (There was a problem with incessant feedback from the microphone.)

- A. **Call to order:** Meeting was called to order at 7:00 PM by Vice President Frank Bushman. A large number of residents were present or provided proxy forms to satisfy the requirements for a quorum. Note: the room was full—it was the best turnout for an annual meeting in recent years.
- B. **Approval of Meeting Minutes:** Copies of the minutes from the last board meeting were handed out to residents as they entered. After reviewing the minutes, the Vice President asked for a show of hands to approve the minutes. The minutes were approved by unanimous vote.
- C. **VP Remarks:** Mr. Bushman made some opening remarks:
- In 2015 we changed to a new landscaping company. They are doing lots of extras like weed control, cleaned up problem areas like the dead end road by the elementary school, they are doing excellent job so far
 - Cherish Jaramillo remarks: (HOAMCO) in the March/April time frame will provide a new web portal access system called Caliber; currently we have a web page but it's not used often and it costs the association \$50 per month. The new one will have more functionality, more features and data accessible, individual residents will be able to check status of their accounts, etc., and it will only cost \$25/mo flat fee for the association. It will save us over the long run and have more services. One Resident stated that the current web site has hiccups, he spent a lot of time trying to figure out how to pay dues thru the web site, the links don't work too well, it has incomplete instructions, and he had to go to the HOAMCO web site. Cherish replied that the new system won't perform dues payments either. **Cherish will send out a message to clarify.**
 - Lt Rob Middleton from the APD spoke: He is the swing shift lieutenant for the foothills area command. His area includes all properties east of Eubank to Sims Park road and up to the foothills. The shift is from 2pm - 10 am. They use "problem oriented policing" (more details can be found on the foothills area command web site) in which they focus on areas with high incidents reported such as, currently, Menaul and Juan Tabo where they've had many burglaries. They try to be proactive and shift their attention as the problem areas shift. Tips to keep property safe: don't leave garage door open all night; neighbors watch out for each other; call your neighbors if something doesn't look right, etc. See www.foothillsareacommand.com for daily tips posted on the web site. Mail thefts, mail boxes. The police found a group responsible, but thefts are still happening. Check your mail daily; keep an eye on the cluster boxes. Speeders on south Juan Tabo. Lt Middleton and Jill Garcia have attended many area HOA meetings. The police act on it when they get a complaint.

- Mr. Ley stated that Herman Roser is a major traffic corridor for people cutting through in the mornings and afternoons. He asked how many tickets had been written. Lt Middleton said they do write tickets and he would go back and address it again. Mr. Ley stated that in October there was a bullet hole found in a neighbor's garage. It was called in but the police never responded. Lt Middleton stated that the police code calls and respond to the priority 1 calls first. A bullet hole is a priority 3. They get to the priority 3 calls after the 1s and 2s but they do respond to them. They have public service aids that can respond. They take it seriously.
- A Resident asked how many tickets were given for the "no U-turn" violations on Juan Tabo? Lt Middleton stated they write between 10 and 100 tickets per month per officer times 8 officers. Another Resident said he walks his dog and witnesses fully 1 out of 5 cars in the morning doing an illegal U-turn at this location.
- A Resident asked what to do if we see a mail box broken into—should we call 911? Lt Middleton said if they are in the act of prying it open then call 911. Otherwise 242-cops or 311. Or call him or Jill Garcia personally at 332-5240.

D. **Financials Ratification:** Copies of the annual budget for 2016 were handed out to residents as they entered. The budget was reviewed and questions were asked and answered. \$44,474 etc., pretty flat. Year-end balance is slightly negative because we hired International Protective Services on a trial basis that ended. We'll have a vote on an increase in dues to hire a security company, any questions? \$9,939.96 in the hole vs. budget. But we put a lot into the reserve. A budget is a guideline. But the balance is not on these sheets. We have \$99,398.60 in reserves, on page 1 of the balance sheet, total combined \$143K. Motion was made and seconded to approve the budget. The budget was approved by unanimous vote.

E. **Reports:**

A. ACC Report – N/A

B. **Management Report – Mr. Bushman:** President has been working with city planning and several depts. to find out what it would take to gate one of the entrances. Feasibility, it would probably be the Tony Sanchez Gibson, least expensive, we have to purchase the block of road from the city, we might have a way for the city to fund it, but we'd have to buy the gate and install it. Won't let us seal it off, but we can do a remote card operated gate/keypad. Fighting for 2 years and we might get it done this year. Made a lot of gains this last 6 months.

