

From: frederickelder@aol.com
To: [Gomez, Angela L.; salnarayan@yahoo.com; Lynn Handing; bcowham@comcast.net; schena2@aol.com; vidoo@hotmail.com; laurajane0125@gmail.com; Mike Grandjean; Bryan Handing](mailto:Gomez_Angela_L.;salnarayan@yahoo.com;Lynn_Handing;bcowham@comcast.net;schena2@aol.com;vidoo@hotmail.com;laurajane0125@gmail.com;Mike_Grandjean;Bryan_Handing)
Cc: [Wolfley, Jolene; Rodenbeck, Jay B.](mailto:Wolfley,Jolene;Rodenbeck,Jay.B.)
Subject: Re: DHO January 10th Comments for: PR-2023-006568 (Request for Rehearing)
Date: Monday, January 15, 2024 12:00:05 PM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Dear Neighbors, -- For those of you who were unable to attend it, I wanted to give you a summary of my thoughts on the Albuquerque Development Board hearing from January 10, 2024, regarding the development of the lot at 9200 Wilshire. Overall, it is my opinion that the meeting could best be described as tense. The developers made it clear that the delays caused by these hearings were unprecedented and had already caused them grievous financial harm. On the other hand, the representatives of the various departments from the City of Albuquerque seemed to be more sympathetic to the problems that the development of this lot will likely cause for the current residents primarily on Wilshire Ct NE and Corona Ave NE. It was suggested by Ms. Wolfley (Planning Department) that perhaps the developers should give broad consideration to changes that would lower the fill level of the proposed development and allow it to fit more aesthetically into the current neighborhood structure. It was my impression that the developers had little interest in pursuing that suggestion. Mr. Bohannan (Development Hearing Officer) was supportive of a better plan for the proposed retaining walls and privacy walls. He even reminded the developers of the old adage, "Good fences make good neighbors." The developers were asked to provide more information on the height of walls particularly on the Wilshire side of the development. As far as the originally proposed easement between the proposed retaining walls and the proposed privacy walls (approximately 3 feet of "no man's land") that was apparent on the original proposal sent to use in early August 2023, I was unsure of what the final disposition of that issue might be. Mr. Rizvi sent us a modification with a proposal for a narrower (but apparently not nonexistent) easement and a modified privacy wall for the new homes (email of 12/19/23), but it was my understanding from this meeting that the original proposal was the one that is still in effect. As an aside, I saw a survey team on the lot on Friday morning (Jan 12). The meeting ended with the developers being tasked with more precise information regarding wall heights and clarification of the need for variances. The meeting was recorded and might be available to anyone interested in the entire exchange. The information requested from the developers will be presented at the next hearing scheduled for Wednesday, January 24, 2024

I remain concerned about the original plan as proposed. In particular regarding the height of the fill, the retaining wall height, the easement, and privacy walls for the new development. The proposed fill will elevate the lot to a height of approximately 3 ft higher than my current back wall and approximately 6 ft higher than my ground level. The easement is a significant and worrisome unknown. As proposed, there will be nothing between the easement and my

backyard but a 6 ft drop. If the easement is not protected in some way to prevent intruders, then there will be open access to the houses along Wilshire Ct NE and Corona Ave NE as well as those in the new development. If it is not in the jurisdiction of the new development to maintain the easement, it will likely fall to the residents along Wilshire Ct NE and Corona Ave NE to maintain it and to prevent it from becoming an eyesore for the properties involved. The residents of the new development will likely not even know that it is there. The developers must clearly and precisely address these problems before rather than after construction. If they cannot or will not, then their project needs to be rethought. I am hopeful that the Development Board will support us on this issue.

If any of you who attended this Zoom meeting on January 10th or previously have any corrections and/or additions to what I have written, please feel free do so. Unfortunately, neither my wife nor I can attend the next Zoom meeting scheduled for January 24.

Sincerely,

Fred Elder
9105 Corona Ave NE
214-536-2580

On Tuesday, January 9, 2024 at 09:45:59 PM MST, Bryan Handing <bryan@waiting4hisreturn.com> wrote:

Hi Angela,

Thank you for sharing these comments.

Unfortunately, I have a conflict tomorrow and will not be able to attend the meeting. Others may be able to attend.

If possible, please let the DHO know that it would be greatly appreciated if the DHO would revisit this case.

Thank you for your assistance.

Bryan Handing

From: Gomez, Angela J. <agomez@cabq.gov>

Sent: Tuesday, January 9, 2024 2:01 PM

To: salnarayan@yahoo.com; Bryan Handing <Bryan@waiting4hisreturn.com>; Lynn Handing <Lynn@waiting4hisreturn.com>; frederickelder@aol.com; bcowham@comcast.net; schena2@aol.com; vidoo@hotmail.com; mikeg@grandcor.com; laurajane0125@gmail.com

Cc: Wolfley, Jolene <jwolfley@cabq.gov>; Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

Subject: DHO January 10th Comments for: PR-2023-006568 (Request for Rehearing)

Good afternoon,

Attached are the Development Facilitation Team (DFT) comments **PR-2022-006568** as listed on the **January 10, 2023**, DHO agenda.

** Please note this agenda item is a Request for Rehearing and as such, the Development Hearing Officer (DHO) will consider this request for a rehearing of PR-2023-006568, a subdivision located at 9200 Wilshire Ave. NE. If the DHO decides to rehear the case, he will set a hearing date for the case at the January 10th meeting.

Instructions for joining the meeting are as follows:

Join Zoom Meeting: <https://cabq.zoom.us/j/84123463458>

Meeting ID: 817 1191 9604 or Find your local number:
<https://cabq.zoom.us/j/84123463458>

Best,

Angela ~