

## There is Safety in Neighbors



### *President's Message*

In the 19 years since the Neighborhood Association was formed we have seen a huge improvement in quality of life in the area as well as a huge increase in development, primarily along Carlisle. We now face a proposed development that could change the face of development in this area – and our quality of life – for decades to come.

THE ISSUE—A proposed development of the Southeast corner of the Wal-Mart parking lot, at Phoenix and Carlisle, just north of American Furniture (the land is actually owned by American). The proposal is for a 10 pump, "high volume" Murphy Oil gas station with a 1200 sq ft. "convenience kiosk." They are also applying for a liquor license and are applying for a special exemption to the Zoning Code to allow them to sell alcohol within 500 feet of a residential area and City park. So, currently there are two issues pending with the City.

1. The Site Development Plan must be approved by the EPC (Environmental Planning Commission) before this can proceed. They are concerned only with issues regarding the development of the site; and
2. The special exemption request for Conditional Use (to sell alcohol) is pending before the Zoning Hearing Officer. There will likely be a third hearing, if these are approved, before the State Liquor Board who actually grants liquor licenses.

**Your Board has voted to oppose the development and, if the development is approved, the liquor sales.** We believe that adding another gas station and more package liquor sales in the immediate vicinity is unacceptable and invites traffic and traffic flow issues, the likelihood of an increase in crime as well as an increase in drunken transient activity, all of which directly impact the neighborhood.

Each and every one of you can impact this development because you have an opportunity to voice your opinion by submitting written comment or by attending one of the upcoming hearings. (Thanks to you who already have submitted your comments).

# Bel-Air News

P.O. Box 36568 – Albuquerque, NM 87176-6568



## Remember These Dates

**EPC Hearing** March 14 @ 8:30

**Zoning Hearing** March 19 @ 9:00

Plaza Del Sol Building Hearing Room  
(basement), 600 2<sup>nd</sup> St. NW.

### **Annual Meeting**

Monday, April 22, 7:00 p.m.

Christian Fellowship Church  
3901 Claremont NE

### **Neighborhood Yard Sale**

Saturday, May 4

### **Bel-Air Clean-up Days**

May 17, June 21, July 19, August 16, Sept 20

Remember that these are separate hearings and to comment on both you must submit your comments to each of the entities listed below. Here is how you can voice your opinion:

#### **For the development itself:**

- Ø **Written comments** may be sent: **by US Mail** to the attention of: Staff Planner Catalina Lehner, Planning Department, 600 2<sup>nd</sup> St. NW, 3<sup>rd</sup> floor, Albuquerque, NM, 87102 OR Hugh Floyd, EPC Chair, c/o Planning Department, 600 2<sup>nd</sup> St., 3<sup>rd</sup> floor, Albuquerque, NM, 87102, or **by email to: clehner@cabq.gov.**
- Ø **In person** - The next EPC Hearing will be held on Thursday March 14, 2013, starting at 8:30 (we do not know the exact time this will actually be heard but we will be towards the beginning of the docket) at the Plaza Del Sol Building Hearing Room (basement), 600 2<sup>nd</sup> St. NW.

**Zoning Hearing (if development is approved this will address the conditional use of the property to sell alcohol—please indicate how this would be harmful/injurious to the neighborhood):**

- Ø **Written comments** may be sent: **by US Mail** to the attention of: Vanessa King, Office of Administrative Hearings, 600 2<sup>nd</sup> St. NW, Albuquerque, NM, 87102 or **by email to: vking@cabq.gov**. These need to be **received by noon on March 15, 2013**.

**In person**—The Hearing will be held on Tuesday March 19, 2013, starting at 9:00 am in the same building in the basement hearing room. Again this is on a trailing docket and it is unknown as to what time this hearing will actually be called.

- Ø Please reference ZHE Project # 1008124 Case # 12ZHE-80377 in any correspondence and feel free to send your concerns on either or both issues
- Ø Please also provide us a copy of your comments by mail at PO Box 36568, 871876-6568 or by email at bana\_nm@yahoo.com; we would like to be able to present resident's comments if we have to also address this at the State level.

