



# Los Ranchos Village Vision

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## Historic Los Ranchos

- THE REAL ESTATE  
YEAR IN REVIEW

- ROUNDHOUSE  
WRAP-UP

- AN OUTSIDER'S VIEW  
OF THE ACEQUIAS

- ▶ BRIEF HISTORY OF THE VILLAGE

- ▶ A TRIP DOWN HISTORIC CHAVEZ ROAD

- ▶ HISTORY OF THE ACEQUIA SYSTEM

- ▶ A PHOTO ESSAY OF THE SIMMS RANCH





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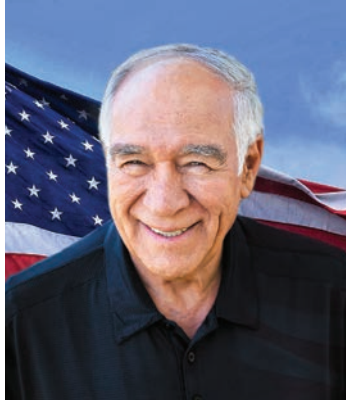
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# Mayor's Report

As the weather warms up, the winds die down, and we can begin to visualize summer, I want to report on the health of the Village; we're in great shape. The Village is on good footing financially, legislatively, and we are creating space for more public involvement and public input through our Citizen's Advisory Committee, giving voice to the community in new ways.



**FINANCIAL HEALTH** The Audit for Fiscal Year 2022 was released in late March. It confirms that we have been spending the public's tax dollars wisely. In addition, the audit showed an increase in the net position of the Village of over \$2 million, a 5% increase for that fiscal year. I am immensely proud of this outstanding independent audit report.

**CAPITAL OUTLAY** I worked closely with our lobbyist, Kim Legant, during the 2023 Legislative Session to assure that the Village interests were met. Not only did we advocate to our elected representative and two senators the need for capital outlay for certain projects, we also supported bills affecting local governments, and spoke in favor of large water projects that will have a long-term positive effect on New Mexico. For more on the session and capital outlay slated for the Village, see the back page.

**OPEN SPACE** As you may know, the Village voters passed a bond last November to fund the acquisition of open space. This interest in acquiring and preserving land is not new. The land for the Agri-Nature Center, the del Norte property, and Edgewood Park, are all examples of the Village seeking out and purchasing parcels of significance. At my urging, in FY 2021, the Village created a fund to begin saving for land that might come available suddenly. This fund is nearing \$1M. Together with the ability to issue general obligation bonds (thank you, Voters) as well as a significant chunk of capital outlay for land purchase, we are in a good position to move on some properties currently on the market. This is where we need your help. Please let us know your thoughts about significant parcels to consider.

**PUBLIC SAFETY** The Bernalillo County Sheriff's Office has been providing police and public safety services in Los Ranchos for some time. This arrangement has worked out well for the Village and looks to get even better. In the next budget, I will

be asking the Trustees to support an additional bump to the Sheriff's Office with a new MOU supplementing the pass-through funds we get from the State. We are grateful to the men and women who provide these services and look forward to continuing a strong partnership in the coming year.

**LEADERSHIP** I am pleased to share that I was recently elected as Vice Chair of the Metropolitan Transportation Board (MTB), nominated by the Department of Transportation Assistant District Engineer Jill Mosher and District Engineer Justin Gibson. I am appreciative of the confidence the DOT has in the Village and the trust of my fellow elected officials in the region who serve as board members. The MTB sets policy for transportation issues in the region, coordinates local government transportation planning, and makes decisions about long-range transportation issues.

Please come see me during my office hours, Thursdays from 9:00 a.m. to 12:00 noon, or call me any time with your thoughts and feedback.

Mayor Donald T. Lopez, PE, CMO



Mayor Lopez with Captain Kimbrough and Deputy Iverson of the Bernalillo County Sheriff's Office



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## Village Vision General Information

The Los Ranchos Village Vision is an official publication of the Village of Los Ranchos de Albuquerque. Its primary mission is to promote the "Spirit of Los Ranchos," while informing Village residents of events and activities taking place in and around the Village. The Village Vision is published seven times per year, and distributed free of charge to Village residents and businesses. Non-residents and other interested parties may subscribe to the magazine by visiting the Village Vision web page, or by contacting the Village Vision. Price, including S/H, is \$20.00 per annum.

### ADVERTISING

The Village Vision Media Kit contains all the information you need to place an ad in the Village Vision: dimensions, rates, deadlines, and more. It also includes the "advertising purchase request form," which needs to be submitted in order to purchase advertising space.

### CONTRIBUTIONS

Articles of general interest about the Village of Los Ranchos de Albuquerque are always welcome. Please contact the Village Vision with your ideas or to submit your article for consideration.

### VILLAGE VISION ONLINE

More information, the Village Vision Media Kit, and back issues, can be found at [www.losranchosnm.gov/village-vision-magazine](http://www.losranchosnm.gov/village-vision-magazine)

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**COVER PHOTO:** "CORN HARVEST, 1930s" COURTESY OF LOS POBLANOS. *The photo shows the corn harvest on the Simms Ranch in the 1930s.*

### PHOTO CREDITS

**PAGE 3** AMERICAN FLAG BY DANNE WWW.PEXEL.COM, PHOTO OF MAYOR BY SABRINA APODACA | **PAGE 6** PHOTO COURTESY OF LOS POBLANOS | **PAGE 12** PHOTOS BY SUE BRAWLEY | **PAGE 15** LINE MAP OF PROPOSED IMPROVEMENTS TO THE ACEQUIA SYSTEM, MRGCD, 1927; CURRENT ACEQUIA SYSTEM MAP, MRGCD, 2018; HISTORICAL ACEQUIA PHOTO PROVIDED BY LOS RANCHOS HISTORICAL SOCIETY COURTESY OF ALBUQUERQUE MUSEUM; DITCH LISTING TAKEN FROM REPORT OF STATE OF NM CHIEF ENGINEER, MRGCD, *PLAN FOR FLOOD CONTROL, DRAINAGE, AND IRRIGATION*, 1928, COURTESY OF CHAVEZ FAMILY | **PAGE 16** PHOTOS COURTESY OF TOM PENDERGAST | **PAGE 20** PHOTOS BY GORDENE MACKENZIE | **PAGE 24+25** PHOTOS COURTESY OF THE CHAVEZ FAMILY | **PAGE 30** PHOTO BY RUSSELL MAYNOR | **PAGE 40** PHOTOS COURTESY OF LOS POBLANOS | **PAGE 42** PHOTO COURTESY OF DAYAN HOCHMAN-VIGIL | **BACK PAGE** PIUS HIGH SCHOOL GIRLS' PHOTOS BY ASHLEY TURCOTTE | **REMAINING PHOTOS** WERE OBTAINED THROUGH DEPOSITPHOTOS.COM OR TAKEN BY VILLAGE STAFF.

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# HISTORIC LOS RANCHOS ISSUE CONTENTS



Special Historic Los Ranchos Edition! Check out a photo spread of the Simms working ranch in the 30s, as well as histories of Chavez Road and the acequia system.



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From Chaves to Chavez, take a walk down memory lane on Chavez Road starting on page 24.

209 La Cienega Ln, NW  
*Beautiful Property*

\$545,000

North Valley, single story home on .49 acres situated in a small cul-de-sac of custom homes.



## *Features*

- Abundant natural light throughout
- Tongue and groove, beamed 10' ceilings
- Kiva fireplace
- Formal dining room
- Updated kitchen with pantry, and granite countertops
- Breakfast nook
- Separated primary bedroom and ensuite with double vanity, jetted tub, shower, and walk-in closet
- Covered patio opens from the primary bedroom, kitchen, and great room
- Spacious backyard is landscaped with a combination of brick and flagstone paths, trees, spaces for gardening, grass, and room to install a swimming pool
- Oversized garage includes a workshop area

contact  
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NOVEMBER 3, 1961

# Bellamah's Northdale

June 14, 1962

## Village of Los Ranchos Takes Hurdles in Stride

At 3½ years of age, Los Ranchos de Albuquerque in the N. Valley is rolling along at pay-as-you-go speed and taking the hurdles as they come.

None has for the village. M. Hartnett is low gear at But over-riding smooth. Donations many children.

## The Village of Los Ranchos de Albuquerque: A Brief History

The area containing the Village of Los Ranchos has been settled by humans for at least 2500 years. During the Spanish Colonial period, there were a series of adobe villages scattered throughout the North Valley, including a community settled around a small plaza called San Jose de Los Ranchos. After New Mexico became United States territory, this community was actually the Bernalillo County seat from 1850 to 1854.

Los Ranchos and the North Valley were historically agricultural settlements. By 1920, however, much land was out of production because of recurrent flooding and poor drainage. In response to this problem, the Middle Rio Grande Conservancy District was formed in the 1920's to implement drainage and flood control improvements in the area. A vast system of levees, ditches, laterals, drains and canals was created. Besides improving the situation for agriculture, this opened the area to increased development. Thus, when World War II and its aftermath brought a population explosion in the Albuquerque region, the Los Ranchos area became ripe for development associated with the growth boom. Concern over this growth on the part of local residents helped lead to the incorporation of the modern Village of Los Ranchos in the late 1950's.

### INCORPORATION

The Village of Los Ranchos is an incorporated municipality, which was formed under the laws of the State of New Mexico on December 29, 1958. The original Los Ranchos town site in 1958 was located between Guadalupe Trail and Rio Grande, north of Chavez, and south of Los Ranchos. The character of the community was largely homogeneous, rural and agricultural. Over the past 40 years, additional territory has been annexed into the Village. During that time, the Village has lost considerable open expanses and agricultural usage to residential development. The Village has tripled in population since 1970. The 2020 population of Los Ranchos is about 5,800.

taken from Village of Los Ranchos website: <https://www.losranchosnm.gov/about-us>

Volume 2, No. 16

## Three High Schools in Valley Will Graduate More Than 1,000

More than 1,000 seniors will be graduated from the three big public high schools serving the Valley area of Bernalillo County in early June.



NORTHDALE

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C. Spotts, president and

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's Experiences

## Valley Work

It should be an Indian School within the Village.

Improvements in the Village.

