



AGENDA

Village of Los Ranchos de Albuquerque
Board of Trustees Regular Meeting

Meeting will be conducted by Zoom Video Conferencing
Streamed on www.losranchosnm.gov, Facebook and Zoom
Wednesday, April 14, 2021; 7:00 p.m.

MAYOR

Donald T. Lopez

ADMINISTRATOR

Ann Simon

CLERK

Danielle Sedillo-Molina

TRUSTEES

Pablo Rael, Mayor Pro Tem, Trustee

Allen Lewis, Trustee

Sandra Pacheco, Trustee

Tom Riccobene, Trustee

TREASURER

Will Fisher

To remain in Compliance with the State of New Mexico's Amended Public Health Order Effective April 5, 2021 regarding mass gatherings due to the COVID-19 pandemic, the Village of Los Ranchos de Albuquerque will be conducting the live meeting via Zoom conferencing and streaming it on its Website and Facebook Page,

****Please check the website www.losranchosnm.gov; for links and instructions on how to participate****

If you plan on participating remotely, please provide your name, address, and email to dmolina@losranchosnm.gov. In the event the meeting is disrupted, you will be contacted directly as to how to reconnect to the meeting.

Public comment can be submitted in written form via email to:
dmolina@losranchosnm.gov by 12:00 noon on Wednesday, April 14, 2021.

1. CALL TO ORDER

2. **ROLL CALL**

3. **APPROVAL OF AGENDA**

4. **PUBLIC COMMENT PERIOD**

Submitted written comments will be read by the Clerk. Participants who wish to give verbal comments on topics **not** on the agenda will be given a three-minute time limit, (it is advisable to sign up prior to the meeting, please email dmolina@losranchosnm.gov with your name, address, and phone number).

5. **PRESENTATIONS**

A. FY 2019/2020 VILLAGE OF LOS RANCHOS FINANCIAL AUDIT
PRESENTED BY JARAMILLO ACCOUNTING GROUP LLC (JAG)
AUDREY JARAMILLO/SHAWN MORTENSEN

6. **CONSENT AGENDA**

THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY.

A. MINUTES-MARCH 10, 2021; REGULAR MEETING

7. **DEPARTMENTAL REPORTS**

- A. MAYOR'S REPORT
- B. ADMINISTRATOR'S REPORT
- C. AGRI-NATURE CENTER REPORT
- D. PLANNING & ZONING DIRECTOR'S REPORT
- E. PROJECT MANAGER'S REPORT
- F. PUBLIC SAFETY LIAISON'S REPORT

8. **FINANCIAL BUSINESS**

- A. DISCUSSION AND APPROVAL OF CASH REPORT-MARCH 2021
- B. DISCUSSION AND APPROVAL OF RESOLUTION NO. 2021-04-01;
AUTHORIZING THE APPROVAL OF FY 2019/2020 VILLAGE OF LOS RANCHOS DE ALBUQUERQUE FINANCIAL AUDIT IN ACCORDANCE

WITH NMAC 2.2.2.10 M. (4). (PREPARED BY JARAMILLO ACCOUNTING GROUP LLC (JAG))

9. PUBLIC HEARINGS AND/OR APPLICATIONS FOR APPEAL

A. NONE

10. OLD BUSINESS

A. CHAD RENNAKER; PALINDROME COMMUNITIES, VILLAGE CENTER UPDATE.

11. ANNOUNCEMENTS

A. NONE

12. NEW BUSINESS

A. DISCUSSION AND APPROVAL TO ADOPT ORDINANCE NO. 275; AMENDING CHAPTER 7, ARTICLE 2, SECTION 5 OF THE VILLAGE OF LOS RANCHOS ANIMAL CONTROL ORDINANCE PROVIDING FOR NOISES CREATED BY LIVESTOCK TO BE EXEMPT FROM PROVISIONS REGARDING ANIMALS DISTURBING THE PEACE.

B. DISCUSSION AND APPROVAL TO ADVERTISE ORDINANCE NO. 276; AN ORDINANCE AMENDING DEFINITION OF VARIANCE; AMENDING VARIANCE APPLICATION AND APPROVAL PROCESS; AND AMENDING AREA REGULATIONS FOR A-1 ZONE TO ALLOW FOR SMALLER SETBACKS FOR LEGALLY NON-CONFORMING PROPERTIES LESS THAN HALF THE A-1 LOT SIZE MINIMUM.

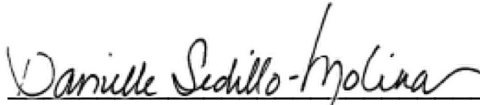
13. TRUSTEE INFORMAL DISCUSSION

ROUNDTABLE DISCUSSION IS INFORMAL; THE BOARD OF TRUSTEES WILL TAKE NO OFFICIAL VOTE OR OTHER OFFICIAL ACTION.

14. ADJOURNMENT

I certify that notice of the Public Meeting has been given in compliance with the Open Meetings Act, NMSA 1978 Section 10-15-1 through 10-15-4 and the Open Meetings Resolution 2021-01-01.

I certify that this agenda was posted on: 9 April 2021.



Danielle Sedillo-Molina, Clerk

If you are an individual with a disability who is in need of a reader, amplifier, remote microphone, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Village Clerk at (505) 344-6582 at least five (5) days prior to the meeting or as soon as possible. Public documents, including the agenda and minutes, can be provided in various accessible formats. Please contact the Village Clerk at (505) 344-6582 if a special format is needed.

**BOARD OF TRUSTEES/BOARD OF FINANCE BUDGET WORKSHOP APRIL 30, 2021
THE NEXT BOARD OF TRUSTEES MEETING MAY 12, 2021**

A COPY OF THE AGENDA MAY BE OBTAINED AT VILLAGE HALL BY APPOINTMENT; 6718 RIO GRANDE BLVD NW, DURING REGULAR BUSINESS HOURS OF 8:00 A.M. TO 5:00 P.M. OR ON THE VILLAGE WEBSITE: www.losranchosnm.gov

5. PRESENTATIONS

- A. FY 2019/2020 VILLAGE OF LOS RANCHOS FINANCIAL
AUDIT PRESENTED BY JARAMILLO ACCOUNTING
GROUP LLC (JAG); AUDREY JARAMILLO/SHAWN
MORTENSEN**

(There are no supplemental documents included in this section)

6. CONSENT AGENDA

THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS.
IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED
FROM THE CONSENT AGENDA AND WILL BE CONSIDERED
SEPARATELY.

A. MINUTES-MARCH 10, 2021-REGULAR MEETING

1 **MINUTES**
2 VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
3 6718 RIO GRANDE BOULEVARD NW
4 **BOARD OF TRUSTEES REGULAR MEETING**
5 **Held by Zoom Video Conferencing**
6 **Streamed on www.losranchosnm.gov, Facebook and Zoom**
7 **Wednesday, March 10, 2021**
8 **7:00 P.M.**
9

10 **Present:**

11 Donald T. Lopez, Mayor
12 Pablo Rael, Mayor Pro Tem/Trustee
13 Allen Lewis, Trustee
14 Sandra Pacheco, Trustee
15 Tom Riccobene, Trustee
16 Ann Simon, Administrator
Danielle Sedillo-Molina, Clerk
Will Fisher, Treasurer
Nann Winter, Attorney
Tammy Silva, CFO-Excused

17
18 **1. CALL TO ORDER**

19
20 Mayor Lopez called the regular meeting to order at 7:00 p.m.
21

22 **2. ROLL CALL**

23
24 Mayor Pro Tem/Trustee Pablo Rael-Present
25 Trustee Allen Lewis-Present
26 Trustee Sandra Pacheco-Present
27 Trustee Tom Riccobene-Present
28
29

30 **3. APPROVAL OF AGENDA**

31
32 Mayor Lopez asked for a motion to approve the March Agenda.
33

34 **MOVED:** Trustee Rael moved to approve the March
35 Agenda.

36 **SECONDED:** Trustee Pacheco

37
38 **ROLL CALL VOTE:** Trustee Rael-Yes
39 Trustee Lewis-Yes
40 Trustee Pacheco-Yes
41 Trustee Riccobene-Yes

42 **CARRIED:** Motion Passed 4-0
43
44

45 **4. PUBLIC COMMENT PERIOD**

46 Written comments submitted to the Clerk prior to the meeting:

47
48 **None**

49
50 Participants wishing to speak that registered with the Clerk prior to the beginning of
51 the meeting will be provided an opportunity to speak within the allotted three (3)
52 minute time frame.

53
54 **None**

55
56 **5. PRESENTATIONS/PROCLAMATIONS**

57
58 **A. Mayor, Donald T. Lopez**

- 59
60 I. Declared continued adherence with Governor Michelle Lujan
61 Grisham's Public Health Order, Executive Order 2020-004, declaring a
62 State of Public Health Emergency and invoking the powers by the All
63 Hazard Emergency Management Act, NMSA 1978 Subsections
64 12-10-1 through 12-10-10, and all subsequent extensions.
65 *The Village will allow events, trainings and meetings to occur, as long
66 as they do not exceed the gathering limits imposed by Order 2020-004.
67 *This does not mean that the Village and its residents should become
68 complacent. I encourage behavior that limits the spread of the virus,
69 such as mask wearing and maintaining social distancing. In addition,
70 Village Hall will remain closed to the public and open only for special
71 circumstances. Village staff will be available by appointment only and
72 are urged to continue working from home.
73 *This update is hereby, in effect, beginning today, March 10, 2021, and
74 will remain in effect for as long as that of Executive Order 2020-004
75 and all extensions of that order.

76
77
78 **B. Chad Rennaker, Palindrome Communities, 412 NW 5th Avenue**
79 **Portland, Oregon**

- 80
81 I. The Village Center is in six different parcels. Parcel III, is the senior
82 housing component, 60 units, the application has been submitted to
83 the New Mexico Mortgage Finance Authority. Working with Dekker
84 Perich Sabbatini on the design for the project.
85 II. Other Phases are the multi-family, approximately 150 units of housing,
86 Dekker Perich Sabbatini is also the architect, but are not as far along in
87 the design.
88 III. Parcel IV will be the economic development portion of the whole
89 development and is moving faster than planned, originally a 2024
90 project, but have moved forward with the design work with the

- 91 architectural firm, Design Plus.
92 IV. Would like to present with more detail next month.
93
94

95 **6. CONSENT AGENDA**
96

97 There will be no separate discussion of these items. If discussion is desired, that
98 item will be removed from the consent agenda and will be considered separately.
99

100 A. MINUTES-FEBRUARY 10, 2021; REGULAR MEETING
101

102 **Mayor Lopez asked for a motion to approve the Minutes.**
103

104 **MOVED:** Trustee Rael moved to approve with correction to
105 line 545; "order" to "odor".

106 **SECONDED:** Trustee Lewis
107

108 **ROLL CALL VOTE:** Trustee Rael-Yes
109 Trustee Lewis-Yes
110 Trustee Pacheco-Yes
111 Trustee Riccobene-Yes

112 **CARRIED:** Motion Passed 4-0
113
114
115

116 **7. DEPARTMENTAL REPORTS**
117

- 118 A. MAYOR'S REPORT
119 B. ADMINISTRATOR'S REPORT
120 C. AGRI-NATURE CENTER MANAGER'S REPORT
121 D. PLANNING AND ZONING DIRECTOR'S REPORT
122 E. PROJECT MANAGER'S REPORT
123 F. PUBLIC SAFETY LIAISON'S REPORT
124

125 *Trustee Rael commented that he is pleased with the savings the Village will have*
126 *by changing to a local bank.*
127

128 *Trustee Rael asked Administrator Simon how are you going to bring the*
129 *agriculture and tourism together and how will it be tied into the businesses on*
130 *Fourth Street and would like to be added to the mail chimp list.*
131

132 *Administrator Simon replied that they are trying to assess what businesses would*
133 *have sort of an agricultural tie.*
134

135 *Trustee Lewis asked Director Justice to bring the Board up to speed regarding*
136 *the status of short-term rentals.*

137 *Director Justice replied that a draft ordinance, application and resolution are at*
138 *the Attorney's office, making sure it is sound before bringing it to the Trustees.*

139
140 *Trustee Lewis asked Ms. Rinaldi for an update on NMDOT.*

141
142 *Ms. Rinaldi replied that NMDOT District 3 has hired a local government*
143 *coordinator and hoping that it will move things along quickly. There is only one*
144 *engineer that is a bit overwhelmed but expect movement. We now have the State*
145 *Road Fund money that we are utilizing now and preliminary engineering and*
146 *design on Phase II. So we're kind of looking at the balance in Phase I, which we*
147 *cannot touch until we close that Phase out, we're kind of looking at it as a reserve*
148 *for the time when we have expanded all of our Road Fund money, we've*
149 *received every penny of it, almost half a million dollars. That money doesn't*
150 *expire until 2023 so we don't have any fear there, the only thing that's hanging*
151 *over us is the fact that the project just is not closed, and we don't have resolution*
152 *on the ADA accessibility issues.*

153
154 *Trustee Lewis asked for more detail on the regional transportation discussions.*

155
156 *Ms. Rinaldi went into detail regarding the Village's participation, these are*
157 *coordination meetings to develop the transportation improvement program and*
158 *plan throughout the metropolitan area.*

159
160 *Trustee Lewis asked for an update on the Agri-Nature Center improvements and*
161 *site utilization plans.*

162
163 *Ms. Rinaldi replied that the committee has set the level of improvements based*
164 *on the level of funding. The priority is a survey not only on the boundaries but*
165 *also utilization.*

166
167 *Trustee Lewis asked Public Safety Officer Radosevich if there are any specific*
168 *concerns that should be brought up to the Board.*

169
170 *Mr. Radosevich replied that they are minor concerns and mainly citizen concerns*
171 *regarding speed humps and speed boards.*

172
173 *Trustee Lewis thanked Fergus Whitney for everything he has done, and the*
174 *Village is going to miss him.*

175
176 *Trustee Pacheco asked Administrator Simon if the franchise agreement fees will*
177 *be raised, and if it will impact the budget.*

178
179 *Administrator Simon responded that there will not be too much of an increase, a*
180 *little more from PNM. Currently negotiating with the Water Utility Authority, which*
181 *is pretty high but not any different than what they have been paying us, but I*
182 *don't anticipate a lot of increase.*

183 *Trustee Pacheco asked Administrator Simon when the survey results would be*
184 *made available.*

185
186 *Administrator Simon replied that the table on economic development and Agri-*
187 *Tourism from the AgriFutures committee is being worked on, so I don't know that*
188 *we've had a formal release of the survey. I did put it in the mail chimp, and I*
189 *haven't received any specific comments, but hope to keep asking our business*
190 *community so we get that feedback loop.*

191
192 *Trustee Pacheco thanked Fergus for everything he has done.*

193
194 *Trustee Riccobene wanted to mention that he loves the "accommodating*
195 *lifestyle, leisure, health, rejuvenation, ag, and nature" that's just a great thing to*
196 *be saying, and if that's what our businesses are going to market themselves at, I*
197 *think that's great!*

198
199 *Trustee Riccobene to Fergus-we are going to miss you and we hope that you are*
200 *leaving us with lots of great notes to carry on without you.*

201 *Trustee Riccobene asked Ms. Rinaldi if there is a deadline from NMDOT?*

202
203 *Ms. Rinaldi indicated that we do need to wait, the money doesn't expire until the*
204 *end of 2023, but no, they do not have a deadline to respond to us.*

205
206 *Trustee Riccobene indicated that he noticed we are combining other smaller*
207 *items with our contractor to be done at the same time, so that could be a long*
208 *time from now potentially, before we get those pieces taken care of as well.*

209
210 *Ms. Rinaldi mentioned that it would be the minor things that would probably be*
211 *disrupted if we should have to make major modifications to concrete and such*
212 *due to the ADA issues, so it's only things like that that are being delayed.*

213

214 **8. FINANCIAL BUSINESS**

215

216 **A. DISCUSSION AND APPROVAL OF CASH REPORT-FEBRUARY 2021**

217

218 **Treasurer Will Fisher** reported the following:

219 Cash Report for the month of February 28, 2021; ending cash balance on
220 February 28, 2021 is \$6,510,297.29, which is an increase of \$863,189.12, for this
221 month.