We hired IPS at the end of the year on a trial basis. Problem was they never seemed to be around and the one time we needed them they didn't respond. But we talked to some other people \$50K per year very night patrol on foot, armed patrol, but a raise of approx. \$25/qtr. to dues. Resident--my house was broken into during the day. Is just night time the only times? Frank--most of the crime happens at night--theft and vandalism car theft. Resident--one person walking patrolling seems inadequate. Can we measure the effectiveness before and after? We need to call in all crimes no matter how small. The police adjust their patrols based on statistics. Jill Garcia runs reports and we get them quarterly by HOA neighborhoods and we can access them to get our crime stats. We can use to evaluate effectiveness. Resident--why not use the statistics to figure out what hours in the day to have the patrolling. Frank--we need involvement of the people who live in the neighborhood. Willow Wood is one of the best neighborhoods in the city. We can negotiate the patrol hours, but we need to know from the general membership what hours we want patrolled. Tell us what you need and we can work it. Drop us an email. Come to a board meeting. Resident--I am more concerned about violent crimes than theft. Night is when the violent crimes happen. I'm an assistant principal at a high school and i see a lot of this. Let's do a trial and look at the statistics and then we can adjust. This could be a deterrent. I think it's a good move and i thank you for looking into it. Frank--our bylaws say we need 2/3 majority of the Residents to raise the dues more than \$25 per quarter. We need a lot of signatures to get to the 2/3. Currently we can only fund it for a year (with reserves?) Help us by walking the petition around and getting signatures. Let's make it a safe and nice pleasant place to live. Arizona association fees are \$300/month is it worth it to us. We have to decide. \$8/month. Resident--

many years ago we were told if we did anything, we'd be responsible for all street maintenance. Frank--that's only if all gates are closed off/gated. Resident--we need to be prepared for pushback from people who moved here for access to the base. Resident--we shouldn't shut off the trailer park from the school they are our neighbors, we can't treat them that way. Our kids go to school with their kids. But they'll still cut through and just tailgate through when a resident leaves. Resident--most of the traffic comes from Juan Tabo, so we should close Juan Tabo/Herman Roser. Low-level argument. Volunteer to head a group to look into this issue to have meetings specifically on this issue. Get all the issues, do some analysis. Have a person checking ids at each entrance at the appropriate time (booed) give us your name; come to the Feb. board meeting. Give names to cherish. Resident--we have to have a vote of the general membership. Frank--no we don't. The board listens to the members and makes the decision. If you want it different then vote for a different President or VP.

Motion to have a 6-month trial period for the security idea. Frank: first we need to elect members.

There are two open positions, president and vice president anyone want to run? We'll let you talk, or nominate someone else. We also need to vote on the IRS regulations/taxes. Fill out your ballots. Does everyone understand what that is? Any questions? there are 2 ways an HOA can pay taxes, flat tax rate on what we make, and one with exemptions/deductions, but that opens up to be audited. IRS yes or no. Yes means flat rate. IRS rule allows us to carry over. 1120h seems higher but it's only on taxable income/profit. Our taxed income base is very low. We never shoot for a large budget. I can't tell you which way to go or what to do. Treasurer, how much is our non-exempt income? Very little. 30% of 500 is a pittance. Cherish--need to ask the accountant so i don't mislead. That information should have been available at this meeting so we could make an informed decision. Resident--it sounds like we are afraid of being audited, are we doing anything illegal? Frank--no, we'd just have to pay more to get someone to represent us. Thad x is our accountant. Well wouldn't Thad represent us? No it's not H&R Block.

Voting is complete

Show of hands--gate at one of the entrances--vast majority was in favor of us to move forward.

Show of hands--security company--in favor of moving forward to pursue the signatures to raise dues and research father--vast majority was for it.

Resident--did we look at other options such as CC TVs instead of expensive security contract? Cameras don't actually cost less because you have to pay for them, pay to install them, maintain them, someone to monitor them, more susceptible to vandalism, etc.

Resident--location of welcome signs into neighborhood. Can the one about the annual meeting be removed? Do we have to have that one? It says "last Thursday of January" and criminals know were not at home. maybe we can take it down we'll look into it.

Resident--drop off zone near elementary school--cars pulling in and out, little kids running between, cars backing up, numerous near misses, can we paint those curbs red?

Resident--i met with the assistant principal, she said the school was responsible but the city should take care of it.

Resident--Conrad--dislodged sidewalks, there used to be a way to get the city to pay /repair squares of sidewalks that are sticking up. can we do that now? come to the February meeting and bring it up to the board. I can check into it in the meanwhile. he's the second house on the north side of Herman Roser west of the walkthrough

C. Resale Report – n/a

D. Violations Report – n/a

F. Unfinished Business:

A. Election of Officers. Two positions were vacant and there were no volunteers. The assembly unanimously approved re-election of the President and Vice President. There were motions, all seconded, to nominate and elect the following officers: President: Jonathan Hollinger; Vice President: Frank Bushman; Treasurer: Vance Ley; Secretary: John Seamon; Member at Large: Dan Kettleborough.