Robert Barera

"Northdale stores, will new adventures. Barera said, 'A native of Albuquerque is the post commander of the American Legion Post 69 in the Village. He has announced the following appointments: Robert Barera as store man-

Robert Barera

Robert Barera

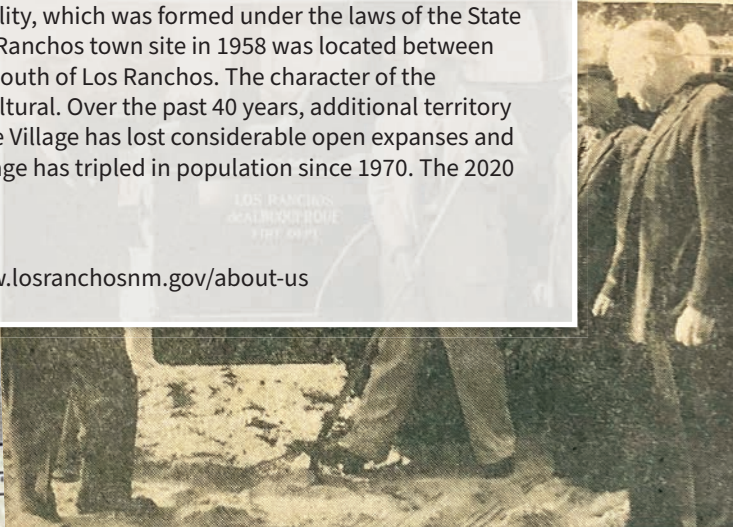
Robert Barera

Robert Barera

Robert Barera

Robert Barera

October 28, 1959



RANCHOS DE ALBUQUERQUE leaders took another step forward in building up their newly incorporated village with the start of a new village hall. Left to right are Robert Nordhaus, Sam Hartnett, Mayor Wilfred

Kitsch with the shovel, and Capt. P. E. Gillespie, village trustees, and Col. W. E. Glantz, contractor for the building which will double as a meeting hall and fire station. (Staff photos)

# NEWS

November 26, 1959, Vol. 2, No. 4 Entered as second class matter, Sandoval, N. Mex., Post Office under act of Congress 1879

## Fire Phones At Ranchos

Capt. P. E. Gillespie, chief of the volunteer fire department at Los Ranchos, this week announced three telephone numbers to which fires in the Village may be reported.

The telephones are his own. DI 4-0841; J. M. Julian, assis fire chief, DI 4-4740; and Robert S. Balcomb, marshal and alternate driver for the fire department, DI 4-7273.

## Corrales Council Tackles Of Its Fire Problem

A special meeting of the Corrales Community last week, called to consider the state of Corrales' fire equipment, was delayed about an hour while fire chief and other members of his volunteer department

OBSERVER

## Reminiscences Of Past Rio Grande Floods

thought about our real capabilities to look at the state of Roberta Alary Targhetta was

May 24, 1979

## Village Hall Ground Broke

Officials of Los Ranchos Albuquerque broke ground today for their village hall and fire station.

Mayor Wilfred Kitsch turned the first shovel full of dirt on the initial building which will be located just east of Rio Grande Blvd. on Green Valley Rd. NW.

# Chavez, Transportation System Analysis, and More

**CHAVEZ ROAD MULTI-USE TRAIL** The Village continues to move forward with the Chavez Road Multi-Use Trail. Thus far, we have been awarded \$1,840,000 for preliminary engineering and potential right-of-way acquisition (ROW)—which includes right-of-way survey, utility investigation, mapping, and purchase of any necessary ROW. An RFP was issued for these professional services and our Capital Projects Manager held a pre-proposal site visit with potential proposers and a New Mexico Department of Transportation program manager in mid-March to walk the corridor and answer questions. The Village will award a contract for under this RFP in May. We will hold a public meeting to get community feedback on potential alternatives at 30 percent design.

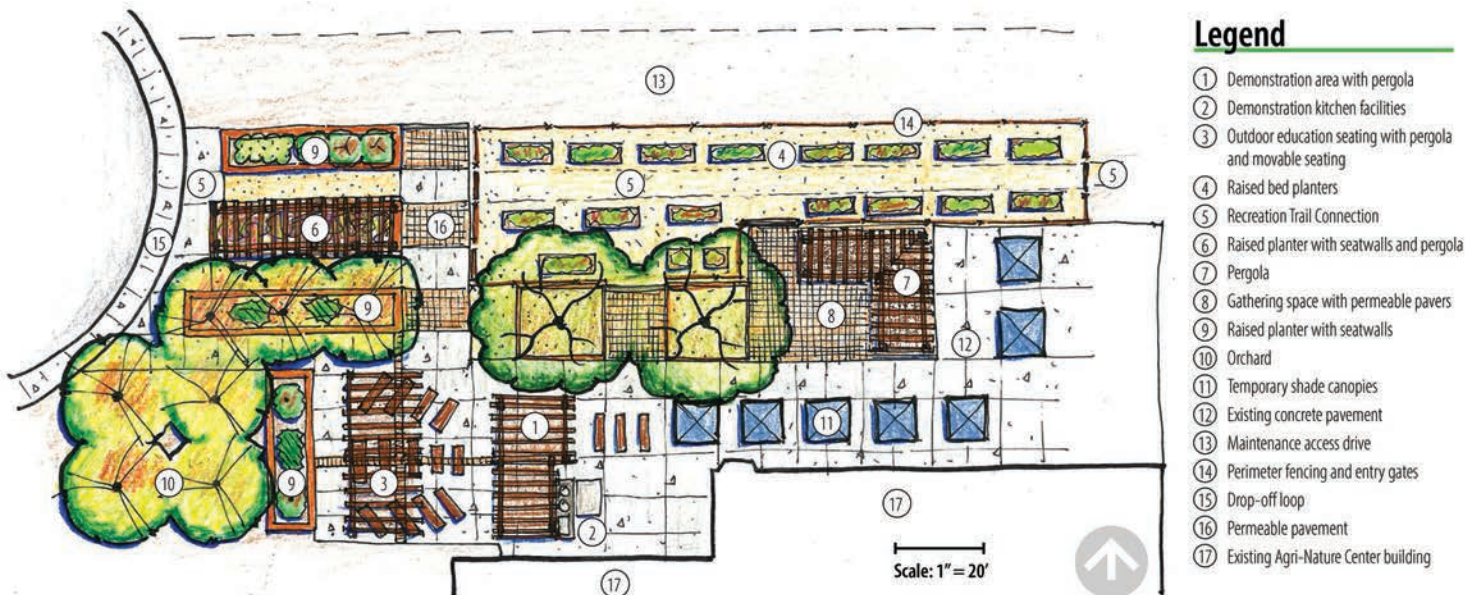
**TRANSPORTATION SYSTEM ANALYSIS** The purpose of the Transportation System Analysis is to study key roads and intersections in the Village to assess current operating levels and capacity, and potential strategies to optimize performance. The analysis will consider existing traffic studies including the Traffic Analysis performed for 4th Street Phase 2. Parametrix was selected to conduct the study in partnership with the Mid-Region Council of Governments. The negotiated contract will go before the Board of Trustees for approval in May.



**AGRI-NATURE CENTER ENTRANCE AND ROADWAY** Construction on the entry began in early April and will be complete by the end of May. That project includes a new drive pad, electrical conduit for lighting and new gates, and a roadway alignment all the way from Rio Grande Blvd. to the classroom and warehouse. The new roadway alignment will make way for the outdoor kitchen classroom and plaza, and the pollinator garden and new edible trail. We look forward to completing this important project.

**OUTDOOR KITCHEN CLASSROOM** The legislature appropriated funds last year for an outdoor kitchen classroom at the Agri-Nature Center. We are excited to be able to move forward with the first phase of this project. It will include kitchen equipment that will allow for farm to table cooking demonstrations, shade and seating on the North side of the current classroom building, and an arrival plaza for visitors. Ultimately the plaza will include raised garden beds of differing heights to accommodate people with disabilities and will see the edible trail wind through it.

Below: Agri-Nature Center Entrance and Roadway Plan | Above: Chavez Rd. walk-through



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# Weekly Growers' Markets

By Sue Brawley



**Regular Growers' Markets**  
Every Saturday, 8AM - 11AM

**SPECIAL MARKETS**

May 6: National Herb Day

May 13: Mother's Day/  
Special Friends Day

FIND US ON FACEBOOK AT LOS RANCHOS GROWERS' MARKET



**MAY AND JUNE** | The 31st Los Ranchos Growers' Market season starts Saturday, May 6! The season runs for 28 weeks this year, every Saturday from May 6 through November 11 from 8AM–11AM. On opening day, May 6, National Herb Day will be featured. On May 13, Mothers' Day and Special Friends Day, folks will be able to plant a sunflower seed for that special person.

Market tables in May will have an assortment of lettuces, greens, micro greens, green onions, spring green garlic, garlic scapes, herbs, eggs, honey, salmon, beef, various local food products and breads/pastries (with and without gluten). This is a great time to select locally grown bedding plants. Look for fresh pea starts at the market toward the end of May. Enjoy great music at every market!

In June, the market will have a greater variety of locally grown produce, and some fruit (we hope—after last year's challenges) to celebrate the start of the fruit season. You will also find different types of basil, beets, carrots, cucumbers, broccoli, and salad turnips, as well as the first of the beans, and perhaps even early summer squash.

## Vendor Profile:

### Ben Lohr – Morning Glory Urban Farm

Ben Lohr's Morning Glory Urban Farm is in the North Valley. Ben with the assistance of his partner, Ashley, and son, Ethan, has been selling at the growers' market for 2 years. Grown in their field, and in low tunnels during colder weather, they specialize in greens including arugula, salad mix, red kale, butter lettuce and chard. They also sell radishes, tomatoes and fantastic eggs. In his "spare" time, Ben is a Physician Assistant working in the greater Albuquerque area.



#### GREEN GARLIC AND GARLIC SCAPES

Green garlic and garlic scapes are only available in spring. *Green garlic* is immature garlic and looks like a scallion or green onion. It has a delicate garlicky flavor. Use the entire stalk just as you do green onions. *Garlic scapes* are the tender stem and flower bud of a hardneck garlic plant. Scapes first grow straight out of the garlic bulb and then coil. They have a mild garlicky flavor. You can eat the whole stem and flower head: roast, grill, saute for a tasty treat. You can even use scapes to make pesto.

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## 31TH SEASON LOS RANCHOS GROWERS' MARKET

REGULAR MARKET  
EVERY SATURDAY

10AM - 12PM



# 4:20 IN THE VALLEY

Higher Purpose Apothecary is ready to celebrate! Toasted LLC has officially been licenced for one year and continues to grow with the support of our beautiful Los Ranchos clients. We hope to continue another year of growing and educating those who are interested in medicinal or recreational use of Marijuana.