222

223 YTD excess of revenues over expenditures is \$1,332,016.53.

224

225 Unusual or Significant Items:

226

227 The February GRT tax revenue numbers are high this month, January GRT was
228 not received from the state before January 31,2021. It was received on February

229 1, 2021. Therefore, you will see double GRT tax revenue in this month's cash
230 report.

231
232 General Fund – General Administration – Professional Services-Water Rights-
233 page 8, \$6,000.00, this fee is paid to the Village of Los Lunas for use of leased
234 water rights at the Agri-Nature Center. This is an annual fee.

235
236 Capital Projects Infrastructure-State Grant – Other – page 26, \$482,687; this
237 revenue is for the disbursement payout from NMDOT for grant D18477. This
238 grant was disbursed instead of reimbursed as we originally anticipated; therefore,
239 we received the full amount in one payment.

240
241 **Mayor Lopez asked for a motion to approve the February Cash Report.**

242
243 **MOVED: Trustee Lewis moved to approve the February**
244 **2021 Cash Report**

245 **SECONDED: Trustee Rael**

246
247 Discussion:
248 Trustee Lewis asked if Tammy could provide a breakdown, look at the revenue
249 and cash we have, how much of it is a discretionary income and how much are
250 committed funds and what are they committed to. If she would clarify the
251 breakdowns for us.

252
253 **ROLL CALL VOTE: Trustee Rael-Yes**
254 **Trustee Lewis-Yes**
255 **Trustee Pacheco-Yes**
256 **Trustee Riccobene-Yes**

257 **CARRIED: Motion Passed 4-0**

258
259
260 **9. PUBLIC HEARINGS**

261
262 A. ZMA 21-02 A REQUEST BY JEROME MALDONADO FOR A ZONE MAP
263 AMENDMENT TO CHANGE ONE-HUNDRED FEET (100') OF R-2
264 ZONING TO C-1 ZONING AS ALLOWED BY §9.2.25(E)(8) FOR A
265 PROPERTY IN THE C-1 AND R-2 ZONE IN THE FOURTH STREET
266 CHARACTER AREA. THE PROPERTY IS LOCATED AT 7216 4TH
267 STREET NW AND IS LEGALLY KNOWN AS TRACT 157A AS SHOWN
268 ON MAP NO. 27 OF THE MIDDLE RIO GRANDE CONSERVANCY
269 DISTRICT, PROJECTED SECTION 21, T. 11 N., R. 3 E., N.M.P.M.,
270 VILLAGE OF LOS RANCHOS DE ALBUQUERQUE, BERNALILLO
271 COUNTY, NEW MEXICO. THE PROPERTY CONTAINS 1.38 ACRES
272 MORE OR LESS.

273
274 *(Attorney Winter swore in Director Justice)*

275 **Director Justice:**

276 To briefly go over the project this property is dual zoned property with the front
277 portion that abuts Fourth Street zoned C-1 and the back portion that abuts the
278 Chamisal lateral zoned R2. The C-1 zone extends 300 feet from Fourth Street at
279 this property and the remaining 400 feet east of it is zoned R2, and the request
280 would be to extend the C-1 zone by 100 feet, making about .76 acres zoned C-1
281 and about .62 acres zoned R2. The property has commercial buildings at the
282 front in the commercial portion and there is parking in the rear commercial
283 portion, which is about midway through the property. The back portion zoned
284 residential is mostly vacant, except for some parked vehicles and potential
285 construction and landscaping material which is included in your packet.

286 The Planning and Zoning Commission voted 6-0 for the recommendation of
287 denial, one of the primary factors in that decision was that the applicant was not
288 present at last month's planning and zoning meeting. In 2015 a zone change
289 application for this property was recommended for approval by the Planning and
290 Zoning Commission and denied by the Board. That original application was for
291 use as a contractor's yard and if the zone change was approved, they would
292 have been required to obtain a conditional use for contractor's yard. The
293 applicant hasn't expressed that this zone change would be for contractor's yard.
294 The assumption for the use is that the existing materials and equipment in the
295 residential portion would remain there as a request for the zone changes for
296 additional commercial parking and equipment storage.

297 The property and surrounding properties are in the Fourth Street character area
298 in terms of land use, the property to the west and the properties, to the north and
299 south, the front portions are zoned commercial and the back portions are zoned
300 residential. On the east side, on the other side of the lateral is Bernalillo County
301 and it's zoned agricultural, but there's a special use for contractor's yard.

302 In terms of the analysis there's a couple things I'll be going over, first is the
303 contractor's yard versus the parking lot, our definitions, essentially for them the
304 zone change is for commercial parking and equipment storage and outdoor
305 equipment storage and materials which isn't specified in the application, but we
306 could see that in the photos of the property constitute a contractor's yard. The
307 zone change could be used for both a parking lot and a contractor's yard, but if
308 the zone change is approved a conditional use will be required for the
309 contractor's yard portion of it.

310 For the zone change, there are five guidelines that we follow for the zone
311 change. The first is that NMSA Section 3-21-5 A and B applied to this zone map
312 amendment application and are met. A, I'll refer to a little bit later for the
313 reference to the master plan, for B it talks about the character of the area. As I
314 mentioned earlier, this property is in the Fourth Street character area and that
315 character area has a combination of residential and commercial properties and
316 uses. And much of the east side of Fourth Street zoned C-1 for the front 300 feet
317 and behind that zoned residential so a lot of these properties are zoned, dual
318 zone like this property currently is and most of the properties are abutting the
319 Chamisal lateral are zoned residential or special use for residential purposes, like
320 a mobile home park and granting of the C-1 zone by 100 feet would still retain

321 this residential use along the lateral and the size of the R2 zoning about .62
322 acres with still allow for a residential home per, I guess the setbacks and the lot
323 area requirements for development. For the second guideline, there should be
324 public interest in changing the zone, there is, and there is not public interest in
325 changing the zone. We received comments, both in favor of and an opposition to
326 the application at the Planning and Zoning Commission meeting most comments
327 were in opposition, we have one comment, one written comment as attached in
328 your packet. In terms of just general public interest, Fourth Street is the sole
329 commercial corridor the Village and revitalize it the Village has invested in
330 improvements to the public infrastructure to encourage development along the
331 corridor. Expansion of the C-1 zone along Fourth Street allows for a wider
332 variety of development, including commercial mixed use and higher density
333 residential. There's a concern that with the C-1 zone the property owner could do
334 anything permissive or conditional in that zone and not necessarily follow through
335 with what they say they will do as part of this application, since that would be part
336 of a separate application for a site development plan.

337 The merits of the zone change do need to be warranted on its own. The third
338 guideline is that the Board of Trustees will not spot zone for the private interests
339 of the owner of the applicant, this would not be the case since the front portion of
340 the property is already zone C-1, and there are surrounding uses that are C-1,
341 surrounding properties that are zoned C-1. For the fourth guideline the
342 application for a zone change should be warranted, in this case the application is
343 not warranted. The purpose of the zone change is for parking and equipment
344 storage, the applicant didn't identify constraints, for the current C-1 zoning that
345 explain why the existing zoning is not sufficient for additional parking or
346 equipment storage. And based on a rough estimate of the built square footage
347 and the parking requirements for our uses, there's apparently, there appears to
348 be 16 parking spaces that meet our requirements and that is already in the
349 existing C-1 portion. Since the Village's parking requirements are met an
350 extension of the C-1 zone for parking doesn't appear to be warranted.

351 The fifth guideline is that support for the zone change is within the 2035 Master
352 Plan, there is support for this zone change within the overall Village goals, Village
353 form goal, and economic development goal sections.

354 So with that, the department recommends the Board deny ZMA 21-02 a request
355 for a zone map amendment for 100 feet, R-2 zoning to C-1 zoning as allowed by
356 Section 9.2.25E8 for a property in the C-1 and R-2 zone in the Fourth Street
357 character area with the following findings:

- 358 • The lot is dual zone C-1 and R-2 in the Fourth Street character area and
359 NMSA Section 3-21-5 A and B apply to this zone map amendment
360 application and are met.
- 361 • There is and is not public interest in changing the zone as the Village has
362 received both comments in favor and in opposition.
- 363 • The application would not be considered spot zoning for the private
364 interest of the owner or the applicant.
- 365 • The application for the zone changes not warranted, as is for parking
366 which already meets the minimum requirement and outdoor equipment

367 storage.
368 • The configuration of the lot does not allow for additional parking and the
369 addition of outdoor storage area could remove existing parking for the
370 existing C-1 area. However, the inability to expand or have these uses is
371 not cause for a zone change, however, should the Board decide that this
372 application is warranted and approve it, this finding will be changed. The
373 zone map amendment is also supporting the 2035 Master Plan.
374 No application to amend the zoning for this property has been filed within
375 the last 12 months and public notice requirements have been met.
376 I'll stand for any questions.
377

378 *(Attorney Winter swore in applicant Jerome Maldonado)*
379

380 **Jerome Maldonado, 436 El Llano Lane NW, Los Ranchos, 87107:**

381 We had went in for a zone change a couple years back and they pushed us
382 forward to the 300 feet, which we complied in and it was brought to our attention
383 that there was a property on Roehl that they had gotten approval for 400 feet and
384 so it was recommended by Tiffany to come in and it'd probably be a good time to
385 request that same request. One of the things is that 300 feet it allows for the front
386 end that's zoned C-1 to be able to comply with parking but we have DNL
387 plumbing which has been a tenant there, prior to our ownership in 2012. They've
388 been there since 1994, and so with his equipment and his business and his
389 lease, it takes up all the parking and it takes up what we need for the back area
390 now. I happen to own the landscape company that's back there, we've owned it
391 since 1995, we were in another spot prior to buying this property in 2012. Now
392 the reason we bought this property in 2012 was because we bought it from the
393 owners of Plaster Inc. who had been doing business since the 80s. They had
394 utilized the property as a construction yard since the 80s and we went in for the
395 zone change last time, they said that there was a gap in use which we proved
396 that there wasn't. *Wade Bluer* who had owned the property had utilized it now
397 *Wade* did get sick, but they were still operating in there. Just did a much less use
398 in capacity than they were when they sold the property, but they were still
399 utilizing it. The company *Bluer* was there, in fact he still leases from us to this day
400 and he stores some of his wood and carpentry materials there and that's when
401 we bought the property in 2012, we took ownership and use of the entire property
402 even in the R-1 section. Which we were trying to get full C-1 zoning for the entire
403 lot all the way back. Now after we were denied that request, about two years ago
404 we were required to pull everything up within that 300 feet, which it works but we
405 have to still pull vehicles to the back and park them back there. The equipment
406 and all the materials have been pulled forward, although we still park things in
407 the back for security purposes. There's some utility trailers that DNL Plumbing
408 has owned and has parked back there since the 90s, they still reside in the same
409 place that they've resided for many, many years, and it's a lot easier for parking
410 for the front end of the C-1. The beauty salon and the day spa that's up there to
411 be able to have their clients park in the back without all of the landscaping
412 materials and the equipment and everything, that extra 100 feet will give us the

413 ability to have parking for the construction vehicles and construction equipment
414 without interfering with the C-1 zoning and everything that goes on with the
415 leasing from the front end of that property. So we felt this was a good time, an
416 adequate time, since they just gave approval to one of the other properties just
417 on Roehl just a couple lots over, to request that extra 100 feet as opposed to
418 trying to get the whole zoning for the entire lot. Which would put us in better
419 compliance and allow us the usable space that we've always needed but we
420 could definitely take advantage of at this point in time.

421
422 Mayor Lopez
423 Thank you Jerome and we'll get to questions for you a little bit later, at this time is
424 there anyone on this call wishing to speak in favor of this matter? If so, please
425 use the raise your hand button.

426
427 *(No one spoke in favor)*

428
429 Mayor Lopez
430 I am now going to ask, is there anyone participating on this call who is opposed
431 that would like to speak? Now I have Mary Homan wanting to speak, are you on
432 Mary?

433
434 *(Attorney Winter swore in Ms. Homan)*

435
436 **Mary Homan, 7318 Fourth St. NW Los Ranchos, 87107**

437 My concerns with this request are really around the fact that Mr. Maldonado in
438 the past has not abided by the decisions of the Board. As he stated he did come
439 before the Board I think it was like four years ago and he was denied the use of
440 that back area and yet he continued to use it with all the construction materials.
441 We would hear all the neighbors for several streets over and parcels over, you
442 could hear the construction material being loaded up as early as five o'clock in
443 the morning. Sometimes it seemed like it was even earlier than that. As those
444 that have been on the Board for a while can attest, the Village repeatedly went
445 over told him to cease and desist and yet he didn't and we finally had to take
446 more formal action and actually serve him to have him stop and abide by the
447 rules that the Village had set before him. So, my concerns are that with this 100
448 feet is he going to go ahead and take the whole lot all the way back to the
449 acequia as he has done in the past. And as the pictures demonstrate that are in
450 your packets, there currently is building material back there, landscape material.
451 And as Mr. Maldonado stated in his opening statement, they've been parking
452 back there right now. Currently they don't have permission for it. There are
453 neighbors that back on to his property on Roehl that did speak before the
454 planning and zoning last month on this about the disruption and not only the
455 noise but all of the dust and you know how it was limiting them on the use of their
456 residential backyard. So those are my concerns, I would certainly like to see that
457 the Village enforce whatever the decision is. Knowing that I have been in your
458 seats for years and it was a difficult time we had, you know canvassing and

459 policing some of the rules that we had set out or the having it enforced. So, I
460 would just ask that whatever the decision of the Board that they not only consider
461 the existing neighbors and residential use around that area, but whatever that
462 decision is that you are willing to enforce it.