The only way we can impact the decisions pending before the City is if we unite and express our opinions. I hope that each of you will take a few minutes to help shape the future of the neighborhood.



President, Bel-Air Neighborhood Association

### **Annual Membership Drive**

This is the beginning of our annual membership drive. Paying your annual \$5 dues DOES NOT obligate you to be actively involved in any activities. It DOES give you access to the summer neighborhood clean up days, the annual Park Party, and if you provide your email, updates on issues that affect the neighborhood. Please send in your membership TODAY to support your community.

### **We Need You!!**

Consider volunteering to be on your association board or to help with such areas as membership or the newsletter. Email us at bana\_nm@yahoo.com

#### **NEW EMAIL ADDRESS**

NOTE we have a new email address:  
bana\_nm@yahoo.com, -- that is bana\_nm!!!!

### **Bel Air Neighborhood Association General Meeting – Christian Fellowship Church October 22, 2012**

Board members present: Barb Johnson, Bill Berry, Larry German, and Amy Henne  
Board members absent: Dana Berry, Judy London, and Tom Perez

Meeting called to order at 7 p.m.

Secretary's Minutes – no minutes from the last meeting

Membership – numbers of members have dropped. To be addressed in future.

Newsletter – Kathleen continues to be the editor.

Meeting called to order at 7 p.m.

3 guest speakers addressed the audience:

1. Wende O'Brien, representing Commissioner Maggie Hart Stebbens.
  - a. Discussed the UNM-CNM-Sunport transportation study. For more information on the project: [www.mrcog-nm.gov](http://www.mrcog-nm.gov) or call Tony Sylvester @ 505-247-1750 or [tsylvester@mrcog-nm.gov](mailto:tsylvester@mrcog-nm.gov);
  - b. District 3 Art Show with the opening reception at Commissioner Stebbens office on November 7;
  - c. Lunch with the Commissioner usually occurs once a month at the McKinley Community Center.
2. Tony Duran, representing Councilor Michael Cook, new representative as result of re-districting changes. Tony encouraged the Board to call him directly at 768-3136 regarding park issues related to trash, etc.

- Lorain Silvers, Universal Lending. Spoke to the audience regarding low-interest loans that are available to homeowners for FHA 203K loans to replace windows, re-stucco, re-roof and other improvements to maintain the health of homes in the neighborhood.

Old Business

- Our Park – ongoing issues with transients in the park. Drinking observed along with empty bottles and trash. Some graffiti issues continue. There are now holes in the wall and transient traffic going through the openings. Items from Savers have been discarded in the area. Barb will follow-through on getting the wall put back up. This was also discussed with Tony Duran. (see above)
- Update on Carlisle corridor between I-40 and Montgomery by Dr. Walker. Study done in 2008 with 5 neighborhoods involved with a 3-phase plan. The third phase of construction continues with the intersection of Carlisle and Candelaria.

New Business

- Board votes unanimously to name the park after Lee Julian. If this is not possible, Board votes unanimously to name the pavilion at the Park after Lee.
- Point of Information: Christian Fellowship Church is up for sale. Suggested that if we need a new place to meet the newly located New Mexico Youth Symphony on Menaul might be available.

Motion to adjourn at 8:00 pm. Seconded. Passed.

Respectfully Submitted,  
Amy Henne  
BANA Secretary.

The Bel-Air News is a quarterly publication by and for the residents of the Bel-Air Neighborhood Association.

**Board Members**

For the Bel-Air Neighborhood Association:  
Barb Johnson   Judy London   Tom Perez  
Amy Henne   Larry German   Bill Berry  
Dana Berry

**Bel-Air Neighborhood Association**  
**P.O. Box 36568 – Zip: 87176-6568**  
or at:  
**bana\_nm@yahoo.com**

## Support The BANA Business Members!

Did you know that we have a very loyal group of local business who support our neighborhood association every year? Especially in these uncertain financial times, we need to support the local businesses that are members of the Bel-Air Neighborhood Association. Below is a listing of currently paid business members.