All April long keep an eye out for special deals and discounts. We'll be holding pop ups and special events throughout the month.



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# History of Acequias in Los Ranchos

ANCIENT IRRIGATION SYSTEM ALIVE AND WELL

By Joshua O'Halloran

The history of acequias as a system of irrigating agricultural lands long predates New Mexico and even the Spaniards, who introduced them to this part of the world: Over 10,000 years ago, the Moors started building acequias to grow crops in the Middle East and North Africa. As these areas were very arid, a communal watering method was developed. In 827 AD, the Moors came to Spain, occupied the Iberian Peninsula, and brought their *acequia* system with them. The Spanish, in turn, brought this system of watering to the Americas, including modern day New Mexico and Southern Colorado.

One of the requirements of the Spaniards when considering where to settle was proximity to water. They searched for river systems where they could settle in order to have irrigation for agriculture. They would then create an acequia system with hand tools to water the fields where they were to settle.

These acequias would be built even before they would build their church or their own homes. Water was considered the “life blood” of the community and the responsibility and mutualism that was formed helped these communities come together and form bonds. There are currently around 720 acequias in the state of New Mexico that are still in use.

## COMMUNITY BUILDING THROUGH ACEQUIAS

After the acequias were built, organization and management of the system was placed in the hands of the community. They would usually form a *consejo de vecinos* or a council of neighbors that was elected to manage the rules governing the acequias. These rules were mainly concerning the construction, maintenance, and management of the acequias throughout the season.

The organization of each acequia system includes three commissioners and a *moyordomo* who have decision making power over their local acequias and water distribution. *Mayordomo* literally translates as “servant,” so the *moyordomo* serves the community by distributing the water



fairly to the *parciantes*. Local control is important because it allows the local community to make decisions based on the particular needs they are facing.

This allows the community to make changes in times of scarcity and in times of surplus and make sure distribution is equitable. This local governance has led to resiliency, responsibility and a strong sense of community.

The rules required a level of cooperation that trickled into other areas of society and helped neighbors work together to solve their issues. This constant process of making plans to distribute water, elect officers, and resolve disputes amongst neighbors built a social construct that has perpetuated to this day. The resilience of the acequia system has been demonstrated throughout the centuries as these communities survived drought and many other stresses.

The *limpieza* or cleaning of the ditches is still part of our culture that requires neighbors to work together and make sure the ditches are clean and ready for the irrigation season.

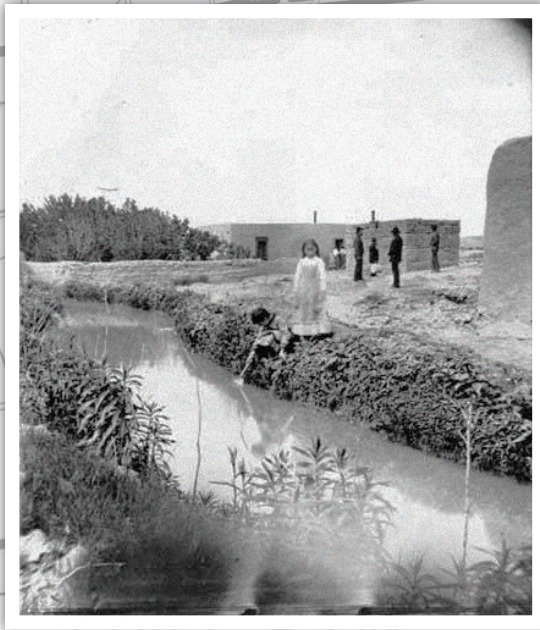
## ACEQUIAS AND WATER CONSERVATION

New research on water conservation by New Mexico State University is showing that in addition to the historical aspects of acequias and the mutualism that they bring, acequias also are a very resilient form of irrigation even during drought periods. Researchers are finding that acequias not only require a community to share the available water equitably, but they also help recharge the shallow aquifers in an area.

For a long time, flood irrigation has been criticized for being wasteful of water, but new studies show that water seepage from unlined ditches actually recharge local aquifers to make them more resilient during drought periods.

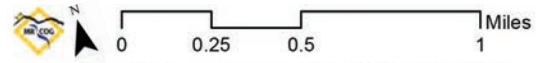
Additionally, these ditches provide riparian vegetation, habitat for numerous wildlife species, and improves water quality. Although some water used in acequia irrigation is lost to evaporation, it has been demonstrated that the majority seeps into the ground and recharges shallow aquifers or flows back to the river underground.

We are finding that this historical method of providing water to our crops is very efficient, and it has demonstrated its resiliency for thousands of years as an irrigation system.



LIST OF DITCHES IN RIO GRANDE VALLEY, NEW MEXICO

Number on Stream	Name	Stream	When built	Approximate Location of head	Capacity	Total Capacity	Acres Irrigated	Acre Feet of Water used			
								1894	1895	1896	
19, 20	Cochiti Pueblo	E. & W. side Rio Grande	Pueblo, very old	18 16N. 6E.	24	24	450	1,800	1,800	1,800	
21	Pena Blanca	E. side Rio Grande	Before 1800	18 16N. 6E.	22	22	850	3,400	3,400	3,400	
22	Santo Domingo	E. side Rio Grande	Pueblo, very old	36 16N. 6E.	6	6	200	800	800	800	
23, 24	Santo Domingo Lower	E. side Rio Grande	Pueblo, very old	23 15N. 5E.	4	8	200	800	800	800	
25	Sili	W. side Rio Grande	About 1820	35 16N. 5E.	5	5	200	800	800	600	
26, 27	San Felipe	E. & W. side Rio Grande	Pueblo, very old	3 14N. 5E.	10	20	500	2,000	2,000	1,500	
28	Algodones	E. side Rio Grande	Before 1800	19 14N. 5E.	10	10	250	1,000	1,000	750	
29	Santa Ana	W. side Rio Grande	Probably about 1810	25 14N. 4E.	13	13	330	1,320	1,320	990	
30	Santa Ana	E. side Rio Grande	Probably about 1810	1 13N. 4E.	13	13	330	1,320	1,320	990	
31	Bernalillo	E. side Rio Grande	1700	15 13N. 4E.	25	25	620	2,480	2,480	1,860	
32	Sandia Pueblo	E. side Rio Grande	Pueblo, very old	31 13N. 4E.	18	18	450	1,350	1,800	1,120	
33	Upper Corrales	W. side Rio Grande	Before 1800	23 12N. 3E.	24	24	600	1,800	2,400	1,500	
34	Alameda	E. side Rio Grande	Before 1800	35 12N. 3E.	25	25	630	1,890	2,520	1,530	
35	Los Ranchos	E. side Rio Grande	Before 1800	3 11N. 3E.	22	22	550	1,650	2,200	1,380	
36	Lower Corrales	W. side Rio Grande	Before 1800	8 11N. 3E.	8	8	200	600	800	500	
37	Los Griegos de Candelaria	E. side Rio Grande	Before 1800	18 11N. 3E.	21	21	530	1,590	2,120	1,360	
38	La Barcla	E. side Rio Grande	Before 1800	30 11N. 3E.	20	20	500	1,500	2,000	1,250	
39	Duranes	E. side Rio Grande	1706	36 11N. 2E.	11	11	280	840	1,120	680	
40	Albuquerque	E. side Rio Grande	1706	1 10N. 2E.	16	16	400	1,200	1,600	1,000	
Total Cochiti to Albuquerque.							311	8,070	28,140	32,280	23,860



Sources: Bernalillo County Assessor (2018), MRGCD, New Mexico 911 (NM911) Program, MRCOG

PHOTOS | Opposite Page: One of Los Ranchos' Ditches today | Background Line Map: Albuquerque Acequia System Proposed Improvements, 1927 | Top Right: Map of Current Acequia System in Los Ranchos | Top Left: Family on a North Valley Area Acequia ca. 1881 | Left: Table Listing Acequias in New Mexico from Cochiti Pueblo south to Albuquerque, published 1928.

# AN OUTSIDER'S VIEW OF THE ACEQUIAS

30 DAYS WALKING ALBUQUERQUE'S ACEQUIAS

By Tom Pendergast, March 12 2023

Let's just get one thing out of the way: 30 days is not enough. At least not for the way I want to know a place.

[...]

No, I wanted to touch and feel the acequias, to be in and on them. I started at the first ditch I came to when I left our house: I'd walk north up the Duranes Lateral, then west along Montaño to the Bosque, and south along the river, then I'd head back home. It's a five-mile loop, and we repeated it nearly every day. It made me want more.

What I really wanted was to experience how the acequias were used today. I went to the website for the Village of Los Ranchos de Albuquerque and tracked down a guy named Dan Gay, who chairs the village's Acequia/Ditch Committee. He sent me a couple maps, but when I kept pestering him with questions about the mechanics of it all, he said, "Ah hell, why don't you stop up and see me and I'll show you around." So I drove up to the nearest parking lot and walked down the ditch to his house.

You can get fooled by Los Ranchos if all you do is drive up Rio Grande Boulevard. It can seem like a pretty swanky place, with beautiful homes on either side of the road, a lavender farm/bed-and-breakfast with a high-end restaurant, vineyards, and all the trappings of fancy horse farms ... though not that many horses.

[...]

The folks with money put their good face toward Rio Grande Blvd., but from the ditches you see the way people really live: the dogs running free, the peacocks calling from their pen of scrap lumber and chicken wire, the irrigation trenches hand dug to direct water to improvised gardens. It's not that some people don't have beautiful back yards. It's just that from the ditch side, most people aren't putting on a show, they're just living their lives.

[...]

Now, you're going to notice from my photos that there's one really critical thing missing from this story: water. I hit Albuquerque during the dry season, so the only water is in the river and the drains (or "clear ditches") that run parallel to it. There's not enough water for the ditches until May (and then it runs until the fall,



September or October). So I got to see the ditches when they were filled with tumbleweeds and the sharp black shadows cast by the leafless trees. These dry ditches have got a beauty of their own, especially for a guy from the Pacific Northwest, but I long to see them filled with water.

[...]

*Tom Pendergast*



*Tom Pendergast is a Seattle WA-based writer who blogs about the pleasures and perils of getting out over your skis, venturing outside your comfort zone.*

*Read his full blog entry on the Los Ranchos' acequias at [Substack.com](http://Substack.com), or scan the QR code below.*



## BLESSING OF THE WATERS

The blessing of the waters in the acequias is a centuries old tradition from Spain in commemoration of the feast day of San Ysidro on May 15th. San Ysidro was a peasant farmer born in the year 1070 who is now the patron saint of laborers and farmers. The celebration of his feast day is a Catholic tradition that often involves a procession with his image, dances, singing, and a blessing of the acequias. In Los Ranchos we celebrate at the Agri-Nature Center with a blessing of the waters with the local priest from the parish of Our Lady of Guadalupe Church. Prayers are said for good rains and an abundant crop, and the flowers are blessed, and the petals are sprinkled into the acequia.