463
464 Mayor Lopez

465 Thank you Mary, is there anyone else participating on the call who is opposed
466 that would like to speak? If so, please use the raise your hand button.
467 Mr. Coplen are you ready to speak?

468
469 *(Attorney Winter swore in Mr. Coplen)*

470
471 **Douglas Coplen, 301 Roehl Rd NW, Los Ranchos 87107**

472 Okay so, I just want to echo everything that Mary said. I live at 301 Roehl and my
473 property has two structures, one's a single-family home and then there's a duplex
474 that I rent out. The duplex backs up right up to this property and when there are
475 trucks out there and dirt and the dust flying around, my tenants can't open their
476 windows. And when the weather's nice they like to spend their time outside but
477 when the trucks are out there and the dirt and the noise, they have to go into
478 their apartment and shut up all the windows and you know in the summer
479 months. It's been a real problem and just like Mary said, sometimes early in the
480 morning there's a lot of noise out there and so I'm opposed to it.

481
482 Mayor Lopez

483 Is there anyone else on this call who is opposed that would like to speak? Again,
484 please use the raise your hand button.

485
486 *(Attorney Winter swore in Leanna Montano)*

487 *(Attorney Winter swore in Leonard Aguilar)*

488
489 **Leanna Montano, 306 Roehl Rd NW, Los Ranchos 87107**

490 I would just like to echo what the others have said before me in opposing the
491 change of the 100 feet because pretty much what they said. There's still a lot of
492 construction that goes, construction use and all of the noise and everything that
493 goes with it all the time. Not only that, but the big trucks going down the road with
494 the trailers and also just the fact that it has been going on now for I think it started
495 in 2015. And while it was denied then the land is still being used for construction
496 and it didn't seem like any changes had happened and so I feel that because it
497 wasn't abided to before that it shouldn't be allowed.

498
499 **Leonard Aguilar, 306 Roehl Rd NW, Los Ranchos, 87107**

500 I would just like to basically ditto the same thing she just said, also if the 100 feet
501 was approved it would again, they would just keep using the whole lot for this.
502 The same thing, turning the trucks around, these trucks have really long trailers
503 on them and there's tractors back there. It's, nothing has changed since it was
504 denied, so I oppose.

505 Mayor Lopez
506 Thank you. At this time, I'm going to ask the Governing Body if you have any
507 questions or comments that you want to address to either the applicant or the
508 individuals who have spoken in opposition.

509
510 Director Justice
511 Sorry to interrupt, Mayor, Trustees, I think we still have one other person who will
512 be commenting.

513
514 **Don Allison, 12501 Crestline Avenue NE, Albuquerque, 87112**

515
516 *(Attorney Winter swore in Don Allison)*

517
518 Yes, I am just calling to support the others who have spoken out in opposition to
519 Mr. Maldonado's application. This is a number of times that he has violated the
520 rules of the Village and use the property to his own liking and then seeking
521 approval for what he's done after the fact. That's not the way we do business in
522 Los Ranchos or any civilized society and you know keeping the Trustees you
523 know listening to complaint after complaint, I'm sure we're sounding like a worn-
524 out record. But Mr. Maldonado continues to push his agenda in opposition to his
525 neighbors and you know we've just about had it from Mr. Maldonado. And his
526 use of that property is zoned appropriately and if he should not be allowed to
527 change it. It's not in character with the Fourth Street area plan and his continued
528 pursuit of his goal is contrary to the peace and quiet of our neighborhood.

529
530 Mayor Lopez
531 Thank you, at this time is there anyone else who wishes to speak in opposition to
532 this? Please use the raise your hand button. Apparently not, thank you.

533
534 At this time then, are there any questions or comments from the Board of
535 Trustees to either the applicant or the folks who have spoken in opposition?
536 Being none, the floor is now closed for comments.

537
538 **Mayor Lopez requests a motion.**

539
540 **MOVED:** Trustee Rael moves to deny the request.

541 **SECONDED:** Trustee Lewis

542
543 **ROLL CALL VOTE:** Trustee Rael- Yes
544 Trustee Lewis-Yes
545 Trustee Pacheco-Yes
546 Trustee Riccobene-Yes

547 **CARRIED:** Motion Passed 4-0

548
549 Mayor Lopez
550 The application is denied in accordance with the findings contained in the

551 planning report by Director Justice. Let's move to item 10 Old Business, there is
552 none. 11 Announcements, there is none.

553
554 Director Justice

555 Mayor, sorry to interrupt so I know that we just acted on that application however
556 after the comments from the public, I believe the applicant should have had the
557 opportunity to respond. If it's possible, could we give the applicant an opportunity
558 to respond and possibly redo that vote?

559
560 Mayor Lopez

561 Well if I missed that I apologize. Attorney Winter, can I reopen it at that point?

562
563 Attorney Winter

564 I think at a minimum, you have to give him his opportunity to respond.
565 If his response changes the motion made at the beginning, we can revisit that.

566
567 Mayor Lopez

568 That's fine, so Jerome Maldonado are you still on?

569
570 Jerome Maldonado

571 Yes, thank you guys.

572
573 Mayor Lopez

574 Go ahead and respond to these comments.

575
576 Jerome Maldonado

577 Just to respond, I am very familiar with the Village. I lived in the Village since
578 1998, I built my house there. I was in the same house for 18 years, I've owned
579 over 11 properties in the Village of Los Ranchos, commercial properties, my
580 office still resides in 6841 and I own all the way 6841 to 6847 Fourth Street. I
581 know what we expect out of the Village because I've built in the Village, I've
582 renovated, I've been doing this since John Hooker was Mayor back in the Village.
583 And so, I've advocated for the Village. This property has become a sore thumb in
584 our ribs and the reason we had bought this property was one because the new
585 unique characteristics we revitalized the property upfront and made it habitable
586 again. And we're able to bring good businesses to the Village Los Ranchos,
587 apartment tenants in the back. So, we have people that also live there, we have
588 tenants that live there and not one has complained. Now when the application
589 was actually denied, I worked with Keenan and I worked with the Village and we
590 actually did, we took out over a hundred yards of concrete that were in the back.
591 We were storing materials all the way to the back wall. We don't use any of that
592 property anymore, so we don't get started at five o'clock in the morning since
593 1995. So, we launched our office we start operations at seven AM and then the
594 guys come back in the afternoons and so we don't start operations at five o'clock
595 in the morning. So, any noises being made at five o'clock in the morning has
596 never been from us and it won't be in the future because we're not gonna be

597 operating at five o'clock in the morning. Seven AM is the earliest that we get
598 started. So, with that being said, we have pulled all of our equipment forward and
599 before we even did the last application, Keenan and them required that we pull
600 all that stuff forward. The only reason it looks like things haven't changed is
601 because that stuff before we did the application, 3/4/5 years ago whenever it
602 was, we pulled all that stuff forward. We cleaned out over 100 yards of concrete
603 and debris that we did have piled up back there and we pulled all the
604 construction materials forward. Now some stuff got stored back there, even from
605 back then that we don't use. There's pallets of brick and stuff like that, that I may
606 use for personal use and I talked to Keenan and these folks about it and they
607 were okay with some of those blocks and stuff staying back there as long as we
608 weren't going in and facilitating business which they haven't. They're the same
609 exact pallets, if you do a google earth from 2017 or 2016, whenever it was, we
610 did the last application, the same pallets are still sitting there. We haven't used
611 them, taken, used to put new stuff in or taking stuff out, it's the same stuff. But
612 yes, we do pull the vehicles back, we lock them just behind the fence. This 100
613 feet will allow us to just get the vehicles to the back. Now it does take some
614 micromanagement for the guys to turn around, so I do accept that in fact that the
615 guys probably do pull to the back only to turn around the vehicles. But they're not
616 loading equipment, there's not dust back there because we were not running tractors
617 in the back portion. The only portion that we're utilizing is the first 400 feet. And
618 really, the first 300 feet and the first 400 feet just to park the vehicles overnight.
619 Where we back well, they don't back them obviously they're turning them around,
620 which we can manage that stuff. And just be on it a little bit more so, but we've
621 complied with the Village. We've worked with Keenan; you know if we need to
622 pull more material forward, we're happy to do so. Those pallets now are an
623 issue in the approval process, we'll you know so be it we'll move them. You know
624 I'm open to working with the Village and complying with whatever they're doing.
625 We have complied, we have worked with them. The only thing we're out of
626 compliance is we do pull the vehicles behind the fence line. And that's what this
627 extra 100 feet will do; it'll give us that ability. The homes and to the homeowners
628 that talked about it, they're not even going to be affected any differently. Even if
629 we don't get the 300 feet because one of the houses from the folks that spoke
630 this evening, they sit within that 300 foot anyway. So, for them, it's not going to
631 change anything for them anyhow, nonetheless, because we're the 300 feet ends
632 right now, we're allowed to park the vehicles and park stuff there anyhow. Now
633 for the other gentleman in the back, we're not even doing business there. We
634 built him a fence, a coyote fence, to block, all of those years ago in lieu of trying
635 to work with them. We spent over \$7000 building that fence on their behalf and
636 you know, we've tried. We've tried to appease everybody back there and we'll
637 continue to try to appease people to make it work. But we're not going at 5 AM
638 and we're not storing stuff all the way to the back of the lot, even at this point in
639 time. That stuff is subsided and that whole back area is completely vacant at this
640 point in time, so, nonetheless.

641 Mayor Lopez

642 Okay Attorney Winter, under Robert's Rules do I need a vote from the Board of

643 Trustees to reopen the vote on 9A or not?

644

645 Attorney Winter

646 I think that might be procedurally the best way to do it.

647

648 Mayor Lopez

649 That's what I think, so I'm going to ask the Board of Trustees before we get to the
650 motion and the second and the vote, do any of you have questions for the
651 applicant after he has spoken?

652

653 Trustee Lewis

654 I have a question for Director Justice, it's not for the applicant but it's for, so
655 Tiffany when you talk about this application being unwarranted, can you go into a
656 little bit more detail about that?

657

658 Director Justice

659 Yes, so in terms of being warranted, the purpose of the zone change application
660 is for both equipment storage and vehicle storage. And basically, the current
661 configuration of the lot already allows for the minimum required amount of
662 commercial parking in the commercial section of the property. And if they were to
663 move the equipment storage in the existing C-1 portion, that could affect the
664 commercial portion, the parking that's in the commercial portion. However the
665 inability to expand or have that use is not necessarily warranting a zone change
666 because I guess there are lots of different types of uses that can go on a property
667 and they have to balance with all the other uses that are on the property. So, the
668 inability to have one specific use does not warrant a zone change.

669

670 Trustee Lewis

671 Okay, thank you.

672

673 Director Justice

674 And also I would just, I guess, like to clarify something from one of the comments
675 earlier for the current, there is currently equipment and vehicles in the residential
676 zone portion and one of the options that we provided the applicant was in a
677 notice of violation letter, we gave the option to pursue the option for variance or
678 remove the vehicles. So, at this point they're proceeding through the options we
679 provided in the notice of violation letter.

680

681 Mayor Lopez

682 Any other questions from the Governing Body to the applicant or anybody else,
683 Miss Justice, or those that have spoken not in favor of this?

684

685 Trustee Rael

686 Tiffany, I have a question, he said he worked with Keen to mitigate this whatever
687 situation was before. Do you know if he actually cleared up the area and stopped
688 using it for parking when we denied it before, or the Trustees had denied it

689 before?

690

691 Director Justice

692 I'm not exactly familiar with how much has changed between 2015 to now and
693 also prior to 2015. The current state of the property is just something that we
694 notice in code enforcement at this present moment. I am assuming that they did
695 work to clean up the property based on the accounts from the public's comments,
696 saying that there was a lot of vehicles and equipment and materials towards the
697 back. That is less so the case now, I'm assuming there was some coordination.

698

699 Trustee Rael

700 Also, another question, if we allow this and make it a C-1, he would be allowed to
701 do whatever he wanted that's allowed in C-1, isn't that correct? Not just park, do
702 whatever.

703

704 Director Justice

705 Yes, so that is one of the, I guess, caveats of any zone change application is that
706 the zone change application is not necessarily tied to any site development plan.
707 So, you can technically get the zone change and not do what you say you are
708 going to do. You can also get the zone change and do what you say you're going
709 to do. So that's kind of just, I guess, a given for any zone change application. I
710 would like to point out on page 91 of your packet that you can kind of see what
711 the proposed 100 feet would add to the parking and equipment storage area. It is
712 roughly what is existing right now. And so, if this application were denied, they
713 would have to move the materials and vehicles back into the 300 feet.

714

715 Mayor Lopez

716 Any other questions from the Governing Body? Okay under Robert's Rules I'm
717 going to ask the Board of Trustees to reopen the vote for 9A.

718

719 **Mayor Lopez asks for a motion to reopen the vote.**

720

721 **MOVED:**

Trustee Rael moves to reopen the vote.

722 **SECONDED:**

Trustee Pacheco

723

724 **ROLL CALL VOTE:**

Trustee Rael- Yes

725

Trustee Lewis- Yes

726

Trustee Pacheco- Yes

727

Trustee Riccobene- Yes

728

CARRIED:

Motion Passed 4-0

729

730 Mayor Lopez

731 We now have heard from everybody I believe; the floor is now closed for
732 comments.

733

734 **Mayor Lopez asks for a motion on 9A.**

735 **MOVED:** Trustee Rael moves to deny
736 **SECONDED:** Trustee Riccobene

737
738 Discussion:

739
740 Trustee Lewis
741 I just like to say, I think based on what Tiffany said that a possible option is a
742 variance. I feel like I'm a little more comfortable if they head in that direction but
743 with this zone change, I'm not comfortable.

744
745 **Trustee Lewis- Yes**
746 **Trustee Pacheco- Yes**
747 **Trustee Riccobene- Yes**
748 **CARRIED:** **Motion Passed 4-0**

749
750 Mayor Lopez
751 This denial is in accordance with the findings that are in the planning report.

