

From: [Rodenbeck, Jay B.](#)
To: [Sergio Lozoya](#)
Cc: [Wolfley, Jolene](#)
Subject: FW: Question about Neighborhood Association Contact for the Preliminary Plat for PR-2023-008674 / SD-2024-00056
Date: Monday, April 8, 2024 6:25:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

FYI Sergio regarding notifying WSCONA about the Preliminary Plat for PR-2023-008674, please see the previous messages below....

From: Rodenbeck, Jay B.
Sent: Monday, April 8, 2024 4:59 PM
To: Baca, Vanessa <vanessabaca@cabq.gov>
Cc: Wolfley, Jolene <jwolfley@cabq.gov>
Subject: RE: Question about Neighborhood Association Contact for the Preliminary Plat for PR-2023-008674 / SD-2024-00056

Vanessa,

Thanks for the quick response confirming the requirement that the Applicant for the Preliminary Plat at 5720 Miami notify WSCONA.



Jay Rodenbeck

Planning Manager
Development Review Services

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e jrodenbeck@cabq.gov

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From: Baca, Vanessa <vanessabaca@cabq.gov>
Sent: Monday, April 8, 2024 4:07 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Cc: Wolfley, Jolene <jwolfley@cabq.gov>
Subject: Re: Question about Neighborhood Association Contact for the Preliminary Plat for PR-2023-008674 / SD-2024-00056

Good afternoon.

I am forwarding to you the response I sent to Adam Johnstone of Tierra West LLC regarding notification for the property at 5720 Miami Rd NW. See the e-mail thread below. Please let me know if you need additional information. Thank you.



Vanessa Baca

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3331 Office

E-mail: vanessabaca@cabq.gov

Website: www.cabq.gov/neighborhoods



From: Baca, Vanessa

Sent: Monday, April 8, 2024 9:42 AM

To: 'Adam Johnstone' <AJohnstone@tierrawestllc.com>

Cc: Sergio Lozoya <SLozoya@tierrawestllc.com>

Subject: RE: [#2023024] WSCONA Notification and Boundary question

Hi Adam.

Thank you for your e-mail. With regards to the notification inquiry response from our office for the property at 5720 Miami Rd NW, upon further review we concur that the Westside Coalition of Neighborhood Associations (WSCONA) should have been notified due to the fact that the SR Marmon Neighborhood Association, an unrecognized association, is a member of WSCONA and according to the Neighborhood Association Recognition Ordinance (NARO), coalitions receive developer notice per the boundaries of their member associations.

With regards to the notification inquiry response from our office for the property at 10080 Coors Blvd NW & 10088 Coors Blvd NW, WSCONA should not have received notice. On the date of our response, which was October 27, 2023, there were no member associations of WSCONA within a ¼ mile radius of the property. The property is within the boundaries of the County-recognized neighborhood association Bosque Dell Acres (BDA), but BDA was not a WSCONA member on that date. Our office was notified about BDA joining WSCONA in late January 2024, and going forward,

any notification requests that involve property within the boundaries of BDA will automatically generate notice for WSCONA, since BDA is now a member association of the coalition. Please note that BDA is not currently recognized by the City.

The geographic boundaries of WSCONA encompass the entire West Side of the city, according to their bylaws. However, again since the NARO stipulates that coalitions only receive developer notice per the boundaries of their member associations, that means that WSCONA only receives developer notice for projects happening within the boundaries of one of their member associations.

I hope this is helpful. Please feel free to call or e-mail me back with additional questions or if you need further clarification.



Vanessa Baca

Manager

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From: Adam Johnstone <AJohnstone@tierrawestllc.com>

Sent: Wednesday, April 3, 2024 1:43 PM

To: Office of Neighborhood Coordination <onc@cabq.gov>

Cc: Sergio Lozoya <SLozoya@tierrawestllc.com>

Subject: [#2023024] WSCONA Notification and Boundary question

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

Good afternoon,

I am reaching out as we have had two cases involving public notification in which WSCONA (West Side Coalition of Neighborhood Associations) were not notified, but they've insisted they should have been. Attached are two ONC inquiry sheets and their respective zone atlas

maps.

In summary, what is the boundary of WSCONA? Since they have claimed they should be notified on these two projects with significant distance between them, we want to ensure where their boundaries for notification are to ensure they are getting notified when expected.

Thank you,

Adam Johnstone

Associate Land Use Planner

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