### 2023 BLESSING OF THE WATERS

WHEN: MAY 13TH 10:00AM

LOCATION: TO BE DETERMINED

Check [LosRanchosNM.gov](http://LosRanchosNM.gov) for updates.





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# Los Ranchos Art Market Back to Regular Schedule

GET READY FOR A SEASON FULL OF WONDERFUL LOCAL ART

By Gordene MacKenzie

May 6th marks the return of the regular Los Ranchos Art Market, which runs each Saturday from 8-noon at 6718 Rio Grande NW. There you will see visually stunning juried art and meet friendly artists who will share the origin of their creations with you. Stay for the music, food, and fun.

Recently, I had the pleasure of interviewing Jane Gordon in her wonderful outdoor pottery studio. As I entered her backyard, I encountered a large herb garden bordered by tall green onions and garlic. To the left of it, a giant reddish brown clay sculpture stood with multiple curling shapes like giant tentacles. Nearby, large chalice-shaped bowls held clay rocks she made. These were part of a former art installation. The latter won an exhibition award from Harwood Art Studio.

Jane's pottery reflects her commitment to "being a sustainable being in this world." During my visit she dipped the pot she was working on into a Nuka glaze made from her own recipe of wood ash, Cornwall stone and a few other raw ingredients. Next she put her pot into a tin tub and brush splashed it with a black wash, then sponged off the bottom and lid. After firing, her stunning rose-tinted stoneware pot is both functional and beautiful.



Every Saturday 8AM - NOON

6718 Rio Grande Blvd. NW

### Historical Note

Until the mid to late 1990's, the Los Ranchos Art Market was a part of the Los Ranchos Growers' Market. In 2019, it became its own non-profit co-operative.



Jane Gordon at work. The finished incarnation of the pot she is shown working on above, is depicted the lower right corner of the collage to the left.

Jane's work constantly evolves as she makes her own glazes and tests her designs. She showed me two earth tone kitchen compost pails she made. "The next one will have looser lid, and a better grip for easy dumping." Her commitment to her art includes community involvement. She gave away 200 of her pottery bowls as a young potter, "so everyone could have a handmade functional object." She mentored students as a former pottery instructor at UNM, and she is currently helping train and inspire young artists at the Harwood Art Center in the creation of community-driven public art.

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THE BUSINESS HIGHLIGHT PAGE GIVES LOCALLY-OWNED BUSINESSES IN THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE A PLACE TO TELL THE WORLD WHO THEY ARE AND WHAT THEY OFFER.



# Stone Canyon Custom Leather Works

Stone Canyon Custom Leather Works owner/operator Mike Kocharoff has been making leather crafts since the 1970s. His dad was a shoe repair man, and the scent and feel of leather seem to have made their way into his DNA.

Mike always loved tinkering with leather. He started playing around with the material at the kitchen table. Made himself a belt. Made a friend a belt. And before he knew it, he was selling his creations. He did his first craft show in 1975.

When, in 1986, a friend mentioned that a store location was available at 6715 4th St. NW, Mike jumped on the chance and has never looked back. The store has been a Los Ranchos fixture ever since.

Although he has employed multiple “helpers” in the past, Stone Canyon has predominantly been a one-man shop. Mike specializes in creating belts and belts and wallets. He displays a selection of them in his store, but also creates them on commission. In addition, he makes bracelets, purses, wallets, knife sheaths, dog collars, covers for legal pads, books and portfolios, and much more. “People know me and will contact me when they need something made.”

Unlike many other craft-based businesses, Mike’s is quite unique in having a storefront. “It’s been a wonderful experience to have an actual store, because people come in and buy from me. I have *lots* of repeat customers, and many of them have become close friends. How lucky am I?” he asks with a smile.

Even people who have moved away from the area tend to remain loyal

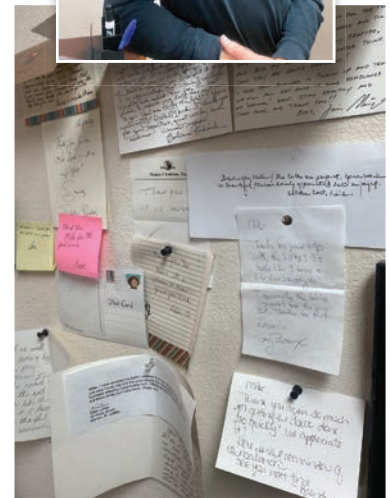
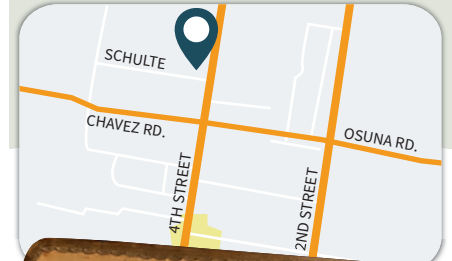
customers, as well as those who, while visiting Los Ranchos from out of state, “discovered” Stone Canyon.

Mike's workshop, in back of his store, shows all the signs of a master craftsman at work. Racks with the different kinds of leather used in his creations—cow hide, buffalo, alligator— that he sources from all over the world, custom-made cutting dies, machinery, and old-worldly looking tools.

Although Mike keeps telling people that he is scaling down and only plans to keep the shop going for another year or so, his loyal customers keep telling him that he just can't. And he is still very happy working in his shop, doing his thing while listening to jazz on the stereo. In his own words: “I may be the luckiest person in the world.”

### Find Us

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Photos above: Mike and some of his fan-mail | Remaining photos: Mike's creations and some of the tools in his workshop.



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# Chavez Rd. Then & Now

A WALK DOWN HISTORY LANE

By The Los Ranchos Historical Society

Chavez Road and the surrounding land has undergone many changes over time. Prior to the twentieth century it was an agricultural area. Orchards of apricot, apple, pear, grapes, and open fields of alfalfa flourished. Cottonwood and other trees lined the dirt trails where every summer sheep herders moved their animals to cooler and lush grazing grounds in Sandia Mountains' Bear Canyon, part of the Elena Gallegos Grant.

The Chavez\* family's ancestors, originally from Portugal, were in New Mexico prior to the 1680 Pueblo Revolt. They partnered with and intermarried members of some of the local tribes, who migrated from Chaco Canyon in the 1300s because of drought. The Chaves' acted as livestock brokers for the tribes driving herds of animals to Chihuahua Mexico, a major trade center. In turn, the local tribes shared their knowledge of irrigation and farming.



Jose de la Luz Chaves came from a prominent and prosperous family in Los Poblanos, which later became part of Los Ranchos. In 1861, he married Juanita Zamora, a local indigenous woman. Active in local politics, he became a county commissioner, a justice of the peace, and served as a state representative.

A catastrophic flood in the 19th century destroyed Jose de la Luz's farm on the southwest corner of Chavez and Rio Grande. He and his family as well as other impacted families escaped to higher grounds. Ruins from the flood are buried deep beneath the Village barn and under Hartnett Park. Eugenio



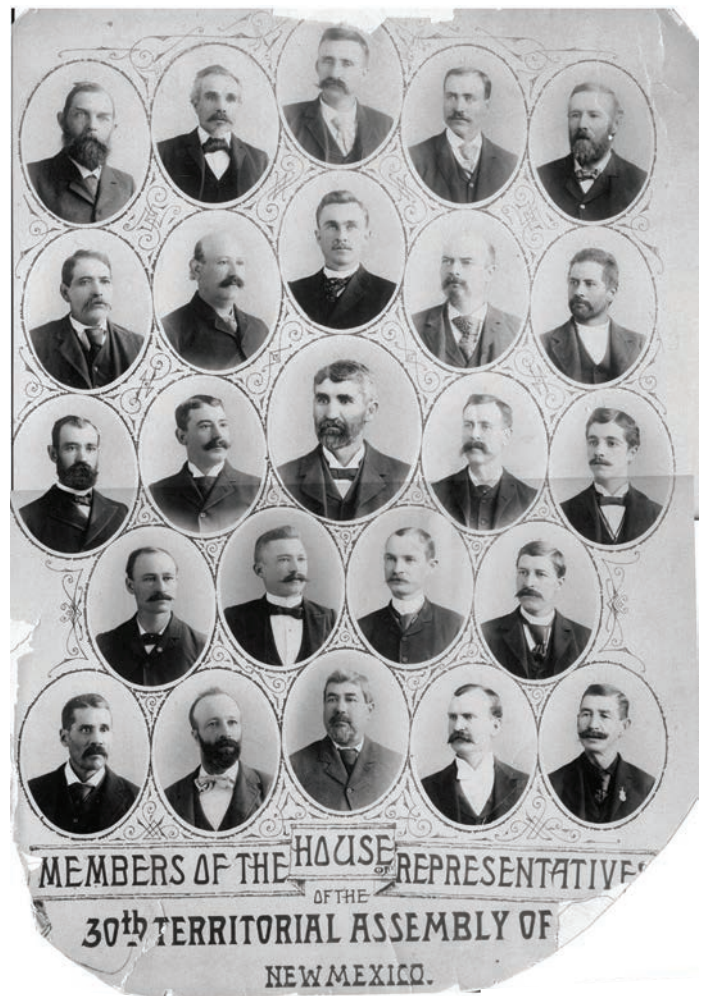
Photo to left: Jose de la Luz Chaves and his wife Juanita Zamora | Above: Token from Eugenio Chavez's Dairy that customers could redeem for a pint of milk | One of the 1st Boy Scout troops in Los Ranchos on a Jemez Mountains campout in May of 1961. They called themselves the Raven Troop and made their own flag. Robert Chavez, great-great grandson of Jose de la Luz, is pictured on the far right.





Top Left: Bird's-eye view of Chavez Rd. and Guadalupe Trail, most likely taken in the early 1940s. The large house on the corner is the Carr house. Carr partnered with Cutter, his neighbor on Guadalupe Trail, to form Cutter & Carr aviation service, which later morphed into a large company and airport. Descendant Sid Cutter would found the Balloon Fiesta in 1972. | Top Right: Bird's-eye view of the same area today (courtesy of Google Maps).