752
753
754 **10. OLD BUSINESS**

755
756 A. NONE

757
758
759 **11. ANNOUNCEMENTS**

760
761 A. NONE

762
763
764 **12. NEW BUSINESS**

765
766 A. DISCUSSION AND APPROVAL TO ADOPT ORDINANCE NO. 273; AN
767 ORDINANCE RELATING TO CANNABIS AND CANNABIS-DERIVED
768 PRODUCTS; PROHIBITING THE CULTIVATION, MANUFACTURE, AND
769 DISTRIBUTION OF CANNABIS AND CANNABIS-DERIVED PRODUCTS
770 IN THE VILLAGE; PROVIDING AN EXCEPTION FOR PERSONAL
771 PRODUCTION OF CANNABIS UNDER THE LYNN AND ERIN
772 COMPASSIONATE USE ACT; PROVIDING AN EXCEPTION FOR THE
773 SALE OF CANNABIS-DERIVED PRODUCTS IN THE C-1, GD, AND VC
774 ZONES OF THE VILLAGE.

775
776 Director Justice indicated ordinance would prohibit the growth, manufacturing
777 and sale of cannabis in all residential zones in the Village and this would also
778 prohibit the growth and manufacture however not the sale of cannabis in
779 commercial mixed-use zones. This is the same ordinance that was before you

780 last month for advertisement, however, with the technical corrections mentioned
781 by Trustee Rael.

782
783 *(No public comment given verbally)*

784
785 Public comment was received via email:

786
787 **Drew Seavey:**

- 788
789 I. The ordinance should provide a distinction between intensive
790 greenhouse grown cannabis and cannabis grown outdoors.
791 II. The clause that indicates the plant has an offensive odor that may
792 have harmful effects is subjective and not scientifically grounded.
793 III. I have heard some recent public comments about limiting the size of
794 greenhouses in the Village. I think if a greenhouse conforms with the
795 required floor to area ratio, setbacks, and height limits, we really
796 should not be restricting greenhouses in the Village.
797 IV. In summary, I would encourage the Mayor and Board of Trustees to
798 spend more time crafting the ordinance.
799

800 **Mayor Lopez asked for a motion to approve Ordinance No. 273**

801
802 **MOVED: Trustee Rael moved to approve**
803 **SECONDED: Trustee Riccobene**

804
805 Discussion:

806
807 *Trustee Pacheco: This has been a little bit of a difficult ordinance to wrap my*
808 *head around. We know that this is going to be a new venture for the state, you*
809 *know if everything goes in the direction that we think that it is going to go and that*
810 *obviously is going to be a new direction for us in the Village. I wish we would*
811 *have had a little more feedback from the community, I'm a bit torn. You know I go*
812 *back and forth because we're really, we're separating this into three different*
813 *things: cultivation, production, and sales. And if it's a lot to put into, you know into*
814 *place, being so new with the whole cannabis situation. I don't feel, I guess, like*
815 *we need to be the leaders, the Village, need to be leaders in establishing full-on*
816 *support for cannabis. But I also feel that in the best interest of the entire*
817 *community in respect to our neighbors, all the Village residents. Really our job is*
818 *to protect our residents from what the unknown is with cannabis, and cannabis*
819 *derived products and what those might bring. I think I would like to have a better*
820 *understanding of the pros and the cons of cannabis and how it's going to impact*
821 *the Village. But, I also feel like we also have to have that full understanding, let it*
822 *settle in before we take a full step forward with it. So, I would say in the best*
823 *interest of the whole community, I'm comfortable approving the ordinance as it is.*
824 *But I really would like to see how the dust settles and maybe revisit this*
825 *ordinance again at a later time. I hope I can hear some other comments from*

826 fellow Trustees with regard to this as well.

827

828 *Trustee Lewis: I agree Trustee Pacheco in a way, this is an issue that brings no*
829 *benefit to the Village. It doesn't supplement our image, our marketing or who we*
830 *are. So, I'm glad to see us in front of the issue and I strongly support it. I do*
831 *agree with Trustee Pacheco in that you know we're all assuming the state's*
832 *going to legalize going forward. We don't know how it's going to unfold; we don't*
833 *know how it's going to differentiate hemp from pot. So I'm for us having this*
834 *ordinance on the books, but I agree, that give it a little bit of time for the dust to*
835 *clear and I think it's an issue that we should definitely revisit and amend once we*
836 *see how the dust settles.*

837

838 *Trustee Riccobene: Attorney Winter are we able to make changes going forward*
839 *either to make certain provisions in the future that are changed from this*
840 *ordinance, are we able to change this in any way?*

841

842 *Attorney Winter: Yes, you would amend an ordinance with an ordinance and you*
843 *know after we see what the state legislature does, after some practice maybe*
844 *after some experience by other municipalities you can come back to*
845 *this in three months, six months, a year and make it your own. But it would*
846 *have to be by ordinance.*

847

848 *Trustee Riccobene: I did some research though, I can certainly see how hemp*
849 *can be tied together. I think from what I'm understanding, hemp is a good source*
850 *of many things. However, there are some legalities about how hemp is*
851 *processed. So, I'm in favor of this right now, and I think it's the right way to go,*
852 *given that we can go ahead and make changes as we move forward.*

853

854 *Trustee Rael: I thought the letter received from Mr. Seavey was very good*
855 *and made some good points. However, I agree with everyone else that we*
856 *can always come back and change it. At this point in time, I think this is the right*
857 *way to go.*

858

859

860 **ROLL CALL VOTE:**

861

Trustee Rael-Yes

862

Trustee Lewis-Yes

863

Trustee Pacheco-Yes

864

CARRIED:

Trustee Riccobene-Yes

865

Motion Passed 4-0

866

867

868 B. **POSTPONED UNTIL FURTHER NOTICE**-ORDINANCE NO. 274; AN
869 ORDINANCE DEFINING ODORS AS NUISANCES; PROHIBITING
870 ODORS; REQUIRING ODOR CONTROL MEASURES; AND PROVIDING
871 AN EXCEPTION FOR ODORS FROM LIVESTOCK AND
AGRICULTURAL ACTIVITIES.

872 C. DISCUSSION AND APPROVAL TO ADVERTISE ORDINANCE NO. 275;
873 AMENDING CHAPTER 7, ARTICLE 2, SECTION 5 OF THE VILLAGE
874 OF LOS RANCHOS ANIMAL CONTROL ORDINANCE PROVIDING FOR
875 NOISES CREATED BY LIVESTOCK TO BE EXEMPT FROM
876 PROVISIONS REGARDING ANIMALS DISTURBING THE PEACE.
877

878 Director Justice: The Village is an agricultural community and currently in our
879 ordinances there is a bit of a contradiction with the nuisance's misconduct and
880 common offenses section and the animal control ordinance. Right now, in the
881 nuisance's misconduct and common offenses, section, we do exempt livestock
882 from being considered excessive noise. In the animal control ordinance, we do
883 not, so this ordinance proposes to make both sections consistent and exempt
884 livestock in the animal control section. The language that's proposed in this
885 ordinance is taken directly from the nuisance's misconduct and common offenses
886 section.
887

888 **Mayor Lopez asked for a motion to approve advertisement of Ordinance**
889 **No. 275.**

890
891 **MOVED:** Trustee Pacheco moved to approve
892 **SECONDED:** Trustee Lewis
893

894 Discussion:

895
896 *Trustee Lewis: Can you just explain the definition of livestock.*
897

898 *Director Justice: In the nuisances misconduct and common offenses section we*
899 *define livestock as meaning cattle, llama, buffalo, horses, mules, donkeys,*
900 *burros, sheep, goats, rabbits, poultry, ostriches or emu, other domestic animals*
901 *useful to man not specifically included here and may be classified as livestock*
902 *upon application to the Village with sufficient evidence to allow the Village to*
903 *determine that said animal is being used for agricultural purposes.*
904

905 *Trustee Lewis: So, this has worked as far as it's a clear differentiation from dogs*
906 *and other animals like that, I mean it's been working?*
907

908 *Director Justice: There is a distinction between domesticated animals like dogs*
909 *and livestock and the consideration that domesticated animals, noise from*
910 *domesticated animals like dogs barking would still be a violation of the animal*
911 *control ordinance.*
912

913
914 **ROLL CALL VOTE:** Trustee Rael-Yes
915 Trustee Lewis-Yes
916 Trustee Pacheco-Yes
917 Trustee Riccobene-Yes

918
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CARRIED:

Motion Passed 4-0

- D. DISCUSSION AND APPROVAL OF RESOLUTION NO. 2021-03-01;
REVISING POLICY AND PROCEDURES FOR CONDUCTING
COMMERCIAL FILM, DIGITAL VIDEO, AND STILL PHOTOGRAPHY
ACTIVITIES IN THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE.

Director Justice noted that there are about eight separate documents including the resolution in the packet. The documents after the resolution are supplemental and would be adopted with this resolution. On page 113 is a revised policy and procedures for filming in Los Ranchos. Much of the language is the same as what was adopted back in 2019, we did discuss with the legal department about clarifying and expanding on the insurance section. The biggest change that you'll see is on page 115 under the fee schedule, just to clarify we are essentially reducing our film permit fees pretty drastically. A tier system has been created and tiered the prices based on that. And then in terms of the other revisions we did originally have an application processing fee that has been removed now there is just a film permit fee. The film permit fee has been severely reduced, originally it was \$2000, the large production is now \$100. The daily fee and special permit fees, these are fees that we would charge per day on the application and this includes filming and prep and wrap. So not necessarily just the day they're filming. If a film production will be on a property for a week and they'll only spend two of those days filming and the rest setting up and wrapping, we will still be charging for the entire week that they are there. And the original daily permit fee was \$200, that's pretty much checked out and then we reduced the fees accordingly for smaller productions and the special permit fees was originally \$500 per day. Which you can see that still checks out, then we've reduced it for smaller productions.

Trustee Lewis asked if this feedback is from the industry? It seemed like when we did this originally, we were hesitant even allowing filming in the Village, and then we said alright we'll allow it but it's going to be sort of pricey. So, this seems to be a real movement away from that, and what's prompting that? I mean I'm not saying some of our fees shouldn't come down some but some of the discussion as I remember at that time, was you know we didn't want everyone filming in the Village.

Director Justice replied this is partially to encourage filming in the Village, we have issued one film permit since this was originally adopted back in July 2019. Another factor is that we did receive feedback from the film industry, but we were also comparing some of our pricing to other communities in the areas. Our fees still remain relatively high, even if they are reduced at this rate. For context, Rio Rancho and the City of Albuquerque do not charge film permit fees. They simply charge fees for the other things that can be part of a film permit. Corrales is probably the most comparable at this point. They have a \$100 permit fee and a

964 \$250 daily fee. So that checks out with roughly what we have, however we also
965 did reduce pricing for small and medium productions, this is not something
966 Corrales specifies.

967
968 *Trustee Riccobene asked what were our large production fees prior to this edit?*

969
970 Director Justice replied, the reduction is in the film permit fee, which was
971 originally \$2000, and we also had an application processing fee of \$500. That
972 was a nonrefundable fee that was just for processing the application, not
973 necessary issuance.

974
975 *Trustee Riccobene replied, he recalls the difficulty of processing an application*
976 *to make sure that we had things in very specific order prior to allowing a*
977 *production to begin. That was one of our key pieces, and then further we also*
978 *discussed the processing fee. We put a processing fee because of that amount*
979 *of time, and further that would not be a refundable fee, given the amount of time*
980 *the staff had had to spend on it. What I'm seeing in this is that we've got a \$100*
981 *permanent fee, and then if they end up not doing the production even after we've*
982 *spent the time putting the time into it, we're going to give them \$100 back. I've*
983 *got a problem with that unless I'm reading this wrong.*

984
985 Director Justice responded that is correct. If a film production were to cancel for
986 some reason, they would be refunded, prorated for the amount that they haven't
987 been filming. Director Justice went through the rest of the documents one at a
988 time.

989
990 *Trustee Pacheco asked Director Justice if the applications are different than what*
991 *had been proposed before or they're just revised?*

992
993 Director Justice replied, the blanket film permit application is completely brand
994 new, the location agreement is completely brand new and the COVID addendum
995 is completely brand new, as well as the film guidelines. The film policy and the
996 permit application are revised versions of what was originally adopted, and the
997 film permit application essentially asks for the same information that we asked for
998 before.

999
1000 *Trustee Pacheco asked for clarification on the application fee, if it has gone*
1001 *away?*

1002
1003 Director Justice replied, yes.

1004
1005 *Trustee Pacheco expressed that it seems like there is going to be a lot of time*
1006 *spent on these applications from your department, and probably from others as*
1007 *well. Have we thought about the terms of timing that staff would spend on these?*

1008
1009 Director Justice replied, the time that staff would be spending on them to process

1010 these applications as well as the follow-up in case we have any complaints from
1011 the neighbors is accounted for in the special permit fee, the daily permit fee, and
1012 the film permit fee.

1013
1014 *Trustee Lewis commented that the Village went a very long time without allowing*
1015 *filming and took a big step to open that door that we're going to make it fairly*
1016 *exclusive. I'm concerned that now that COVID is going to be over here shortly*
1017 *and with the commitment Netflix has made to the community etc., the film permit*
1018 *fees are too low and shouldn't be refundable. You all have very full plates and*
1019 *work very hard and you know film industry is not to be a source of income for the*
1020 *Village. It's something that we are allowing and it sure shouldn't be something*
1021 *that we lose money on or take away so much staff time. I would seriously*
1022 *reconsider the film permit fees, in raising them and quite possibly making them*
1023 *nonrefundable again.*

1024
1025 *Mayor Lopez commented that allowing filming in the Village is a very good thing*
1026 *to do. I think that we can make it work. If the Governing Body wants to revisit,*
1027 *when you make your motion, whoever makes the motion can go ahead and*
1028 *request whatever you want of our staff to determine what you want these fees to*
1029 *actually be.*

1030
1031 *Administrator Simon stated that his is a great clean industry, I think the Village*
1032 *can do this the way it's been presented.*

1033
1034 *Trustee Rael recalled that the Village did not allow any more filming was not*
1035 *because the Village didn't want it, it's because the residents around where they*
1036 *were filming were being disturbed with such things as trucks being parked in their*
1037 *driveways, blocking them from their own driveways, noise. It seems like the*
1038 *policy now has it covered because you have to get approval from 75% of the*
1039 *residents around the film area. The neighborhood around has to buy-in because*
1040 *they have to sign off, they're in agreement for them to do the filming there. And*
1041 *the reason was there was too much of a nuisance at one time because they*
1042 *didn't have any rules to go by, I think we have rules now and I don't see why we*
1043 *can't go with it, but I don't disagree with Trustee Lewis that perhaps the fees are*
1044 *low and should be raised to make sure these people are really serious about*
1045 *what they want to do.*

1046
1047 *Trustee Riccobene expressed that these large productions are much more effort*
1048 *than a few hours of time for us to go through and make sure that the applications*
1049 *were in order. We talked about this when we went through a few months of public*
1050 *comment and consideration for the film industry. We're not saying no, we're open*
1051 *to it but at the same it it's going to take more time than what we're allowing for*
1052 *right now. Secondly, the fees being adjusted down, I didn't have time to go back*
1053 *to the original. I want to be careful about this because we were very concerned*
1054 *about putting all that work in and then having somebody pull out and right now*
1055 *it's very easy for them to pull out. The third item, I don't think that the gaps are*

1056 correct. I certainly understand six or less, you know six crew and staff and so on
1057 and so forth. But what I'm seeing right now is the small film is much larger than
1058 six. This is very different than what we discussed when we had public comment. I
1059 think that number one is to make sure our residents are not adversely affected
1060 either by the film or by our staff putting attention toward a film production and
1061 then something else goes away because the amount of time that this could take.

