



FORMAL LETTER TO PLANNING COMMISSION

TO: Bernalillo County Planning & Zoning Commission

ATTN: Elvira Lopez, Planning Manager

RE: Opposition to Revised Land Use and Special Use Permit – 10127 Guadalupe Trail NW
(UPC: 101506546436810506)

To the Members of the Planning & Zoning Commission,

We, the residents of the Alameda neighborhood, formally submit this letter to express our unwavering opposition to any expansion or conversion of the Special Use Permit (SUP) at 10127 Guadalupe Trail NW for use as a Mental Health or Behavioral Healthcare facility.

As established by the Planning and Development Department's own interpretation, the existing SUP (issued in 1975) is restricted to "Shelter Care" and senior assisted living. The proposed operations by Haven Health Management—which include acute psychiatric stabilization, medical detox, and 24/7 inpatient behavioral health services—represent a fundamental departure from the "Nursing or Rest Home" category.

Under the Comprehensive Zoning Ordinance, such a conversion cannot be handled administratively. It requires a new application, a full public hearing, and a demonstration that the facility will not have an "adverse effect" on the neighborhood.

Our opposition is based on the following:

1. **Incompatibility of Use:** A high-acuity medical facility does not align with the A-1/R-1 residential and agricultural character of the North Valley.
2. **Public Safety & Traffic:** Guadalupe Trail is a specialized corridor for residents, horses, and cyclists. The increased commercial traffic and emergency vehicle requirements of a 48-bed detox facility pose a direct threat to community safety.
3. **Regulatory Precedence:** Without local zoning approval, state licensure for an AARTC facility cannot proceed. We request that the County strictly uphold its current land-use definitions.

We urge the Commission to protect the integrity of our residential community and deny any future requests for a Special Use Permit at this location that deviates from the original intent of the 1975 amendment.

Sincerely,
The Residents of Alameda