Jose de la Luz Chaves is pictured the in the top row-second from the left in this 1892 photo of the Members of the New Mexico House of Representatives.




\* The Chavez name was originally spelled with an "s." Later generations spelled it with a "z."

Chavez, one of Jose de la Luz's sons, had one of the first dairies on Chavez near the Caballeros area. In the late 1920s -30's numerous dairies sprang up in the Village. Many had their own tokens redeemable for a free pint of milk. Nicolas Chavez, the youngest son of Jose de la Luz, and his brothers farmed along Chavez from Rio Grande to Guadalupe Trail. Nicolas gave land to Bernalillo County for Chavez Ave., which started as a narrow road.

One of Nicolas' son's Alfredo "Fecho" Chavez, a renowned mason who created gorgeous corner fireplaces, and his wife Lela had a small fruit stand on 4th and Chavez. Some of his nieces and nephews worked there during the 50s and 60s. "There was a dirt floor that we squirted off with a hose and then swept. We sold mostly local produce, worms and seasonal items like fireworks, flowers, and firewood. We learned how to give change and provide customer service." They recall "digging worms in Mr. Osuna's alfalfa field on Guadalupe and Chavez which he OK'd if we put the alfalfa back where we dug." They were paid a half a penny to a penny for each worm. Many of Fecho's relatives still live on Chavez Road and are active in their community.

Today, Chavez Road is classified as a major collector. One of the last alfalfa fields on Chavez is located on the southwest corner of the intersection with Guadalupe, and is platted for a subdivision.

The recently-formed Los Ranchos Historical Society is dedicated to preserving and protecting the unique archeological and historical past of Los Ranchos.

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## GETTING FIT



WITH LISA KNIGHTON

# Seven of the Most Important Questions

When a potential client reaches out to me with the idea to begin an exercise program, it's always about creating change. Maybe there's discomfort in the hips or low back after sitting. Maybe there's a diagnosis of osteoporosis. Sometimes someone will reach out wanting to learn how to exercise without getting injured. Regardless of the reason, I always start with a goal-setting questionnaire.

My client and I set measurable, attainable, time-bound, relevant, and specific goals. Setting both short-term and long-term goals before we begin to work together shapes the work we'll do as a wellness team. We then review the goals on a monthly or quarterly basis. We remeasure and revise, if needed, and we check to make sure that what's been accomplished in the short-term leads to the desired long-term goals.

Here are a few of the goal-generating questions I offer to my clients. Working through these may offer you some guidance to help you move out of your current physical discomfort-zone.

**What are your short-term goals (3-6 months) and long-term goals (over 6 months)?**

Setting finite goals is imperative. Giving yourself deadlines helps create immediacy. Don't overwhelm yourself: choose two or three specific things to work on. Make them attainable.

**What could hinder your wellness and fitness program?**

Being honest with yourself is crucial. Make a list of *what* (or, maybe, *who*) got in your way in the past. Listing any

hindrances up-front will allow you to understand your limitations so that you can take them into consideration as you implement your new exercise routine.

**What motivates you? What things are most important to you? How will a healthy lifestyle complement or support this?**

Spending time with the question of what motivates you can prove to be insightful. Maybe you've had a recent weight gain and you feel the extra pounds especially in your knees as you walk? Maybe your recent bloodwork alerted you to the need to change your habits?

**What kinds of exercise programs have you tried in the past?**

If you're beginning again, begin by adding in any movement you know you enjoy. If you like brisk walking, start with that. If you enjoy swimming, join the gym that has the nice indoor pool. If you disliked jogging in the past, remove that form of exercise from your list.

**How will you integrate exercise into your life?**

Taking care of yourself takes work. Sometimes it takes lots of work, especially early on, before a routine or

habit is established. Take a good, hard look at your calendar and set aside time for yourself. Share your calendar with a supportive life partner or a good friend.

**When was the last time you exercised regularly (at least three times per week) and how long did it last? Why did you stop?**

Exercising most days of the week requires a well thought-out action plan. Sometimes injury from using improper form stops a new routine. Start slow and build.

**What kind of support do you have?**

Finding an exercise buddy who is as committed to improving her health as you are certainly helps. On days when you aren't motivated to work-out, she'll not let you off the hook. Or, hire a certified personal trainer to create accountability. Find out who your helpers are and call on them often.

.....  
Lisa, CEO of AtHomeBeFIT, is an ACE Personal Trainer and Structural Integration Therapist in-training. She seeks to improve how the world ages through movement programs, Structural Integration, weight training, and corrective exercise. She can be reached at (706) 340-7989, or by visiting her website [athomebefit.com](http://athomebefit.com)

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# Summer – at last!

DON'T MISS THESE WONDERFUL SHOWS

By Marcelle Cady

**THE REVOLUTIONISTS** | If you haven't seen The Revolutionists at The Adobe Theater, there are 4 more performances – Thursday May 4 (Pay What You Will) – Sunday May 7, to see this irreverent, girl-powered comedy set during the French Revolution's Reign of Terror.

**DRINKING HABITS** | Accusations, mistaken identities, and romances run wild! Two nuns at the Sisters of Perpetual Sewing have been secretly making wine to keep the convent's doors open, but Paul and Sally, reporters and former fiancés, are hot on their trail! This production opens June 2nd and runs 4 weekends through June 25.

**APRIL IN PARIS** | West End Productions' final weekend of April in Paris runs May 5 – 7. Don't miss this English funny touching comedy about Bet and Al whose weekend in Paris changes their humdrum life in Northern England.



**Adobe Theater**

9813 4th St. NW  
[www.adobetheater.org](http://www.adobetheater.org)  
 ▶ (505) 898-9222  
 ▶ [info@adobetheater.org](mailto:info@adobetheater.org)



**West End Productions**

4904 4th St NW  
[westendproductions.org](http://westendproductions.org)  
 ▶ 1 (855) 937-8505  
 ▶ [info@westendproductions.org](mailto:info@westendproductions.org)



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for agriculture, farm animals,  
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[KeepLosRanchosRural@gmail.com](mailto:KeepLosRanchosRural@gmail.com)



# May/June

- ▶ **Start fertilizing roses and flowers;** use alfalfa pellets (horse food from the feed store) for a boost plus a 10-20-10 fertilizer. Give warm season grasses like Bermuda, buffalo, and blue grama a nitrogen fertilizer like seed meal, fish emulsion, composted manure, or top-dress with compost.

- ▶ **Change your irrigation** to the summer schedule when daytime temperatures stay above 85.

- ▶ **Weather in May is perfect, June is HOT.** Small, new plants haven't yet developed enough roots to handle sudden hot weather and must be spot-watered daily or as needed.

- ▶ **The intensity of the sun** in Albuquerque is greater than most plants like. Give them some protection from full sun all day to reduce plant stress and problems with pests.

- ▶ **Water established trees and shrubs** every 10 to 14 days deeply. Water established beds weekly.

- ▶ **Adjust emitters for plant growth:** As trees and shrubs grow, emitters need to be moved further away from the trunk into the feeder root area which is at the drip line and out. The drip line is where the tree canopy drops water onto the soil.



- ▶ **Place 2 – 4 inches of mulch** around trees (not touching the trunk), shrubs, and perennial beds. Continue to mulch annuals as they grow.

- ▶ **Plant summer-flowering bulbs:** Cannas, dahlias, lilies, ornamental onions (Allium). You can also plant daylilies at this time.

- ▶ **Continue seeding and setting out plants:** basil, beans, chile, corn, cucumber, eggplant, melons,

- pumpkins, peppers, squash, and tomatoes. Melons, tomatoes, eggplant and peppers should go in by mid-June at the latest so there is enough time to make a crop.



- ▶ **Seed warm season lawns** such as buffalo grass anytime from late May through July.

- ▶ **Aphids** are everywhere! Usually, a forceful water blast will dislodge them. Also try insecticidal soaps, horticultural oils, earwigs, syrphid fly larvae, parasitic wasps, and ladybird beetles (ladybugs).



- **Bagworms** —Bagworms are insects in small “sleeping bag” cocoons of leaf or needle bits. They are found on trees. Cut them off when you see them. When the insects are actively building their cocoons, use Bt (Bacillus thuringiensis).

This information is brought to you by the Albuquerque Master Gardeners. For more information visit [abqmastergardeners.org](http://abqmastergardeners.org). Have questions? Call the Master Gardeners Hotline at (505) 243-1386 or the Bernalillo County Extension Service at (505) 243-1386.



Photo courtesy of Andersen Windows & Doors



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## MINDFUL LIVING



WITH LARK ERICSON  
LIFE COACH, RN, LF

# Why Trying New Things is Good for You

Trying new things can be a great way to boost your overall health and well-being. From physical activities to social experience, there are countless opportunities to step out of your comfort zone and explore the world around you.

First and foremost, trying new things can help you maintain a positive outlook on life. When you challenge yourself to step out of your routine and try something new, you open yourself up to new perspectives and opportunities for growth. This can help you feel more confident, energized, and enthusiastic about life. For example, trying a new hobby like painting, dancing, or hiking can help you discover new passions and interests that bring joy and excitement into your daily routine.

It can also help you build resilience and adaptability. When you face new challenges or unfamiliar situations, you develop new skills and strategies for overcoming obstacles. This can help you navigate unexpected changes and setbacks with greater ease and confidence. For example, trying a new workout routine or signing up for a challenging fitness class can help you build physical and mental resilience that can carry over into other areas of your life.

In addition, trying new things can help you build social connections and strengthen relationships. When you try

new activities or join new communities, you meet new people with similar interests and values. This can help you expand your social network, build supportive relationships, and feel more connected to the world around you. You can meet new people by joining a new sports team, taking a cooking class, or volunteering for a local charity.

You can also improve your overall health and well-being by trying new things. When you try new foods, activities or experiences, you expose yourself to a wider range of nutrients, physical challenges, and mental stimulation. This can help you build your energy, improve your cognitive function, and reduce your risk of chronic disease. Trying a new healthy recipe, taking a yoga class, or learning a new language can help you improve your physical and mental health in a fun and engaging way.

One of my favorite things to do in the summertime is take a road trip to a new

town. New Mexico is full of lots of really unique little places, historical sites, and outdoor activities. I love to just go get lost for the day. Not only is it an adventure but I get to learn more about our beautiful state.

There are endless benefits to stepping out of your comfort zone and exploring new opportunities. So why not challenge yourself to try something new this summer? Whether it's signing up for a new class, joining a new community, or trying a new hobby, the possibilities are endless. So go ahead, take a leap of faith, and discover all the amazing things this world has to offer!