1062
1063 Trustee Lewis indicated that this is a much more detailed, much more
1064 comprehensive, and a much more professional film policy than what we had. I'm
1065 not opposed to filming in the Village, I feel like the Village is a very special place.
1066 I have a concern, this isn't Rio Rancho, this isn't the City of Albuquerque and we
1067 have so much that's desirable. Our fees are just a little bit low and you all are
1068 going to put in some time and some effort and I don't see why we would then
1069 give them their money back if they change their mind after you've put in the time
1070 and effort.

1071
1072 Trustee Pacheco asked if we choose to defer this and we get a production that
1073 comes in and wants to film, are they given the old application?

1074
1075 Director Justice replied, they would be given the currently adopted application
1076 with the currently adopted policy with the currently adopted fees.

1077
1078 Trustee Pacheco asked if we would defer it and could we quickly turn it around or
1079 can we approve it with a move to approve it with further discussion with staff in
1080 trying to develop what that fee would look like?

1081
1082 Mayor Lopez asked Attorney Winter if it is approved with language like Trustee
1083 Pacheco is suggesting, where does that leave us legally?

1084
1085 Attorney Winter clarified if the fee structure is unresolved, but pass the balance of
1086 the proposal?

1087
1088 Trustee Pacheco responded I think that's what I'm saying, yes.

1089
1090 Attorney Winter replied, the question is back to Director Justice, does the
1091 proposed fee structure, or does the existing fee structure accommodate the new
1092 proposed policy?

1093
1094 Director Justice answered yes.

1095
1096 Attorney Winter further responded that the answer is yes, you can pass the
1097 policies, the forms, the COVID policy that you know and the balance of the
1098 package. But the motion would include language that the fee structure remains
1099 the same until further considered by the Board.

1100
1101 Trustee Lewis indicated that the fees are a little low and obviously we put this

1102 *new policy and procedure in place, and we see how it rolls out and we can*
1103 *always revisit it. But I'm leaning towards proposing, I move for approval of the*
1104 *film policy with the daily fees being 25, 100, and 200 dollars or something.*

1105
1106 **MOVED:** **Trustee Lewis motioned for approval of**
1107 **Resolution 2021-03-01; with the following change**
1108 **with the film permit fee for small production being**
1109 **\$25, medium production being \$100, and large**
1110 **production being \$200.**

1111 **SECONDED:** **Trustee Pacheco**

1112
1113
1114 Discussion:

1115
1116 *Trustee Riccobene stated that he is struggling with the size of the production at*
1117 *\$25 per day, we're going to have Fred out there on safety, we're going to have*
1118 *Keen out there, we've got 30 cast and crew plus their vehicles. It's a lot of traffic*
1119 *and I'm just not sure that we've got this covered. It could be a costly endeavor.*
1120 *I'm not sure how we ended up getting to these numbers versus where we were.*
1121 *But from an economic sense and being able to cover it and take care of our*
1122 *residents, I'm just not sure that it's all there.*

1123
1124 Director Justice replied, the original fees that we had was we had a non-
1125 refundable processing fee of \$500. Then we had a film permit fee of \$2,000, a
1126 daily fee of \$200 each day, and a special permit fee of \$500 each day.

1127
1128 *Trustee Riccobene asked if we have a deadline or a window where they have to*
1129 *begin the production, or can they put a request in for next year some time and*
1130 *then it remains active under this scenario.*

1131
1132 Director Justice replied no.

1133
1134 *Trustee Riccobene asked is there a maximum date that they can request on that*
1135 *application?*

1136
1137 Director Justice replied no there is not.

1138
1139 *Trustee Riccobene asked if they could come and say we want to do this in six*
1140 *months.*

1141 Director Justice replied yes.

1142
1143 *Trustee Riccobene asked are we able to change our fees or our structure of this*
1144 *once somebody fills it out and is okay for film production in six months, are we*
1145 *able to make any changes to this in the meantime? Or are we pretty much as it*
1146 *stands?*

1147

1148 Director Justice replied if the permit itself was processed and approved that
1149 would hold no matter whether the Board approved. If the application was still
1150 being processed, I think that that would be subject to our interpretation.
1151
1152

1153 **ROLL CALL VOTE:** **Trustee Rael-Yes**
1154 **Trustee Lewis-Yes**
1155 **Trustee Pacheco-Yes**
1156 **Trustee Riccobene-Nay**
1157 **CARRIED:** **Motion Passed 3-1**
1158
1159

1160 **13. TRUSTEE INFORMAL DISCUSSION**
1161

1162 **Trustee Rael**

- 1163 • Wanted to remind staff that the street sign on Sarah Lane and Fourth Street
1164 was missing. The sign had been nailed to a nearby tree but the sign that is
1165 supposed to be on the corner on the metal post is not there. It should be
1166 replaced.
1167

1168 **Trustee Lewis**

- 1169 • Speed humps seem to continue to come up so I would like to make a
1170 suggestion that maybe something gets put in the Village Vision, for
1171 neighborhood associations or neighborhoods to understand how speed
1172 humps work and what they need to do if they should desire one.
1173

1174 **Trustee Pacheco**

- 1175 • As we are entering a new phase and talking less about COVID, I'm just
1176 reminding everybody to be careful and continue the practices that we've
1177 gotten used too, so that we can see spring and summer and winter again.
1178

1179 **Trustee Riccobene**

- 1180 • I appreciate the candid discussion that we have and the ability to look at
1181 different views, I think that's what makes for a very solid organization.
- 1182 • Once again great job Mayor and staff. Thanks to the Trustees for the time that
1183 they put in and I just want to say thank you, that's the kind of dialogue we
1184 have to have with each other all the time.
1185

1186 **Mayor Lopez**

- 1187 • The American Rescue Plan was passed by the US congress today by the
1188 house, the senate had passed it before. It appears that the Village of Los
1189 Ranchos will get \$1.43 million from that plan. We have no further details, but
1190 it looks pretty good for communities all over the United States.
1191
1192
1193

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14. ADJOURNMENT

The meeting was adjourned by Mayor Lopez at 9:23 p.m.

Seconded by Trustee Riccobene

Unofficial Minutes submitted by:



Danielle Sedillo-Molina, Village Clerk

Unofficial Minutes

7. DEPARTMENTAL REPORTS

- A. MAYOR'S REPORT**
- B. ADMINISTRATOR'S REPORT**
- C. AGRI-NATURE CENTER REPORT**
- D. PLANNING & ZONING DIRECTOR'S REPORT**
- E. PROJECT MANAGER'S REPORT**
- F. PUBLIC SAFETY LIAISON'S REPORT**



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DEPARTMENTAL REPORT

Mayor Donald T. Lopez
Mayor's Report
April 2021

- I can report that filming has resumed in the Village. Recent filming occurred at the El Camino Restaurant one evening late last month and another film activity occurred at Los Poblanos Organic farm and Inn with crew parking at our Barn parking lot at the end of March. I am advised that no complaints were heard about either film activity and further details are available from Tiffany Justice, P & Z Director.
- Our Agricultural Program manager Mr. Fergus Whitney's last day at the Village Agri Nature center was Friday, April 2, 2021. Fergus left on a high note and we are grateful for all the contributions he made to the Village during his time here. I have spent almost a week with three others from the Village interviewing 11 potential candidates for the open position of Village of Los Ranchos Agricultural Program Manager. Several of these candidates are exceptionally well qualified and it is my expectation that the Village Trustees will be able to approve the successful candidate at the May BOT meeting.
- The Village of Los Ranchos financial position continues to remain very strong with the ending cash balance at March 31, 2021 being \$6,854,732 which represents an increase of \$340,321 for this month. The Year to date excess of revenues over expenditures is \$1,676,451.
- I am advised that Village will be receiving additional money from Stimulus funds for highway construction which I intend to utilize for moving our Village of Los Ranchos 4th Street revitalization project along. Ms. Maria Rinaldi can provide the details of this additional Highway construction funding.

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DEPARTMENTAL REPORT

Ann Simon
Administrator's Report
April 2021

Administrative

We have been interviewing for a new Agriculture Program Manager and hope to fill that position by the end of the month. We also have two other positions unfilled: Maintenance Worker I and a part-time Code Enforcement Officer.

Facilities and Parks

Village Hall: We completed the final component of the remodel which involved the purchase and installation of a new air conditioning unit. We're very pleased with the results of the entire job and thank our staff, especially Keen Heinzelman, for handling the project so well.

Old Village Hall: We are still waiting for quotes to mitigate the asbestos and lead paint hazards at Old Village Hall, and to make other adjustments, such as fixing the floorboards and retro-fitting the bathrooms, to make the building more useable. We see this as a multigeneration facility with tables for card games, chairs for small and medium-sized neighborhood association meetings, as well as a hall for the scouts.

The idea to have a pavilion on site is also a possibility now that we have cleared away the dilapidated buildings behind the Hall. We will have some firm numbers by the budget development workshop on April 30th.

Courts: The pickleball courts are seeing lots of use. We can leave the courts as is or try to improve them further and add two more courts, bringing the total number of courts to four. We can do this with a small capital investment, or we can fully refurbish the courts. If we want the full resurfacing, we will have to add this to our ICIP and try to get some legislative funding next year.

We opened the bathrooms and racketball courts at Hartnett Park. All recreation facilities are now open.

Road Projects

4th Street: We submitted a letter to DOT requesting a final response to Phase 1 of the project so we can officially close it out. Phase 2 is officially underway with Bohannon Huston doing preliminary design from Pueblo Solano to Ortega. We are working to secure additional

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funding—from capital outlay, state grants, and even Federal Stimulus funding—to address other components of the project. Between our DOT grant, funds remaining from Phase 1, and new capital outlay, we are starting the second phase of the project with nearly one million dollars.

NM Road Fund: We are finalizing the certifications needed before proceeding with the crack sealing of Osuna/Chavez, Garduño, and El Pueblo. We will then stripe those roads as well as Green Valley, Los Ranchos and Ranchitos. Look for those projects to wrap up mid-summer.

Drainage: We are finalizing the infiltrator project on Calle Del Pajarito which should address most of the drainage concerns on that road. We will be looking at doing more of these small infiltrators in other problem areas.

Capital Outlay

At this point, it looks like the Village received \$250,000 for Final Design of 4th Street from Pueblo Solano to Ortega. The Village also was able to reauthorize \$40,000 for projects at the Agri-Nature Center. We will let you know when the Governor signs the bill.

Upcoming RFPs/Agreements

We are going to issue an RFP for IT services in the coming few weeks. We will also be issuing an RFP for a farmer/manager for the Del Norte property.

We are entering into an agreement with Street Cat Hub, a non-profit organization that performs spay/neuter services with licensed veterinarians to help us address the feral cat issues in certain areas of the Village.

Agri-Nature Center Improvements

Maria Rinaldi and I are working with Knight Seavey to do incorporate comments from the community during the Agri-Futures meetings, as well as to identify immediate actions that can begin to move the project forward. First and foremost, we have asked for an updated survey of the property and alignment of an entryway that meets to the goal of creating a sense of place upon arrival from Rio Grande Blvd. We need to obligate at least 5% of the funds by end of August.

Biz/Economic Development

The Lavender in the Village Committee is working out the details of a second virtual Lavender Festival. They have started with a Passport Program, allowing businesses in the Village the opportunity to participate with some promotion during the month of Lavender Festival. Customers will be directed to participating businesses to either make a purchase or take part in an activity in return for a stamp on their “passport.” The customers with the most stamps get fun prizes. Examples of business promotions include a coupon for a percentage off a meal or service; buy one get one free deals; etc.

The AgriTourism Committee of the AgriFutures process is moving forward with ways to further connect business development on 4th Street with agriculture activities elsewhere in the Village. Stay tuned for more results from this dynamic team.

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DEPARTMENTAL REPORT

Agri Nature Center
April 2020

- On March 27th we celebrated the completion of the Farm Infrastructure Project with a Covid safe presentation. Thank you Albuquerque Community Foundation for funding this project.
- We had Explora's Spring Farm Camp for a week at the Ag Center with 5 kids attending. Mayor Donald T. Lopez visited the kids and talked to them about the importance of water to make plants grow.
- On the 8th of March we held the Creating our Agri-Future Project with Dan Gerry. The teams are moving steadily to completing their individual projects. The next convening is scheduled for April 12th.
- The Ag Committee met on March 17th and revisited the LandLinkNM program and discussed the hand-off of duties for Fergus Whitney. The April Ag Committee meeting is cancelled to allow a new Program Manager come on board and catch up.
- Seasonal farmer Matt Stebleton has returned to the Ag Center on the 5th of April.
- Fergus Whitney's last day was the 2nd of April.

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DEPARTMENTAL REPORT

Tiffany Justice
Planning & Zoning
April 2021

General

- The Department is operating remotely with staff regularly fielding questions on our process over phone and email, and providing information and applications via our website.

Jennifer Schilling, Coordinator & Records Information Manager

- Processing building permits and parcel permits.
- Working on the next issue of the Village Vision magazine.
- Continues work to update business and magazine databases for consistent retrieval of records.
- Working with Kiko, IT Specialist, on future website changes.
- Created database for magazine advertisers for improved record management.



Keen Heinzelman, Code Enforcement Officer

- Patrolling the Village and working with property owners to bring properties into compliance.
- Processing excavation/barricade permits.

Tiffany Justice, Director

- Continuing work on ordinance for short-term rentals. Draft language is with legal counsel and is anticipated for advertisement before the Board at the May meeting. Continuing to investigate short-term rental web-scraping services to aid code enforcement.
- Beginning work on pilot project ordinance for cluster housing development. Staff will present a policy/research document prior to the ordinance, similar to short-term rentals, to provide context for the direction staff recommends.
- The public comment period for the Hazard Mitigation Plan has passed. Announcements and links to comment were on the Village website, Village Facebook page, and Village Emergency Management social media. The next step is review by NMDHSEM and FEMA before local adoption.
- If the new variance language is approved, there will be a bit of a transition period between May/June for variance applications, as the department has a long lead time for applicants to submit applications for public notice.