- Archery Shoppe, 2910 Carlisle Blvd. NE**
- Duran's Station, 4201 Menaul Blvd. NE**
- Health Press NA Inc., 2920 Carlisle Blvd. NE**
- Jeane's Hair Studio, 2928 Graceland NE**
- Zia Graphics, 2730 Carlisle Blvd. NE**

If you own a business in our neighborhood and want to become a business member please email us at bana\_nm@yahoo.com. We can see that you get a business membership form to fill out. The annual business membership fee is \$15.00.


## Newsletter Delivery Help Needed!!

We have a great group of neighbors who deliver this newsletters. Some blocks do not have a regular delivery person who lives on that block or an adjacent block, so some of our intrepid delivery people walk those for us. If you live on or near the following blocks consider delivering for us. It only takes about 15 minutes, is good exercise and lets you meet your neighbors:

- 2600 and 2900 Washington
- 2600, 2700, 2800 and 2900 blocks of Jefferson
- 2700 and 2900 Madison

Non-emergency city services...


311



Operating hours are as follows:  
Monday–Saturday: 6 am–9 pm  
Sunday: 9 am–6 pm

## Free Green Waste Pickup

Free green waste pickup is available to all City of Albuquerque Solid Waste customers ONLY on your regular trash collection day during the last week of April and the first week of May. For the exact dates look for a flyer in your monthly water bill, or call 311.

Please have your green waste at the curb by 7am on your regular trash pickup day during the program period. Note that drivers may be out until dusk to pick up your green waste.

### How to Prepare Your Green Waste

- Residents must place their green waste (leaves, grass, and brush) in trash bags not weighing more than 40 lbs. each on the curb.
- Items must be placed 5 ft. away from the automated trash container. Branches must be cut to 4-ft. lengths and bundled securely.

The City will not pick up dirt, construction debris, gravel, or any other landscape material.

## Vehicle Donation

Do you have a special project vehicle parked in your back yard that has been waiting for your attention? Do you want to make your spouse or significant other happy? Chances are he or she doesn't see the potential treasure in that old car or truck that you do.

Many worthy organizations need your old vehicles to sell to raise funds to continue their operations. One example is Casa Esperanza. They provide housing and emotional support for patients and their families who reside temporarily in Albuquerque while the patient receives treatment. They also provide patient navigation and survivor services. You can help by donating your old vehicles. Contact the Give Hope A Ride program at [www.casaesperanzanm.org/vehicles.htm](http://www.casaesperanzanm.org/vehicles.htm) or 277-2066.

## Free Trash Pick Up

Clean out your garage, storage shed, junk room, and alley. Bring your trash, yard waste, and broken furniture! It's easy! Have your trash loaded in the back of your car or pickup truck, back up to the garbage truck located at Bel-Air Park on Phoenix, and drive away with an empty vehicle!

Available from 8 a.m. to 10 a.m. ONLY!!!

May 17, June 21, July 19, August 16, Sept 20.

Bring Anything Except:

- Cement
- Paint or hazardous chemicals
- Refrigerators or Freezers
- Building Materials (except wood)

Don't wait until the last minute! When the truck is full, they leave! Free Trash Pick Up is provided by and sponsored by The Bel-Air Neighborhood Association (BANA).

## Graffiti Removal

Help maintain a clean neighborhood by reporting graffiti as soon as you spot it. Just call 311 and give them the location. They should be out to eradicate it within 24 hours.

### Bel-Air Neighborhood Association Yard Sale Saturday, May 4

Everyone sells in your own front yard. We usually have about seventy yard sales, so we get lots of buyers. The Neighborhood Association will put an ad in the paper and put up signs around the neighborhood. Feel free to put up your own sign if you wish. Come one; come all.