Lark Ericson works with adults and teens to develop confidence, self-esteem, and resilience. She is a hypnotherapist who focuses on building confidence and joy by releasing unwanted behaviors and emotions.

Reach her at [larkericsoncoaching.com](http://larkericsoncoaching.com) or [larkericsoncoaching@gmail.com](mailto:larkericsoncoaching@gmail.com).

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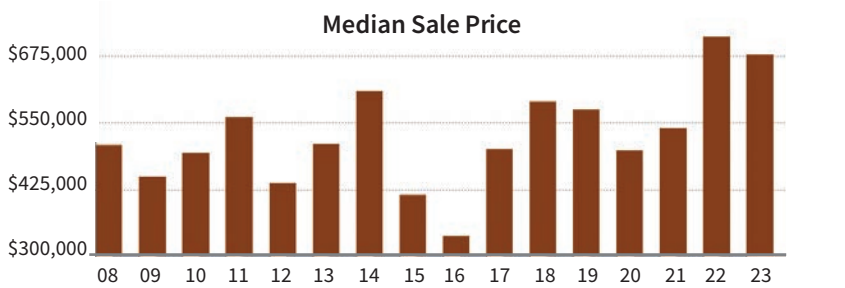
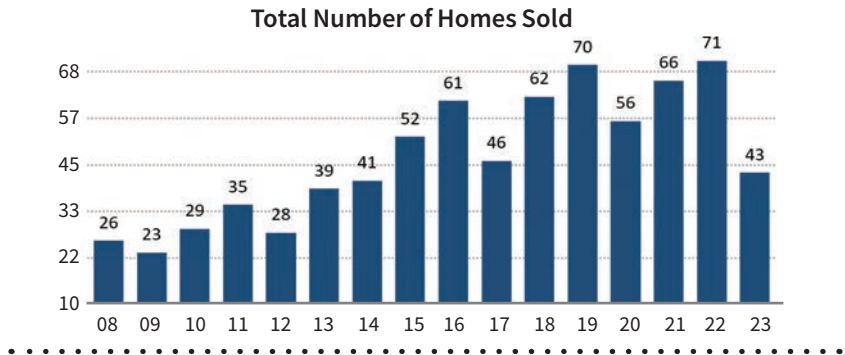
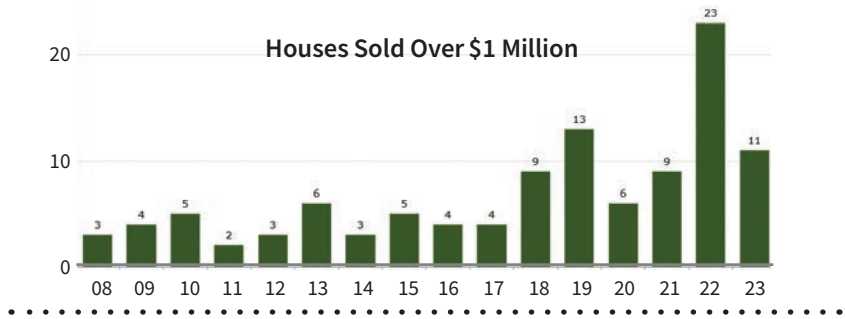
WITH TIM TOURVILLE

# Village's Million Dollar Market Takes a Dive

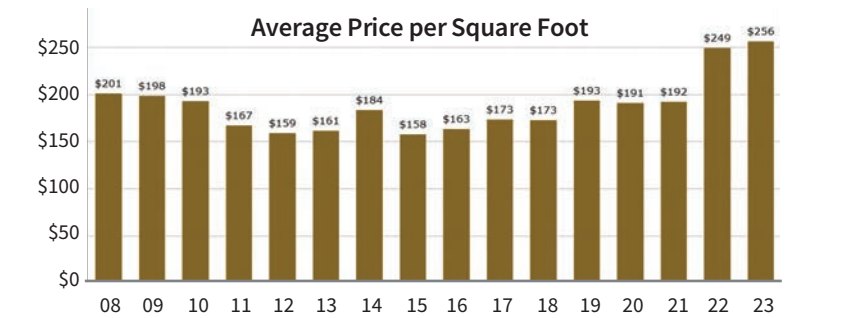
It's that time of year again when I share the state of the residential real estate market for the Village of Los Ranchos. When I compiled the statistics for the last 12 months (March 2022 - February 2023), the number of houses sold over 1 million dollars was down by 52%. There was a 39% decrease in the total number of homes sold, a 5% decrease in the median sale price, and a 9% decrease in the average sale price. There was an increase in the average price per square foot of 3%.

The most noticeable statistic is the decrease in million dollar plus home sales. After experiencing a very low supply and rapidly appreciating values for the last few years, it looks like we may have reached the peak of this post-recession cycle.

One of the factors in the housing market cool-down is rising interest rates. Not too long ago, when interest rates were 3.5%, a monthly payment on a \$1 million loan was \$4,490. Now, with rates at 6.5%, the payment is \$6,320; an increase of \$1,830 a month. That's a 41% increase that works out to an additional \$21,960 a year.



The median price is the price in the very middle of a data set, with exactly half of the houses priced for less and half priced for more. When using averages, a few super high-end or low-end sales can skew the numbers. This is why median price is a better indication of the local real estate market than an average price.



Numbers in these graphs were taken directly from SWMLS using a fiscal year of March 1 to February 28/29, and, as they say: "All information herein has not been verified and is not guaranteed."



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## The Village of Los Ranchos and SWMLS

It was 17 years ago when the late Mayor Abraham and I approached the Greater Albuquerque Association of Realtors and the collaboration resulted in Los Ranchos de Albuquerque's designation as a city in the SWMLS. It is exciting to have an on-going database for homes sales specific to the Village. I hope you find this information useful, and as a Village resident and Realtor, I am proud to be able to provide it to you.



### Summary of Residential Property For Sale in the Village of Los Ranchos

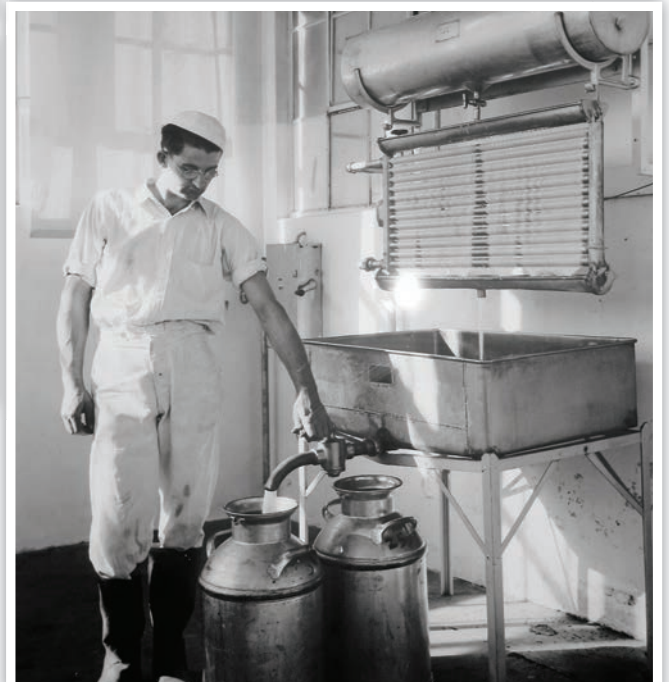
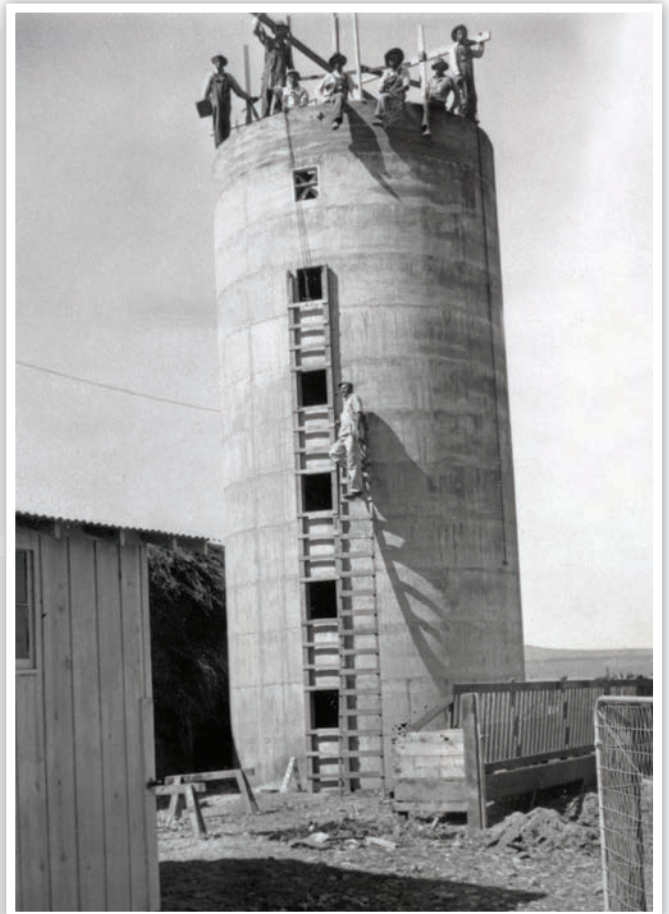
Listing#	Street#	Street Name	Listing Price	ApxSqFt	BR	BA	G	Lot Acr.	Listing Office	Office Phone	Listing Member
1024698	5425	Eakes	\$5,900,000	10,259	5	8	7	2	The Maez Group	(505) 718-4980	Joseph Maez
1026922	7012	Rio Grande	\$4,300,000	7,839	5	5	8	8.06	Ida Kelly Realtors	(505) 888-1000	Channing Kelly
1018334	7515	Rio Grande	\$3,500,000	4,401	3	4	10	5.82	Keller Williams Realty	(505) 271-8200	Dominic Serna
1020207	5301	Rio Grande	\$2,800,000	7,060	3	6	6	3.7	Keller Williams Realty	(505) 271-8200	Dominic Serna
1019883	8817	4th Street	\$2,750,000	LAND				7	Coldwell Banker Legacy	(505) 292-8900	Nichole Bronstorp
1024201	7028	Rio Grande	\$2,698,800	LAND				6.8	Berkshire Hathaway ALLSTAR	(505) 994-8585	Juan Duran
1029739	4601	Rio Grande	\$2,350,000	4,630	3	4	3	2.8	Coldwell Banker Legacy	(505) 293-3700	Sandi Pressley
1026457	721	Chavez	\$2,200,000	5,464	3	4	2	2.01	Keller Williams Realty	(505) 271-8200	Feil Cabinet Team
1028098	723	Chavez	\$1,995,000	8,000	7	6	0	2.05	Hot Realty, LLC	(505) 433-2162	Brittany Jorgensen
1026198	1422	El Portal	\$1,490,000	6,103	4	5	3	1.15	Realty One Group Concierge	(505) 318-1111	Catalina Soltero
1029433	520	Sandia View	\$1,400,000	LAND				2.72	The M Real Estate Group	(505) 247-1002	Thomas Mestas
1026958	300	El Pueblo	\$850,000	LAND				1.31	Red Rock Realty & Invest of NM	(505) 994-9291	Arun Mehra
1027262	1001	Cottonwood	\$495,000	LAND				1.52	The Maez Group	(505) 718-4980	Joseph Maez
1027246	7220	Zia View	\$299,000	LAND				0.56	Absolute Real Estate	(505) 681-8578	Leola Robledo
1027247	7201	Zia View	\$299,000	LAND				0.55	Absolute Real Estate	(505) 681-8578	Leola Robledo
1027248	7200	Zia View	\$299,000	LAND				0.56	Absolute Real Estate	(505) 681-8578	Leola Robledo
1027249	7221	Zia View	\$299,000	LAND				0.55	Absolute Real Estate	(505) 681-8578	Leola Robledo
1024524	322	Nara Visa	\$230,000	LAND				0.46	Berkshire Hathaway NM Prop	(505) 798-6300	Steve Soto