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Permits

Building Permits *Pending not included	March	Valuation
Commercial	Addition & Remodel	\$154,000
Signs	Commercial	\$75
New Residential Construction	Townhouses	\$1,152,000
	Addition	\$50,000
	Interior Remodel	\$42,000
	Interior Remodel	\$30,000
	New Residence	\$414,000
	Addition & Portals	\$68,000
Residential Alterations	Fence	\$40
	Portals	\$2,000
	Solar	\$34,000
	Solar	\$66,000
Outbuildings	Shed	\$3,000
Note: Valuation is the value of the construction per square foot multiplied by rates passed by Resolution 2012-1-2.		



Parcel Permits	March
Realtors	3
Contractors	13

Excavation/Barricade Permits	March
Barricade Only	2
Excavation & Barricade	0

P&Z Report Items/ Items for Public Hearings	March
Conditional Use	0
Home Occupation	1, pending
Major Subdivision	0
Minor Subdivision	2, final approved
Site Development Plan	0
Variance	1, approved
Zone Map Amendment	1 final denied
Zoning Certification Letter	1

Film Permits	March	
Production Size	Issued	Total Fees
<6 (Blanket)	1	N/A
Small	-	-
Medium	2	\$700
Large	-	-

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FIRST QUARTER 2021
COMMERCIAL BUSINESS REGISTRATIONS
 January 2021 – March 2021

NEW COMMERCIAL BUSINESSES

Company Name	Location Address	Nature of Retail	Opened
Salon Sweets	7520 4 th Street NW Suite A	Salon & Rental Space	2021-01-01
KaylaNicoley Hair	6804 4 th Street NW	Hair Salon	2021-01-06
Hair by Natalie Rojo	6804 4 th Street NW	Hair Salon	2021-01-08
Belissimo Beauty Studio – All Things Beauty	7528 4 th Street NW	Hair Salon	2021-01-08
Hair by Savvy	7528 4 th Street NW	Hair Salon	2021-01-12
Envie Brows by Sabra	7520 4 th Street NW	Cosmetology	2021-01-19
Hairkarekara	7520 4 th Steet NW	Hair Salon	2021-01-21
Hair by Ariana Julien	7420 4 th Street NW	Hair Salon	2021-01-26
Pampered and Pretty, LLC	7520 4 th Street NW	Nail Salon	2021-02-01
Avella Salon	8900 4 th Street NW	Hair Salon	2021-02-05
Studio Monroe	6703 4 th Street NW	Modeling Agency	2021-02-08
SyRoc, LLC	6666 4 th Street NW Suite C2 & D	Health & Wellness	2021-02-08
SOAR Wellness	6855 4 th Street NW Suite B2	Medical Spa	2021-02-18
Mirror Mirror Hair Studio	7528 4 th Street NW	Hair Salon	2021-02-19
KGH Services, LLC dba Synergy Counseling	7013 4 th Street NW Suite F	Counseling	2021-03-08
Rebel Road Hot Rod Garage	8223 4 th Street NW	Auto Related	2021-03-11
Sweet Tangerine Self-Care Boutique	7520 4 th Street NW Suite A	Esthetician	2021-03-17
Shine Wellness	6501 4 th Street NW Suite H-2	Hypnotherapy & Massage	2021-03-17
Kahalal Smoke Shop, LLC	6843 4 th Street NW	Tobacco Products	2021-03-24
Home Nutrition	6601 4 th Street NW	Health and Wellness	2021-03-24
Aspirations Pediatric & Adult Speech Language Pathology Service, LLC	6501 4 th Street NW Suite D	Speech Therapy	2021-03-24

CLOSED COMMERCIAL BUSINESSES

Company Name	Location Address	Nature of Retail	Opened - Closed
Bluebird Collectibles	7425 4th St. NW	Antiques	1999 - 2021
La Casita Beauty Shop	8900 B 4th St. NW	Beauty Salon	2008 - 2021
Listen for Joy	6344 4th St. NW	Counselor	2014 - 2021
Classic Treasures	8833 4th St. NW	Antiques	2017 - 2021
Judy's Junk	7901 4th St NW	Antiques & Collectibles	2017 - 2021
The Unity Studio	6855 4th St. NW	Fitness/Yoga Studio	2019 - 2020
Balanced Vitality Wellness	7528 4th St. NW Suite A	Acupuncturist & Massage Therapy	2019 - 2021

TOTAL NEW COMMERCIAL BUSINESSES: 21

TOTAL CLOSED COMMERCIAL BUSINESSES: *7

**Most owners do not report the closing of their business. Some of these may have been closed during 2020 but recorded in the first quarter 2021.*

FIRST QUARTER 2020
HOME OCCUPATION BUSINESS REGISTRATIONS

January 2021 – March 2021

NEW HOME OCCUPATIONS

Company Name	Street	Nature of Business	Year Opened
Republic Forge, LLC	Rio Grande Blvd. NW	Office Only - Manufacturing/Gunsmith	1st Quarter 2021
Ward Environmental, LLC	Mullen Road NW	Consulting	1st Quarter 2021
eF Ceramics	Guadalupe Trail NW	Ceramics Studio	1st Quarter 2021
McDonough Consulting	Ortega Road NW	Management Consulting	1st Quarter 2021
Southwest Management Company	Nuevo Hacienda Lane NW	Portfolio Management	1st Quarter 2021
WSX, LTD. CO.	Pueblo Solano NW	Service - Home Repair	1st Quarter 2021

CLOSED HOME OCCUPATIONS

Company Name	Street	Nature of Business	Closed
Foxworth, LLC	La Chamisal Lane	Education	1st Quarter 2021
Christopher Dale Martin dba Awesomedeealz	Enchanted Valley Place	E-Commerce	1st Quarter 2021
Caryl Thomas Consulting	Del Aker Rd. NW	Consulting	1st Quarter 2021

TOTAL NEW HOME OCCUPATIONS: 6

TOTAL KNOWN CLOSED HOME OCCUPATIONS: 3

**Most owners do not report the closing of their business. Many of these may have been closed during any 2020 quarter but recorded in the first quarter 2021.*



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PABLO RAEL
MAYOR PROTEM
ALLEN LEWIS
SANDRA PACHECO
TOM RICCOBENE

DEPARTMENTAL REPORT

María G. Rinaldi
Projects Manager
March 2021

Fourth Street Revitalization:

NMDOT has hired a Local Government Engineer (lack of staff has been the explanation we've received for lack of review of the proposed solutions to issues identified in the July 2020 walkthrough). We are now anticipating a response to any required construction modifications. As soon as we receive their response, we will have a change order for those costs and a completion schedule.

As our staff prepare for the Spring/Summer season, numerous issues with the irrigation system have come up that Bradbury has committed to correcting. Additionally, the Water Utility Authority provided a consultant who conducted an irrigation audit with our staff, and they will be providing an appropriate watering schedule and recommendations for levels of watering.

Contract status this reporting period: **There are no changes since last report**
Pay Application #26, \$88,485.40 (inclusive of change orders 23, 26, & 28)

Change orders

#23 \$22,168 (ADA improvements at on street parking areas)

#26 \$2,643.96 (minor drainage adjustment on Tyler)

#28 \$24,220.82 (contract extension due to outstanding RFIs and closeout)

Contract Amount \$7,405,282.00 (with change orders/without GRT/round numbers)

Paid to date \$7,263,000 (with change orders/without GRT/round numbers) NO
ADDITIONAL payments to be made until contract is closed out

Balance to completion \$142,500.00 (without GRT/round numbers)

*Pending final change order for final quantities as built (anticipate a credit to the Village).

Preliminary Engineering Phase of 4th Street Revitalization (Pueblo Solano to Ortega)

Funding from the NMDOT in the amount of \$480k of State Road Funds/Balance of Phase 1 (approximately \$300k) for engineering and design. (see below for additional funding that is pending in Stimulus Funding and a Legislative Appropriation).

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- BHI is the engineer of record with a fee of \$474,180. to reach 30% design drawings, 30% drainage, and completion of all preliminary engineering tasks.
- Preliminary Engineering Phase February 15th with a completion date of February 28, 2022.
- We have begun photo documenting existing conditions for the purpose of design and applications for construction funding.
- The legislative capital outlay bill includes an appropriation for final engineering design (to 100% design) in the amount of \$250,000 (our request was for \$350,000).
- We have been participating in the regional transportation planning discussions/decisions through the Mid-region Council of Governments (MRCOG) for expenditure of approximately \$8 million in covid relief funds for roadway improvements received in the region. *The recommendation for project funding includes the 4th St. Project in the amount of \$1 million to be available for construction in 2023. Final approval by the Metropolitan Transportation Board is anticipated mid-April.*

Agri-Nature Center Improvements:

We have a professional services letter with Insite Works in the amount of \$27,500 for design revisions to the master plan, design development drawings (basis for final construction drawings), cost estimates, and coordination of survey and engineering services.

A purchase order and Notice of Obligation for Precision Surveys, Inc. in the amount of \$5,220 is in process.

A task order for engineering services for entrance/roadway improvements with Bohannon Huston, Inc. (under the Retainer Services Agreement) is under cost negotiations.

Funding for next phases of Improvement:

- 2019 Legislative Appropriation in the amount of \$250,000 (includes \$2,500 for Art in Public Places). A Notice of Obligation for Insite Works amount of \$27,500 has been approved by the State.
- 2020 Legislative Appropriation in the amount of \$212,000.
- Reauthorization of 2018 Legislative Appropriation of \$41,000 for projects

The 2021 Legislative Capital Outlay Bill does not include any funding. Our request was for \$300,000.

Village Center Project: (Development Agreement approved September 2020)

- The Traffic Impact Study is underway.
- We have provided all Right-of-Way documents from the 4th St and Osuna improvements project relevant to the Village Center development.
- We continue to meet with Palindrome consultants to discuss the development review timeline for all phases of development and to monitor benchmarks and schedule as outlined in the development agreement and subsequent Planning and Zoning correspondence.

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- We continue to respond to community inquiries.

Roadway Improvements Project

Funding from NMDOT in the amount of \$96k of Local Govt. Road Fund monies for crack seal and/or striping of portions of El Pueblo, Osuna/Chavez, Garduño, Ranchitos, Los Ranchos, and Green Valley (full scope available at your request).

- On-going preparation of required certifications for right-of-way/utilities/environmental and others for submittal to NMDOT. I expect completion of all certification submittals in April for the submittal of a request for a notice of obligation.
- Upon receipt of a notice of obligation, we will issue a Notice of Award/Notice to Proceed to the contractor with a schedule for completion

Other:

- Prepared and submitted an application for 2022 NMDOT Cooperative Road Funds in the amount of \$433,711.50 for resurfacing, crack seal and/or striping of six designated municipal roads. The Village has a required 25% local match in the amount of \$144,570.50 for a total project cost of \$578,282.00. The scope of the project is :

Resurfacing of Guadalupe Trail from Chavez Rd. to Tyler Rd.

Resurfacing of Tyler Rd. 300 Block through 500 Block

Resurfacing of Charles Rd from 5th Street to Guadalupe Trail

Crack seal and stripe Rio Grande Blvd. from Montano to 9001 Rio Grande Blvd.

Crack seal and stripe 4th St. from Schulte to southern Village Limit

Stripe Ortega Rd. from Rio Grande Blvd. to 4th St.

- Assisted on the Village Hall Remodel project acceptance/warranty/closeout.
- Participating in the Creating our AgriFuture Convenings.
- Continue monitoring/responding to requests for information/reporting on State website for legislative appropriations, including CPMS (State of New Mexico Capital Projects Monitoring System) reporting.

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MAYOR
DONALD T. LOPEZ

ADMINISTRATOR
ANN SIMON

— ••• —
TRUSTEES
PABLO RAEL
MAYOR PRO TEM
ALLEN LEWIS
SANDRA PACHECO
TOM RICCOBENE

DEPARTMENTAL REPORT

Fred Radosevich
Public Safety Report
March 2021

Meetings

- Contact with Village Staff to include, Mayor, Maria, Keen, Ann and Dominic weekly though out the month. Weekly contact with BCSO, Village Staff Meetings-Zoom
- Board of Trustee meeting
- Captain Chris Romero, North Valley Commander-phone and Email
- Maria Walk Through on Phase II, 4th Street-Current safety issues

Citizen Issues

- COVID-19 Issues, COVID Protocols, Vaccines
- Speeding on Ranchitos-Speed Humps
- Resident concerns-worked with BCSO



Other Issues

- Agri-Nature Center Thefts
- Film Policy and Applications and reviews
- Code Enforcement Issues on Rio Grande
- Law Enforcement Protection Fund Application

BCSO Activity Report for February 2021

- 588 calls for service, 222 welfare checks, 62 traffic stops, 27 disturbances, 19 alarms, 17 suspicious or persons, 6 burglaries, 2 auto burglaries, 12 crashes, 3 vandalisms, 1 auto theft and 2 commercial burglaries.
- 62 Traffic Stops- 38 on 4th street, 11 north 4th street, 8 Rio Grande and 6 other roads

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8. FINANCIAL BUSINESS

**A. DISCUSSION AND APPROVAL OF CASH REPORT-
MARCH 2021**

Village of Los Ranchos de Albuquerque Cash Report Summary

Cash Report for the month of March 31, 2021.

Ending cash balance at March 31, 2021 is \$6,854,732.00, which is an increase of \$340,321.86, for this month.

YTD excess of revenues over expenditures is \$1,676,451.24.

Unusual or Significant Items

General Fund – Revenues – Insurance Recoveries- page 2, \$8,070.83, this is the amount of money we received from New Mexico Self Insurer’s Fund for our claims at Agri-nature center.

General Fund – Revenues – Small Cities Assistance Grant- page 2, \$206,443.86, this is the amount of money we received from the State of New Mexico for the FY21 Small Cities Assistance Grant distribution.

General Fund – Capital Expenditure – Capital Buildings & Structures – page 2, \$16,131.66, for remodel of Village Hall which includes checks to Facility Build and Star Sales (carpet).

Special—Other Funds—Contract Svcs-Temp Labor—page 22, \$7,954.09, for payments for consulting services with Dan Gerry and services from Jon Young to disk, laser level and plant.

Capital Project Infrastructure—Improvement 4th Street—NMDOT D18477—page 26, \$18,127.37, payment to Bohannan Huston for progress billing on 2nd phase of 4th street.

Capital Project Buildings—Agri-Nature Center Improvements-19-D2933—page 31, \$4,297.50, payment to Insite Works for payment on work at Agri-Nature center.