G. New Business:

H. Adjournment:

A. There being no further business, the meeting adjourned at 8:30 PM.

Willow Wood Traffic Study Group

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5.1.19

April 18, 2019

Kym Dicome
Chair, Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Willow Wood Home Owners Association Request for Vacation of Public Right-of-Way

Dear Ms. Dicome,

I am writing today in response to the Willow Wood Home Owners Association (HOA) request for vacation of public right of way at Tony Sanchez drive between Jewel Cave Road and Gibson Boulevard in southeast Albuquerque. The intersection involved is currently a public through fare utilized not only by residents of Willow Wood, but also by the neighboring residents in South Pointe Village, of which I am one.

I would like to remind the parties that South Pointe Village has been a residence in the area longer than the Willow Wood subdivision or it's HOA. In the years I and my family have resided here, we have been subject to the changes to the roadways due to the creation of the subdivision, including one in which the straight roadway that once existed from (now) Tony Sanchez to Southern Boulevard was rerouted. While I admit the majority of the changes and the building of Willow Wood have been an improvement to the area, this initiative, which obviously excludes impact to and the opinion of the residents of South Pointe Village, is exclusive and discriminatory. A roadway that has always existed for us is now being requested by others to exclude access to us all together.

In addition to the impedance posed for me personally to access Juan Tabo from Tony Sanchez, which I do daily, I cannot help but wonder how this can adversely affect law enforcement and rescue services to South Pointe Village residents. The request letter states there are "several" more suitable routes available but that is absolutely untrue for South Pointe Village residents. If this vacation is granted, there would be *only* Gibson Boulevard for access. In the event emergency services were requested during high traffic times or during construction or accidents on Eubank, a direct impact to the responsiveness of emergency services would be realized because each of the "more suitable" streets cited in the application letter can only be accessed via Eubank. Additionally, on a personal note, I don't believe my daily commute should have to change simply to serve one community that literally shares a wall with my own, and whose members, per the letter, are only 50% supporting the recommendation. This initiative would reduce my choice of travel from my home by 50% and eliminate *any* alternate route when or if Gibson was closed for accidents, construction or other back-ups in traffic. I find this an unreasonable option as a resident and taxpayer both for convenience and safety.

The HOA request fails to mention how the subject intersection is currently already severely impeded by the gates in place at the only entrance/exit to South Pointe Village, just opposite of where the proposed gate for Willow Wood would go. An additional gate, less than 100 feet from the existing one, would cause even more traffic back up than what is currently being experienced. Residents of the mobile home park were not given a vote about the placement of the existing gate at the property, but we are subjected daily to the negative impact it has on traffic build up and the dangers posed in the intersection presently. An additional gate, imposing the same delay to entry and exit to Willow Wood residents will render the intersection even more congested and hazardous to both communities at multiple times of day regardless of who is included or excluded from access to Tony Sanchez. This alone makes the HOA's response to 606(K)(3)(b), that vacation of Tony Sanchez being "clearly more beneficial to the public welfare...", false. It is of little or

no benefit to the public welfare of the residents of South Pointe Village who would be excluded from use, and impeded at entry to and exit from their residences.

City school busses currently pick up students from South Pointe Village on Tony Sanchez. There is little room elsewhere in that area for a bus to safely pick up and drop off kids. Eliminating that stop, I assume, means the busses would stop in front of South Pointe Village further causing back up and congestion for residents during pick up and drop off which often coincide with commuters leaving for or returning from work. Additionally, I don't believe a normal size school bus could even maneuver a turn-around in the intersection of Gibson where it meets Tony Sanchez, which you can see in the Zoning map provided in the request documentation (Figure 2). Once again, I fail to see where the public welfare outside of Willow Wood residents is benefitted in this scenario.

While I completely understand and sympathize with the residents of Willow Wood wanting to reduce the cut through traffic, traffic that will be exacerbated by the impending construction in September to the Eubank gates for the KAFB entrance, eliminating access to residents of South Pointe Village, who do not make up the influx of the travelers the letter is citing, should not be allowed to be excluded from any proposal. Again, we are taxpaying citizens who should not be restricted from public access to accommodate only certain residents in our own neighborhood, while also being subjected to further impedance to traffic with the placement of another gate so near the only entrance to our residences.

As previously pointed out with the existence of South Pointe Village, KAFB and Sandia were also in existence long before the subdivision. Willow Wood homeowners should have understood the possible impacts on the roadways being so closely located to the base. In addition, they know of the existence of South Pointe Village and its proximity to the public road they wish to restrict but have made virtually no effort to consider or include those residents in any of this planning. I find it disheartening as a tax payer that an entire community could be excluded from use of one of the only two public roadways available to them simply at the request of an HOA.

I respectfully submit these few considerations and request that the City not allow such an impactful solution solely for the convenience of Willow Wood residents. I would ask that the City of Albuquerque Planning deny the proposal and insist that a more equitable and less discriminatory measure be sought to accomplish the goal of the community.

I appreciate your time and attention to these concerns.

Sincerely,



Robin Brunt

11100 Gibson Blvd SE, Space L-261

Albuquerque, NM 87123

505-294-8220

Cc: Ms. Maggie Gould, Planner, City of Albuquerque