The information herein is deemed reliable, but not guaranteed from SWMLS compiled on or before March 18, 2023 by Tim Tourville, Coldwell Banker Legacy.

# A Day in the Life...

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Historical photos from when the Los Poblanos property was a working ranch owned by Albert and Ruth Simms in the 1930s. Los Poblanos' Historic Inn was their private residence and the center of operations of their dairy, farming, nursery, and art businesses. Photos courtesy of Los Poblanos.



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# Legislative Session

60-DAY SESSION A BIG SUCCESS

By Representative Dayan Hochman-Vigil

In the last 60 days I'm happy to report back to the district that we had an immensely successful legislative session. We passed a transformational budget that addressed child poverty, education, climate change, supporting seniors and lifting up working families. We were able to do this while maintaining an historic level of budgetary reserves of over 30 percent, while also passing a transformational tax package that placed small business and working families first, by doubling the child tax credit and reducing the Gross Receipts Tax (GRT) to an all-time low.

Highlights of the \$9.6 million 2023-24 budget include:

- A \$2.9 million appropriation to the Department of Environment to conduct activities to advance water reuse
- A \$35 million appropriation to the State Engineer's Office to augment the water supply on the Rio Grande, including through possible brackish water treatment and aquifer recharge projects
- A \$55 million appropriation to the Department of Transportation to plan, design, construct, renovate and equip upgrades to regional airports statement
- A \$50 million appropriation to the Economic Development Department for economic development projects, including border planning and infrastructure projects, advanced energy projects, economic transition initiatives, and other uses

We also made headway on public safety issues by passing legislation to tackle organized retail crime and straw gun purchases, both of which garnered bipartisan support. We



also codified access to reproductive healthcare and voting rights, which drew more debate, however, this was the year in which we learned with our colleagues on the other side of the aisle that we can disagree without being disagreeable.

Personally, this was a transformational year for me, as I was given the privilege of a chairmanship of the House Transportation, Public Works and Capital Improvements Committee. During this session, I was able to assist with long-term planning for the Department of Transportation, as well as shepherd additional economic support to the road fund through the tax package, as well as funding the Aviation Division through a bill to increase the GRT distribution to the department for safety and the expansion of rural air travel initiatives. I was also able to successfully sponsor the UNM South Campus Tax Increment Development District (TID) bill, which will channel up to \$247 million in additional tax revenue generated through the development of the UNM South Campus area.

While there wasn't enough time to accomplish everything we set out to do, this was the best year yet I have spent up in Santa Fe, which I attribute to my colleagues and our new leadership teams on both the Democratic and Republican sides. And, of course, it continues to be my pleasure to represent the wonderful people of HD15 not just during the legislative session, but every day of the year.



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**Rachel Chandler**  
[nmnaturebydesign.com](http://nmnaturebydesign.com)  
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## Conservation Easements

With a lot of concern about preserving open space and our green corridors in the Village, we thought we would provide a primer on conservation easements. What they are, and how residents can use them to protect our valuable land resources.

A conservation easement is a specialized, legally binding, real estate transaction that stays with the land forever. It is a voluntary agreement between a landowner and a land trust or government agency that permanently limits uses of the land in order to protect its conservation value.

Easements allow people to protect the land they love while still retaining title to the land. With a conservation easement, one can still live on the land, lease, sell, or bequeath it. Easements are flexible and tailored to the land's characteristics and the owner's needs.

Federal and state laws as well as IRS regulations provide income and tax incentives for conservation easements: New Mexico State Tax Credits, Estate Tax Incentives, and Federal Tax Deductions.

All of these are based on the concept that protecting certain conservation values have significant public benefit.

The Village of Corrales worked with the New Mexico Land Conservancy to ease some of its development pressures through creation of the Village of Corrales Farmland Preservation Commission and ended up preserving more than 25 acres.

### Learn More

RGALT Conservation Easement Workshop  
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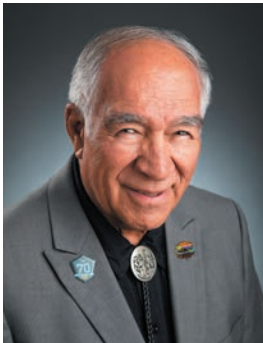
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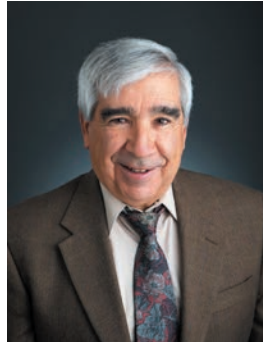
## BOARD OF TRUSTEES MEETING SUMMARIES



Donald T. Lopez  
Mayor



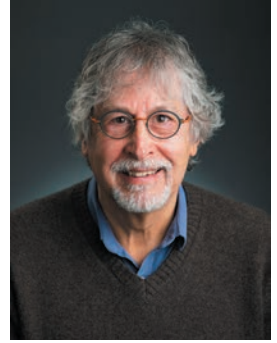
Sandra Pacheco  
Mayor Pro Tem



Gilbert Benavides  
Trustee



Allen Lewis  
Trustee



George Radnovich  
Trustee

### FEBRUARY 8, 2023 7:00PM/Regular Meeting (Draft Minutes\*)

Location: Warren J. Gray Chambers and streamed on the Village Website and via Zoom

Present: Mayor Pro Tem/Trustee Pacheco, Trustee Benavides, Trustee Radnovich

Excused Absent: Trustee Lewis

Chair: Mayor Donald T. Lopez

#### PUBLIC COMMENTS

Comments by Camille Varoz, 427 El Paraiso Rd NW; Joe Craig, 505 Calle del Pajarito NW; Dru Tagliapietra, 312 Nuevo Hacienda Lane NW; Randy McKee, 749 Chavez Rd NW; Peter Weinreb, 6509 Poza Rica Ct NW (via Zoom)

#### PRESENTATIONS

Village Licensure, Certification and Training Considerations, Village Attorney Nann Winter.

#### FINANCIAL BUSINESS

A. Discussion and Approval of the January 2023 Cash Report. **Motion Passed 3-0**

B. Discussion of Mid-Year Budget Review and Adjustments for Fiscal Year 2022/2023

C. Discussion and Approval of Resolution No. 2023-02-01; A Resolution recommending a Mid-Year Budget Adjustment Request (BAR).  
**Motion Passed 3-0**

#### PUBLIC HEARINGS

A. Discussion and Approval to Adopt Ordinance No. 293; Granting a Franchise to Comcast of New Mexico, LLC, to Construct, Maintain and Operate Cable Facilities and Infrastructure in the Public Rights-of-Way within the Village of Los Ranchos de Albuquerque; Repealing Ordinance No. 66. **Moved to February 8, 2023.**

B. Appeal of V 22-09; An appeal of the November 8, 2022, Village of Los Ranchos Planning and Zoning Commission approval of a request by 4th & Chavez, LLC for a Variance from §9.2.14(D)(3)(c) requiring a front setback of no more than 12 feet for properties not in the Project Area abutting C-1 or VC property, within the VC Zone in the 4th Street Character Area. The property is located at 6561 4th Street NW, Los Ranchos de Albuquerque.

Director Rubin provided an overview of the application and recommended denial of the appeal submitted by Mr. Ron Chavez.

Attorney Winter swore in all individuals providing testimony:

**Public Comment:** Matt Meyers, 1401 Central Ave, Albuquerque, NM 87104 (Applicant representative); Camille Varoz, 427 El Paraiso NW (Spoke in opposition); and Ron Chavez, 428 Chavez Road NW (Appellant) Explained that he appealed the application, the application reads “variance application” singular, not “variance applications”, plural. I’m all for the project, I’m all for the variances, I’m appealing the application.

Mayor Lopez asked for a motion to approve or deny the appeal of V 22-09.

MOVED: Trustee Pacheco motioned to deny the Appeal

SECONDED: Trustee Benavides

ROLL CALL VOTE: Trustee Pacheco-Yes, Trustee Benavides-Yes, Trustee Radnovich-No, **Motion Passed 2-1**

*continued on next page...*

## BOARD OF TRUSTEES MEETING SUMMARIES, *continued*

C. Appeal of V 22-09; An appeal of the November 8, 2022, Village of Los Ranchos Planning and Zoning Commission approval of a request by 4th & Chavez, LLC for a Variance from §9.2.14(D)(3)(c) requiring a front setback of no more than 12 feet for properties not in the Project Area abutting C-1 or VC property, within the VC Zone in the 4th Street Character Area. The property is located at 6561 4th Street NW, Los Ranchos de Albuquerque.

D. Appeal of V 22-10; Same property as above.

E. Appeal of V 22-11; Same property as above.

F. Appeal of V 22-12; Same property as above.

Director Rubin provided an overview of the applications and recommended denial of the appeals submitted by Mr. Joe Craig.