Village of Los Ranchos de Albuquerque
Cash Balance Summary by Fund
for the Fiscal Year Ending June 30, 2021
as of March 31, 2021

	<i>Beginning Cash Balance</i>	<i>Excess/(Deficiency)</i>	<i>Ending Cash Balance</i>
101 General Fund	\$ 3,479,457.78	\$ 1,081,898.07	\$ 4,561,355.85
201 Correction	\$ 900.00	\$ -	\$ 900.00
206 Emergency Medical Service Fund	\$ -	\$ -	\$ -
209 Fire Protection Fund	\$ -	\$ 29,049.40	\$ 29,049.40
211 Law Enforcement Protection Fund	\$ 20,000.00	\$ (5,000.00)	\$ 15,000.00
216 Municipal Street Fund	\$ 391,764.44	\$ 132,405.19	\$ 524,169.63
299 Special - Other Funds	\$ 9,133.14	\$ 8,590.04	\$ 17,723.18
311 Capital Project Infrastructure	\$ (732.72)	\$ 433,555.45	\$ 432,822.73
312 Capital Project Buildings	\$ (138,851.25)	\$ 125,389.46	\$ (13,461.79)
380 Purchase Real Property Reserve Fu	\$ 459,238.25	\$ -	\$ 459,238.25
399 Capital Project - Other	\$ 31,111.81	\$ -	\$ 31,111.81
401 General Obligation Bonds	\$ -	\$ (130,396.37)	\$ (130,396.37)
410 General Obligation Bonds Reserve	\$ 862,348.45	\$ -	\$ 862,348.45
505 Agri-Nature Center Farm Camps	\$ 63,910.86	\$ 960.00	\$ 64,870.86
	\$ 5,178,280.76	\$ 1,676,451.24	\$ 6,854,732.00

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date				
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget	
101 - General Fund								
Revenues								
Franchise taxes	31100	24,477.00	16,782.99	(7,694)	293,724.00	293,724.00	318,197.34	108.33%
Munic gross receipts taxes	31250	69,814.00	110,356.62	40,543	837,761.00	837,761.00	816,392.20	97.45%
State share gross receipts taxes	32410	104,452.00	116,832.69	12,381	1,253,424.00	1,253,424.00	1,055,739.95	84.23%
Animal permit fees	33100	45.00	0.00	(45)	549.00	549.00	375.00	68.31%
Building permit fees	33300	1,852.00	9,111.66	7,260	22,222.00	22,222.00	53,562.08	241.03%
Excavation/barricade permits	33350	974.00	807.85	(166)	11,697.00	11,697.00	6,991.05	59.77%
Business registration fees	33400	87.00	805.00	718	8,488.00	8,488.00	11,367.76	133.93%
Parcel permit fees	33450	258.00	178.33	(80)	3,096.00	3,096.00	2,023.86	65.37%
Liquor license fees	33500	0.00	0.00	0	1,500.00	1,500.00	2,750.00	183.33%
Home occupation fees	33910	300.00	400.00	100	5,900.00	5,900.00	5,632.54	95.47%
Application fees	34010	843.00	518.46	(325)	10,118.00	10,118.00	5,062.89	50.04%
Los Ranchos merchandise	34880	0.00	0.00	0	0.00	0.00	20.00	0.00%
LR Newsletter advertising revenue	34990	1,982.00	2,007.64	26	23,792.00	23,792.00	14,622.33	61.46%
Miscellaneous revenue	34991	572.00	250.16	(322)	16,868.00	16,868.00	17,320.24	102.68%
Corrections Fee	35005	0.00	0.00	0	0.00	0.00	85.00	0.00%
Judicial education fee	35008	3.00	0.00	(3)	12.00	12.00	18.00	150.00%
Court automation fee	35015	6.00	0.00	(6)	24.00	24.00	336.00	1400.00%
Municipal court fines	35020	33.00	0.00	(33)	134.00	134.00	206.00	153.73%
Insurance Recoveries	36020	0.00	8,070.83	8,071	0.00	0.00	8,070.83	0.00%
Investment income	36030	4,332.00	388.99	(3,943)	51,986.00	51,986.00	5,039.59	9.69%
Film Permit Fees	36040	0.00	722.26	722	0.00	0.00	722.26	0.00%
Rent income storage units	36070	10,007.00	15,008.05	5,001	120,079.00	120,079.00	122,455.05	101.98%
Land rent	36075	5,900.00	14,520.00	8,620	70,806.00	70,806.00	70,785.00	99.97%
Trailer park rent	36077	2,945.00	4,550.00	1,605	35,344.00	35,344.00	36,345.00	102.83%
Property rental income	36079	2,777.00	4,148.47	1,371	33,318.00	33,318.00	45,048.57	135.21%
Sale of recycling materials	36090	0.00	0.00	0	0.00	0.00	114.22	0.00%
Small cities assistance grant	37180	170,000.00	206,443.86	36,444	170,000.00	170,000.00	206,443.86	121.44%
		401,659.00	511,903.86	110,245	2,970,842.00	2,970,842.00	2,805,726.62	94.44%

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date				
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget	
101 - General Fund								
0100 - Executive Legislative								
Department Expenditures								
Wages-Elected Official	41010	1,523.08	1,373.08	150	14,400.04	14,400.04	9,976.95	69.28%
Wages-Full Time	41020	8,846.16	9,350.00	(504)	115,000.08	116,946.24	84,134.52	71.94%
FICA Regular	42010	613.58	633.89	(20)	7,640.92	7,761.58	5,668.09	73.03%
FICA Medicare	42020	143.50	148.28	(5)	1,786.84	1,815.06	1,325.70	73.04%
Retirement Contributions	42030	1,573.51	1,636.46	(63)	20,455.64	20,801.81	14,898.75	71.62%
Health Care	42050	1,137.59	1,137.57	0	13,651.04	13,651.04	9,126.48	66.86%
Mileage Reimbursement	43010	240.00	0.00	240	3,233.00	3,233.00	0.00	0.00%
Per Diem (Meals, Lodging, etc)	43020	1,300.00	0.00	1,300	7,235.00	7,235.00	0.00	0.00%
Employee Training	47040	130.00	0.00	130	2,000.00	2,000.00	75.00	3.75%
Subscriptions & Memberships	47140	0.00	0.00	0	13,200.00	13,200.00	12,588.05	95.36%
Total Department Expenditures		15,507.42	14,279.28	1,228	198,602.56	201,043.77	137,793.54	68.54%

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date				
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget	
101 - General Fund								
0200 - Judicial								
Department Expenditures								
Wages-Elected Official	41010	300.00	0.00	300	1,200.00	1,200.00	300.00	25.00%
Wages-Part Time	41030	547.84	424.20	124	7,121.92	7,121.92	3,986.20	55.97%
FICA Regular	42010	52.70	26.30	26	516.00	516.00	265.74	51.50%
FICA Medicare	42020	12.29	6.15	6	120.64	120.64	62.16	51.53%
Mileage Reimbursement	43010	0.00	0.00	0	310.00	310.00	0.00	0.00%
Prof. Service - Computer Support	45150	0.00	0.00	0	440.00	440.00	0.00	0.00%
Judicial Education Fee	45895	12.00	0.00	12	48.00	48.00	15.00	31.25%
Court Automation Fee	45900	24.00	0.00	24	96.00	96.00	30.00	31.25%
Employee Training	47040	0.00	0.00	0	200.00	200.00	0.00	0.00%
Subscriptions & Memberships	47140	0.00	0.00	0	200.00	200.00	230.00	115.00%
Total Department Expenditures		948.83	456.65	492	10,252.56	10,252.56	4,889.10	47.69%

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

	Account No.	Current Period			Year - to -Date			
		Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
101 - General Fund								
1011 - Elections								
Department Expenditures								
Professional Services - Election Judges	45120	0.00	0.00	0	0.00	0.00	0.00	0.00%
Supplies	46010	0.00	0.00	0	0.00	0.00	0.00	0.00%
Rent of Equipment & Machinery	47120	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total Department Expenditures		0.00	0.00	0	0.00	0.00	0.00	0.00%

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date				
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget	
101 - General Fund								
1200 - Financial Administration								
Department Expenditures								
Wages-Full Time	41020	5,964.80	6,203.21	(238)	77,542.40	78,854.66	56,545.94	71.71%
Wages-Part Time	41030	369.24	369.24	0	4,800.12	4,800.12	3,470.86	72.31%
FICA Regular	42010	382.43	396.93	(15)	4,971.60	5,052.96	3,735.61	73.93%
FICA Medicare	42020	89.44	92.84	(3)	1,162.71	1,181.74	848.24	71.78%
Retirement Contributions	42030	1,060.99	1,103.40	(42)	13,792.86	14,026.27	10,057.96	71.71%
Health Care	42050	357.24	387.02	(30)	4,644.12	4,644.12	3,100.88	66.77%
Audit Fees	45010	4,298.38	0.00	4,298	15,102.38	15,102.38	10,420.73	69.00%
Prof. Service - Computer Support	45150	0.00	0.00	0	1,287.00	2,087.00	1,469.12	70.39%
Contract Svc-Bank Charges	45901	1,273.00	1,752.35	(479)	15,276.00	15,276.00	11,356.55	74.34%
Subscriptions & Memberships	47140	0.00	0.00	0	375.00	375.00	50.00	13.33%
Total Department Expenditures		13,795.52	10,304.99	3,491	138,954.19	141,400.25	101,055.89	71.47%

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date				
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget	
101 - General Fund								
1700 - Planning and Zoning								
Department Expenditures								
Wages-Full Time	41020	12,323.06	12,687.98	(365)	160,199.78	162,590.85	116,229.16	71.49%
FICA Regular	42010	754.31	776.37	(22)	9,806.02	9,953.94	7,294.47	73.28%
FICA Medicare	42020	176.41	181.58	(5)	2,293.34	2,327.94	1,705.97	73.28%
Retirement Contributions	42030	2,191.96	2,256.86	(65)	28,495.50	28,920.85	20,685.22	71.52%
Health Care	42050	387.01	387.02	(0)	4,644.12	4,644.12	3,100.88	66.77%
Professional Services - Master Plan	45011	0.00	0.00	0	1,000.00	1,000.00	636.46	63.65%
Prof. Service - Engineers	45030	750.00	0.00	750	9,000.00	29,317.00	29,195.11	99.58%
EPA Stormwater Monitoring	45035	0.00	0.00	0	200.00	200.00	0.00	0.00%
Storm Water Team Participation	45040	0.00	0.00	0	6,000.00	6,000.00	6,000.00	100.00%
Const Regulation Services	45045	0.00	0.00	0	17,500.00	17,500.00	17,500.00	100.00%
Fire Inspection Services	45050	0.00	20.00	(20)	0.00	0.00	440.00	0.00%
Printing, Publishing, & Advert.	47080	100.00	0.00	100	1,200.00	1,200.00	633.20	52.77%
Code Enforcement	47085	0.00	0.00	0	30,000.00	53,310.00	30,255.50	56.75%
Subscriptions & Memberships	47140	188.00	0.00	188	2,260.00	2,260.00	1,012.27	44.79%
Total Department Expenditures		16,870.75	16,309.81	561	272,598.76	319,224.70	234,688.24	73.52%

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date				
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget	
101 - General Fund								
1840 - General Administration								
Department Expenditures								
Wages-Full Time	41020	7,952.00	7,872.00	80	103,376.00	103,376.00	71,526.30	69.19%
FICA Regular	42010	451.23	467.17	(16)	5,865.78	5,865.78	4,276.19	72.90%
FICA Medicare	42020	105.79	109.26	(3)	1,375.28	1,375.28	1,000.11	72.72%
Retirement Contributions	42030	1,414.46	1,400.24	14	18,387.98	18,387.98	12,722.71	69.19%
Health Care	42050	1,574.47	787.25	787	18,893.64	18,893.64	6,307.46	33.38%
Worker's Comp. Assessment	42080	48.30	86.00	(38)	195.20	195.20	184.90	94.72%
Mileage Reimbursement	43010	0.00	0.00	0	500.00	500.00	0.00	0.00%
Per Diem (Meals, Lodging, etc)	43020	200.00	0.00	200	2,735.00	2,735.00	26.97	0.99%
Maint-Building & Structure	44010	981.00	0.00	981	11,772.00	11,772.00	751.22	6.38%
Maint-Vehicle/furn/fixt/equip	44040	188.00	0.00	188	9,375.00	9,375.00	5,232.50	55.81%
Attorney Fees and Settlements	45020	10,417.00	13,993.84	(3,577)	125,000.00	125,000.00	81,136.97	64.91%
Professional Service - Computer Support	45150	4,999.00	6,595.99	(1,597)	59,988.00	59,988.00	16,777.67	27.97%
Professional Service - Water rights	45165	0.00	0.00	0	6,000.00	6,000.00	6,000.00	100.00%
Contract Svc-Physicals	45910	0.00	0.00	0	1,200.00	1,200.00	145.00	12.08%
Contract Svc-Temp Labor	45911	5,333.00	3,657.77	1,675	64,000.00	64,000.00	30,341.69	47.41%
Contract Services A-AAA Self Storage	45915	4,000.00	4,000.00	0	48,000.00	48,000.00	36,000.00	75.00%
Supplies	46010	2,000.00	4,631.42	(2,631)	24,000.00	24,000.00	14,234.84	59.31%
Miscellaneous	46090	250.00	0.00	250	3,000.00	3,000.00	689.66	22.99%
Employee Training	47040	262.00	0.00	262	3,144.00	3,144.00	0.00	0.00%
Insurance-Non employee	47060	0.00	0.00	0	60,328.74	60,328.74	50,766.00	84.15%
Postage & Mail Service	47070	25.00	220.00	(195)	8,000.00	8,000.00	2,867.60	35.85%
Printing, publishing & advertising	47080	1,250.00	397.93	852	15,000.00	15,000.00	6,191.37	41.28%
Printing, Pub/Advert-LR News	47081	5,066.00	7,209.82	(2,144)	40,526.48	40,526.48	21,351.56	52.69%
Rent of Equipment & Machinery	47120	955.00	511.96	443	11,455.38	12,455.38	8,215.46	65.96%
Subscriptions & Memberships	47140	60.00	0.00	60	2,637.00	2,637.00	1,092.78	41.44%
Telephone	47150	1,500.00	1,623.55	(124)	17,500.00	17,500.00	12,586.44	71.92%
Utilities	47160	4,167.00	4,438.20	(271)	50,000.00	53,600.00	42,997.15	80.22%
Workers' Compensation Insurance	47210	0.00	0.00	0	8,000.00	9,780.12	9,780.12	100.00%
Total Department Expenditures		53,199.25	58,002.40	(4,803)	720,255.48	726,635.60	443,202.67	60.99%

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
 From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date			
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
101 - General Fund							
1920 - Police							
Department Expenditures							
Contract services - Public safety	45904	1,667.00	1,119.95	547	20,004.00	20,004.00	(2,014.29) -10.07%
Total Department Expenditures		1,667.00	1,119.95	547	20,004.00	20,004.00	(2,014.29) -10.07%

