

From: frederickelder@aol.com
To: [Adil R](#)
Cc: [Ron Hensley](#); [Shakeel Rizvi](#); [Wolfley, Jolene](#); [Roddenbeck, Jay B.](#); [Ray Schena](#); [Bryan Handing](#); [Lynn Handing](#); [Frederick Elder](#); [Nichole Donahue](#); sceferino@yahoo.com; [Sal Narayan](#); [KATHI COWHAM](#); laurajane0125@gmail.com; [Danny Mitchell](#); [Vidya S](#)
Subject: Re: PR-2022-006568 Valentino Subdivision Supplemental Submittal
Date: Monday, March 11, 2024 10:49:43 AM

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

Good morning, Mr. Rizvi, -- I have been looking over the new submission and am confused by several of the new details particularly regarding the safety fences, terrace access, and terrace landscaping.

Regarding the safety fences: My reading of your fence and wall diagrams suggests to me that the safety fence is attached to the existing homeowner's walls. That seems unlikely to me, but since modification of existing walls on the east side has been discussed, I think this needs to be clarified.

Simply stated, mounting the security fences to the existing walls is not acceptable. Doing so will not ensure uniform height for the fences, and it cannot ensure a stable footing for the fences. The security fences need to be placed atop the lower retaining walls which are shown to be higher than the existing walls in all of your representations of the west and southwest sides of the proposed development. This needs to be clearly stated.

Additionally, the security fence construction you are describing with tubing of $\frac{3}{4}$ inch rails and $\frac{1}{2}$ inch pickets seems significantly less substantial than those examples presented to the homeowners in the Zoom meeting of March 2, 2024. You should upgrade the plan to a more substantial security fence that is more in line with what you showed us at the meeting.

Regarding the terraces, landscaping, and maintenance: The new landscaping diagram shows a relatively dense planting of some formidably thorny vegetation along the terraces. The proposed CC&R will require that, "Owners of Lots 1 through 4 shall be responsible for maintaining their respective "Landscape Terrace" along their backyards."

Your new landscape schematic indicates that these plants will be hand-watered. There will be no irrigation provided to the terraces. The reason, as stated on the landscape schematic is, "...due to the instability of the soils and the danger of wall failure by the addition of irrigation water into the substrate..." Since there is no irrigation, how do you propose that these owners water the terraces, particularly on the west side, and fulfill their maintenance obligation? Are you thinking that they will be watering them by running a hose over their privacy walls and all the way down to the lower terrace? Perhaps by bucket? We have discussed the need for gates in these privacy walls to allow access to the lower terrace, but I think that may have been voted down at the Zoom meeting. It would appear that the proposed development will be creating some unreasonable if not impossible terrace maintenance problems for new residents on the west side. How will you resolve that?

As an aside, in the event that leaf blowers are used to help maintain the terraces, it is very likely that all that accumulated dust and debris will be removed to the backyards

of the current homeowners.

These issues need to be fully addressed. The current plans create serious if not unmanageable maintenance issues for the new owners. Solutions to these and the other issues discussed in the March 2 meeting need to be provided in writing before we can conclude discussion and before construction begins. If they are deferred until later, I think there will be little if any chance of resolving them.

Fred Elder
9105 Corona Ave NE

On Sunday, March 10, 2024 at 01:34:42 PM MDT, Adil R <adil1424@yahoo.com> wrote:

Good Afternoon Vidya and Sal .

The package we submitted to the City was mainly for the Western walls , Landscape , access and security fence . If we ever get this through the DHO and close on the land deal , we anticipate the construction of the retaining and the perimeter walls by May / June of this year. Prior to construction , we can meet at the site and discuss your wall situation. I believe 2 courses of additional block walls mainly towards the South should be sufficient. We can discuss all of that at the meeting . In the meantime , please call me if you have any questions.

Thanks
Adil
505-315-6484

On Saturday, March 9, 2024 at 05:55:54 PM MST, Vidya S <vidoo@hotmail.com> wrote:

Hi Adil,

We talked about adding extra height to our existing retention wall in the backyard (more on the south end of the wall Adjacent to Lot 6) for privacy, and you had agreed to that. However, we do not see that on the attached images that you have emailed. Would you please clarify?

Thanks,
Vidya & Sal

On Mar 9, 2024, at 11:19 AM, Adil R <adil1424@yahoo.com> wrote:

Good Morning All ,

Please let me know if you would like to have a zoom meeting to further discuss the proposed Valentino Estates development . We are scheduled to hear this case on Wednesday - March 13th . We can have a zoom meeting on Monday at 7 pm , if that works .

Ray , kindly forward this email to Anne . I having no luck

getting through .

Thank you

Adil Rizvi

505-315-6484

On Friday, March 8, 2024 at 01:30:35 PM MST, Adil R <adil1424@yahoo.com> wrote:

Dear All , Please find attached submittal package that was emailed, this morning, to the City of Albuquerque - Planning Department.

Ray , kindly forward this email to Anne .

Please call me if you have any questions .

Thanks

Adil

505-315-6484

----- Forwarded Message -----

From: ron@thegroup.cc <ron@thegroup.cc>

To: "plndrs@cabq.gov" <plndrs@cabq.gov>

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

Adil Rizvi <adil1424@yahoo.com>

Sent: Friday, March 8, 2024 at 09:43:26 AM MST

Subject: PR-2022-006568 Valentino Subdivision Supplemental Submittal

Attached is a PDF of a supplemental submittal for the above project. Please call or email if you have any questions.

Thank you,

Ron E. Hensley P.E.

505-410-1622

<image001.png>

ron@thegroup.cc

<PR-2022-006568 Supplemental Submittal 030824.pdf>

<image001.png>