### **Public Comment:**

Matt Meyers, 1401 Central Avenue, Albuquerque, NM 87104 (Applicant Representative) explained that (client) justified the four variances; satisfied the variance test ...and P&Z voted unanimously to grant the four variances. In his appeal, Mr. Craig, does not address the substantive variance test, whether or not we satisfied the variance test. Therefore, we respectfully request the denial of the appeal.

Joe Craig, 505 Calle del Pajarito NW (Appellant) Argued that this is a C1 project, it was approved as a C1 project in 2016, you cannot approve variances as a VC project. I am having a problem with our process and the way we are doing this.

Attorney Winter replied that ...this is a Village Center zone. We have in front of us the August 31, 2016, report number PZ16-27 file SDP 16-01, the original planning report, it clearly indicates that it is a new commercial development in the Village Center zone completely surrounded by the Village Center Zone.

### **Mayor Lopez asked for a motion to approve or deny the Appeal of V 22-09.**

MOVED: Trustee Pacheco moved to deny the Appeal

SECONDED: Trustee Benavides

Discussion: Trustee Benavides indicated that because of the ingress and egress, it just doesn't lend itself to a whole lot of other opportunities for doing that. I feel it is dangerous to try to redesign at this point in time and unfair.

ROLL CALL VOTE: Trustee Pacheco-Yes, Trustee Benavides-Yes, Trustee Radnovich-No, ***Motion Passed 2-1***

### **Mayor Lopez asked for a motion to approve or deny the Appeal of V 22-10**

MOVED: Trustee Pacheco moved to deny the Appeal

SECONDED: Trustee Benavides

ROLL CALL VOTE: Trustee Pacheco-Yes, Trustee Benavides-Yes, Trustee Radnovich-No, ***Motion Passed 2-1***

### **Mayor Lopez asked for a motion to approve or deny the Appeal of V 22-11**

MOVED: Trustee Pacheco moved to deny the Appeal

SECONDED: Trustee Benavides

ROLL CALL VOTE: Trustee Pacheco-Yes, Trustee Benavides-Yes, Trustee Radnovich-No, ***Motion Passed 2-1***

### **Mayor Lopez asked for a motion to approve or deny the Appeal V 22-12**

MOVED: Trustee Pacheco moved to deny the Appeal

SECONDED: Trustee Benavides

ROLL CALL VOTE: Trustee Pacheco-Yes, Trustee Benavides-Yes, Trustee Radnovich-No, ***Motion Passed 2-1***

## **UNFINISHED BUSINESS**

A. Discussion, Consideration, and Approval of the Governing Body Regular Meeting day and time for calendar year 2023. (Deferred from December 2022).

MOVED: Trustee Pacheco moved to stay with the 2nd Wednesday,

Motion died for lack of a second

Discussion: Clerk Sedillo-Molina stated that she has been getting the packet to the Trustees by mid-day the Friday prior, which is six calendar days. Typically texts the Trustees that the packet is available and sends out the email.

Trustee Radnovich replied that three business days is a very short time to look at cases sometimes that are totaling 300+ pages. It is really taxing to do that.

Trustee Pacheco stated that when we ran for this position, in part some things come along with it, I knew my workload would increase. I accepted the fact that I would take on this position and give it 100 percent.

MOVED: Trustee Radnovich motioned to add eight days to the six calendar days that we have to look at these cases.

Motion died for lack of a second

MOVED: Trustee Radnovich motioned to defer to the March meeting

SECONDED: Trustee Benavides

ROLL CALL VOTE: Trustee Pacheco-Yes, Trustee Benavides-Yes, Trustee Radnovich-Yes, ***Motion Passed 3-0***

*continued on next page...*

## BOARD OF TRUSTEES MEETING SUMMARIES, *continued*

### NEW BUSINESS

A. Discussion and Approval of Resolution No. 2023-02-02; A Resolution Extending the Moratorium on Higher Density Residential Development in the C-1 Zone in the Village of Los Ranchos until April 30, 2023.

Administrator Simon presented the Resolution and updated the Trustees on the

Mayor Lopez asked for a motion to approve Resolution No. 2023-02-02.

MOTION: Trustee Pacheco

SECONDED: Trustee Radnovich

*Motion Passed 3-0*

### TRUSTEE INFORMAL DISCUSSION

Trustee Pacheco: Asked staff to explore getting some dedicated BCSO Sheriff's officers for Los Ranchos.

Trustee Benavides: Discussed doing something with namesake school, Los Ranchos Elementary to preserve its operation as a school.

Trustee Radnovich: Asked that we take a minute to slow down and think about our workload. We are moving so fast trying to get things done it's really hard to make sure you've got everything figured out.

**\* The approved minutes will be published at [LosRanchosNM.gov/BoardOfTrusteesMeetings](https://LosRanchosNM.gov/BoardOfTrusteesMeetings) in the coming weeks...**

## PLANNING & ZONING COMMISSION MEETING SUMMARY

### February 14, 2023 7PM/Regular Meeting

Location: Warren J. Gray Chambers

Commissioners Present: Drew Seavey, Chair; Dan Gay; Karen Christensen; JT Michelson; Shelleen Smith; Connie Barrow (remote)

Commissioners Absent: Mary Homan (Excused)

Staff Present: Maida Rubin, Planning & Zoning Director; Ann Simon, Village Administrator; Nan Winter, Village Attorney; Michelle Austin, Administrative Assistant; Kiko Jeanette, IT Specialist

### PUBLIC COMMENT

Hank Kelly – 6900 Rio Grande Blvd. NW Los Ranchos; Camille Varoz – 427 El Paraiso Rd. NW Los Ranchos

### CONSENT AGENDA

Approval of Consent Agenda 1. November 8, 2022 Regular Meeting Minutes. *The motion carried 6-0.*

### PUBLIC HEARINGS AND APPLICATIONS

ATA 23-01; A request by the Village of Los Ranchos to amend the text of §9.2.12 C-1 29 Retail Commercial Zone, summarized as follows: In Section (B) Uses, reduce Multi-Family dwelling unit density; add "Adult or Child" to Daycare Facilities use; increase ground floor retail percentage requirement for Mixed-Use development and reduce density; add Mixed-Use development with a commercial but non-retail component as a conditional use; reduce single-family detached, townhouse, and condominium density; add "Beverage" to Food and Alcohol Service use; change Dry Cleaning from permissive to conditional use; modify language for Light Manufacturing use. In Section (E) Height Limitations, lower height from three (3) stories (39 feet) to two (2) stories (26 feet); allow covered patios or balconies on the second floor to exceed 60 percent of the first floor enclosed area, and to extend up to five (5) feet beyond the first-floor footprint if abutting Fourth Street NW; condense (E)(1), (2), and (3) into (E)(1); condense (E)(3)(a) and (b) into (E)(1)(a); lower chimney height from 42 to 29 feet.

▶ Director Rubin gave the planning report with recommendation of approval with findings of fact.

▶ Speakers: Hank Kelly--In Favor

▶ Motion: Commissioner Smith moved to approve. *The motion carried 6-0.*

### NEW BUSINESS

Thank you to Commissioner Seavey

**MEETING PACKETS, MINUTES, AND UPCOMING HEARINGS AT [LOSRANCHOSNM.GOV/PLANNING-AND-ZONING-MEETINGS](https://LosRanchosNM.gov/PLANNING-AND-ZONING-MEETINGS)**

**for sale**

**721 CHAVEZ ROAD**

Listed Price: \$2,200,000

5,464 sq', 3 bedrooms, 4 bathrooms

*homes on*

 **feil**



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[ExperienceAlbuquerque.com](http://ExperienceAlbuquerque.com)

**kw**  
KELLERWILLIAMS.  
505 271 8200

## CAPITAL OUTLAY

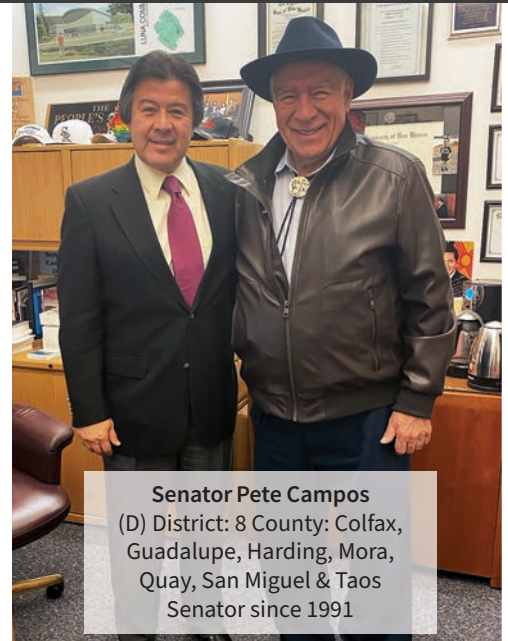
The New Mexico State Legislature adopted a capital outlay bill at the end of the 2023 legislative session with project money for Los Ranchos. We are very appreciative of the support of our elected representatives who helped us secure this needed funding. Together with lobbyist Kim Legant, the Mayor helped to advocate for this capital outlay for the Village. Projects funded as of March 31, 2023 include the following. The Governor has until April 7th to sign the bill.

**\$525,000 Land Purchase**—The Village of Los Ranchos is committed to preserving open space. A voter-approved bond measure passed overwhelmingly in November of 2022, allowing us to sell bonds for property acquisition. This legislative funding will offset any bond funding and give the Village additional buying capacity to acquire critical parcels.

**\$200,000 Edgewood Park**—This funding will be used for improvements to Edgewood Park. Plans include playground equipment, paths, parking, and landscaping.

**\$500,000 4th Street Revitalization**—This funding will continue the 4th Street improvements northward from Pueblo Solano to the Village boundary.

*Mayor Lopez with New Mexico State Senator Pete Campos during the 2023 Legislative Session.*



**Senator Pete Campos**  
(D) District: 8 County: Colfax,  
Guadalupe, Harding, Mora,  
Quay, San Miguel & Taos  
Senator since 1991



ABOVE Back row from left to right: Lena Hernandez, Grace Reyes, Elise Schultes, Mir Richards, Victoria McElhanon; front row from left to right: Bianna Lucero-Brown, Aster Webb, Adrianna Salas, Marian McCollum, Taylor Baggerly

## St. Pius Partners With Village

The Village of Los Ranchos has long allowed schools use of Village tennis courts in exchange for public service.

For the past two years, Pius high schoolers have used the courts during High School Tennis season and helped with the Village's Easter Egg Hunt—stuffing over 8000 eggs—as well as cleaning ditches at the AgriNature Center.

Good luck St. Pius Tennis Team!