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date				
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget	
101 - General Fund								
1960 - Public Facilities								
Department Expenditures								
Wages-Full Time	41020	12,785.60	11,230.41	1,555	166,212.80	166,212.80	112,491.73	67.68%
Wages-Temporary	41040	0.00	0.00	0	0.00	0.00	1,872.00	0.00%
FICA Regular	42010	723.32	633.88	89	9,401.18	9,689.30	6,615.15	68.27%
FICA Medicare	42020	167.08	148.26	19	2,172.04	2,245.22	1,553.77	69.20%
Retirement Contributions	42030	2,274.24	1,984.84	289	29,565.12	29,565.12	19,969.03	67.54%
Health Care	42050	2,698.84	2,331.17	368	32,386.08	32,386.08	20,191.67	62.35%
Transportation Exp. (Gas, Oil, etc.)	43030	500.00	421.81	78	6,000.00	6,000.00	3,104.78	51.75%
Maint-Building & Structure	44010	833.00	1,639.25	(806)	10,000.00	9,000.00	2,812.44	31.25%
Maintenance - Grounds/Roadways	44030	2,083.00	0.00	2,083	25,000.00	28,000.00	27,857.36	99.49%
Maint-Vehicle/furn/fixt/equip	44040	1,667.00	1,314.69	352	20,000.00	19,000.00	15,770.11	83.00%
Prof. Service - Animal Control	45140	334.00	0.00	334	4,000.33	4,000.33	22.35	0.56%
Supplies	46010	1,667.00	306.32	1,361	20,000.00	19,000.00	11,310.65	59.53%
Safety Equipment	47050	0.00	73.60	(74)	1,500.00	1,500.00	482.25	32.15%
Rent of Equipment & Machinery	47120	75.00	0.00	75	900.00	900.00	0.00	0.00%
Utilities	47160	3,333.00	2,734.30	599	40,000.00	43,690.00	33,252.83	76.11%
Total Department Expenditures		29,141.08	22,818.53	6,323	367,137.55	371,188.85	257,306.12	69.32%

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date				
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget	
101 - General Fund								
1970- Agricultural Enterprises								
Department Expenditures								
Wages-Full Time	41020	7,372.80	7,571.20	(198)	86,246.40	96,820.42	64,060.31	66.16%
Wages-Temporary	41040	0.00	0.00	(2,486)	21,600.00	14,050.50	7,272.45	51.76%
FICA Regular	42010	750.22	448.85	301	10,369.53	10,548.37	4,552.54	43.16%
FICA Medicare	42020	175.46	104.98	70	2,425.14	2,466.96	1,064.72	43.16%
Retirement Contributions	42030	1,311.44	1,346.72	(35)	17,048.72	17,243.28	12,062.15	69.95%
Health Care	42050	774.02	774.03	(0)	9,288.24	9,288.24	5,825.78	62.72%
Transportation Exp. (Gas, Oil, etc.)	43030	83.00	0.00	83	1,000.00	1,000.00	55.88	5.59%
Maint-Building & Structure	44010	125.00	0.00	125	1,500.00	1,500.00	0.00	0.00%
Maintenance - Grounds/Roadways	44030	333.00	402.08	(69)	4,000.00	4,000.00	2,178.59	54.46%
Maint-Vehicle/furn/fixt/equip	44040	167.00	816.62	(650)	2,000.00	2,000.00	954.79	47.74%
Supplies	46010	625.00	2,011.76	(1,387)	7,500.00	7,500.00	6,028.47	80.38%
Agricultural Program Support	46020	0.00	192.00	(192)	1,500.00	1,500.00	1,192.00	79.47%
Safety Equipment	47050	0.00	0.00	0	1,250.00	1,250.00	104.19	8.34%
Rent of equipment & machinery	47120	150.00	0.00	150	1,800.00	1,800.00	0.00	0.00%
Utilities	47160	625.00	690.50	(66)	7,500.00	9,756.00	8,246.77	84.53%
Total Department Expenditures		12,491.94	14,358.74	(4,353)	175,028.03	180,723.77	113,598.64	62.86%

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
 From 7/1/2020 Through 3/31/2021

	Account No.	Current Period			Year - to -Date				
		Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget	
101 - General Fund									
2000 - Fire									
Department Expenditures									
	IGA for Fire Protection & EMS Services	45928	0.00	0.00	0	453,200.00	453,200.00	339,900.00	75.00%
	Total Department Expenditures		0.00	0.00	0	453,200.00	453,200.00	339,900.00	75.00%

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date			
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
101 - General Fund							
Summary of General Fund Revenues and Expenses							
Beginning cash and cash equivalents	3,299,900.14	4,203,517.69	903,618	3,479,457.78	3,479,457.78	3,479,457.78	
Revenues							
General Fund Revenues	401,659.00	511,903.86	110,245	2,970,842.00	2,970,842.00	2,805,726.62	94.44%
Expenditures							
Executive Legislative	15,507.42	14,279.28	1,228	198,602.56	201,043.77	137,793.54	68.54%
Judicial	948.83	456.65	492	10,252.56	10,252.56	4,889.10	47.69%
Elections	0.00	0.00	0	0.00	0.00	0.00	0.00%
Financial Administration	13,795.52	10,304.99	3,491	138,954.19	141,400.25	101,055.89	71.47%
Planning and Zoning	16,870.75	16,309.81	561	272,598.76	319,224.70	234,688.24	73.52%
General Administration	53,199.25	58,002.40	(4,803)	720,255.48	726,635.60	443,202.67	60.99%
Police	1,667.00	1,119.95	547	20,004.00	20,004.00	(2,014.29)	-10.07%
Public Facilities	29,141.08	22,818.53	6,323	367,137.55	371,188.85	257,306.12	69.32%
Agricultural Enterprises	12,491.94	14,358.74	(4,353)	175,028.03	180,723.77	113,598.64	62.86%
Fire	0.00	0.00	0	453,200.00	453,200.00	339,900.00	75.00%
Total Fund Expenditures	143,621.79	137,650.35	3,485	2,356,033.13	2,423,673.50	1,630,419.91	67.27%
Excess/(deficiency) of revenues over expenditures	258,037.21	374,253.51	113,730	614,808.87	547,168.50	1,175,306.71	214.80%
Capital Expenditures							
Capital Buildings & Structures 48010	0.00	16,131.66	(16,132)	90,000.00	90,000.00	16,131.66	17.92%
Capital equipent & machinery 48020	0.00	0.00	0	21,000.00	21,000.00	11,400.00	54.29%
Capital Roadways, Bridges, & Culverts 48080	0.00	0.00	0	175,000.00	175,000.00	65,593.29	37.48%
Capital Improvements Other 48900	0.00	283.69	(284)	12,000.00	12,000.00	283.69	2.36%
Total Capital Expenditures	0.00	16,415.35	(16,415)	298,000.00	298,000.00	93,408.64	31.35%
Other financing sources (uses)							
Agricultural Committee Special Fund 52001	0.00	0.00	0	0.00	0.00	0.00	0.00%
Purchase Real Property Reserve Fund 52001	0.00	0.00	0	0.00	0.00	0.00	0.00%
Law Enforcement Protection Fund 52001	0.00	0.00	0	(37,000.00)	(37,000.00)	0.00	0.00%
General Obligatoin Bonds Reserve 52001	0.00	0.00	0	0.00	0.00	0.00	0.00%
Fire Protection Fund 52001	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total other financing sources (uses)	0.00	0.00	0	(37,000.00)	(37,000.00)	0.00	0.00%
Excess/(deficiency) after capital expenditures & other financing sources	258,037.21	357,838.16	97,315	279,808.87	212,168.50	1,081,898.07	509.92%
Ending cash and cash equivalents	3,557,937.35	4,561,355.85	1,003,419	3,759,266.65	3,691,626.28	4,561,355.85	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date			
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
201 - Correction							
0200 - Judicial							
Beginning cash and cash equivalents	900.00	900.00	0	900.00	900.00	900.00	
Revenues							
Corrections fee	0.00	0.00	0	0.00	0.00	0.00	0.00%
	0.00	0.00	0	0.00	0.00	0.00	0.00%
Expenditures							
Correction costs	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total Fund Expenditures	0.00	0.00	0	0.00	0.00	0.00	0.00%
Excess/(deficiency) of revenues over expenditures	0.00	0.00	0	0.00	0.00	0.00	0.00%
Ending cash and cash equivalents	900.00	900.00	0	900.00	900.00	900.00	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

	Account No.	Current Period			Year - to -Date			
		Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
206 - Emergency Medical Service Fund								
9206 - Emergency Medical Service Fund								
Beginning cash and cash equivalents		0.00	0.00	0	0.00	0.00	0.00	
Revenues								
State Grant - EMS	37090	0.00	0.00	0	0.00	0.00	0.00	0.00%
		0.00	0.00	0	0.00	0.00	0.00	0.00%
Expenditures								
IGA for Fire Protection & EMS Services	45928	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total Fund Expenditures		0.00	0.00	0	0.00	0.00	0.00	0.00%
Excess/(deficiency) of revenues over expenditures		0.00	0.00	0	0.00	0.00	0.00	0.00%
Ending cash and cash equivalents		0.00	0.00	0	0.00	0.00	0.00	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

	Account No.	Current Period			Year - to -Date			
		Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
209 - Fire Protection Fund								
9209 - Fire Protection Fund								
Beginning cash and cash equivalents		0.00	29,049.40	29,049	0.00	0.00	0.00	
Revenues								
State Grant - Fire Protection Distribution 37120		0.00	0.00	0	93,200.00	147,641.00	118,126.40	80.01%
		0.00	0.00	0	93,200.00	147,641.00	118,126.40	80.01%
Expenditures								
IGA for Fire Protection & EMS Services 45928		0.00	0.00	0	93,200.00	147,641.00	118,126.40	80.01%
Total Fund Expenditures		0.00	0.00	0	93,200.00	147,641.00	118,126.40	80.01%
Excess/(deficiency) of revenues over		0.00	0.00	0	0.00	0.00	0.00	0%
Other financing sources (uses)								
Operating transfers in 51001		0.00	0.00	0	0.00	0.00	29,049.40	0.00%
Total other financing sources (uses)		0.00	0.00	0	0.00	0.00	29,049.40	0.00%
Excess (deficiency) after other financing sources (uses)		0.00	0.00	0	0.00	0.00	29,049.40	0%
Ending cash and cash equivalents		0.00	29,049.40	29,049	0.00	0.00	29,049.40	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

	Account No.	Current Period			Year - to -Date			
		Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
211 - Law Enforcement Protection Fund								
9211 - Law Enforcement Protection Fund								
Beginning cash and cash equivalents		15,000.00	15,000.00	0	20,000.00	20,000.00	20,000.00	
Revenues								
Law Enforcement Grant	35010	0.00	0.00	0	20,000.00	20,000.00	20,000.00	100.00%
		0.00	0.00	0	20,000.00	20,000.00	20,000.00	100.00%
Expenditures								
Maint - vehicle/furniture/fixtures/equipment	44040	0.00	0.00	0	25,000.00	25,000.00	25,000.00	100.00%
MOU for Public Safety Services	45929	0.00	0.00	0	52,000.00	52,000.00	0.00	0.00%
Training	47040	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total Fund Expenditures		0.00	0.00	0.00	77,000.00	77,000.00	25,000.00	1.00
Excess/(deficiency) of revenues over		0.00	0.00	0	(57,000.00)	(57,000.00)	(5,000.00)	8.77%
Other financing sources (uses)								
Operating transfers in	51001	0.00	0.00	0	37,000.00	37,000.00	0.00	0.00%
Reversion	52010	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total other financing sources (uses)		0.00	0.00	0	37,000.00	37,000.00	0.00	0.00%
Excess (deficiency) after other financing sources (uses)		0.00	0.00	0	(20,000.00)	(20,000.00)	(5,000.00)	25.00%
Ending cash and cash equivalents		15,000.00	15,000.00	0	0.00	0.00	15,000.00	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date			
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
216 - Municipal Street Fund							
9216 - Municipal Street Fund							
Beginning cash and cash equivalents	262,474.44	514,230.21	251,756	391,764.44	391,764.44	391,764.44	
Revenues							
Gross Receipts (Infra) 31240	9,930.00	6,548.94	(3,381)	119,160.00	119,160.00	108,241.66	90.84%
Gasoline Tax-Street 32310	2,600.00	1,467.43	(1,133)	31,200.00	31,200.00	7,276.48	23.32%
Motor Vehicle Registration 32610	1,500.00	1,923.05	423	18,000.00	18,000.00	16,887.05	93.82%
Total Fund Revenue	14,030.00	9,939.42	(4,091)	168,360.00	168,360.00	132,405.19	78.64%
Expenditures							
Road Improvements 48080	21,250.00	0.00	21,250	170,000.00	170,000.00	0.00	0.00%
Total Fund Expenditures	21,250.00	0.00	21,250	170,000.00	170,000.00	0.00	0.00%
Excess/(deficiency) of revenues over expenditures	(7,220.00)	9,939.42	17,159	(1,640.00)	(1,640.00)	132,405.19	8073.49%
Ending cash and cash equivalents	255,254.44	524,169.63	268,915	390,124.44	390,124.44	524,169.63	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date			
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
299 - Special - Other Funds							
3000 - Fine Arts							
Beginning cash and cash equivalents	(1,410.87)	(1,410.87)	0	(1,410.87)	(1,410.87)	(1,410.87)	
Revenues							
Arts & Crafts Market Revenue	34997	0.00	0.00	0	0.00	0.00	0.00%
		0.00	0.00	0	0.00	0.00	0.00%
Department Expenditures							
Supplies	46010	0.00	0.00	0	0.00	0.00	0.00%
Miscellaneous Expense	46090	0.00	0.00	0	0.00	0.00	0.00%
Postage & Mail Service	47070	0.00	0.00	0	0.00	0.00	0.00%
Printing, Publishing & Advert.	47080	0.00	0.00	0	0.00	0.00	0.00%
Subscriptions & Memberships	47140	0.00	0.00	0	0.00	0.00	0.00%
Total Department Expenditures		0.00	0.00	0	0.00	0.00	0.00%
Excess/(deficiency) of revenues over		0.00	0.00	0	0.00	0.00	0.00%
Other financing sources (uses)							
Operating transfers out	52001	0.00	0.00	0	0.00	0.00	0.00%
Total other financing sources (uses)		0.00	0.00	0	0.00	0.00	0.00%
Excess (deficiency) after other financing sources (uses)		0.00	0.00	0	0.00	0.00	0.00%
Ending cash and cash equivalents		(1,410.87)	(1,410.87)	0	(1,410.87)	(1,410.87)	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date			
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
299 - Special - Other Funds							
3001 - Agricultural Committee							
Beginning cash and cash equivalents	(4,915.63)	(4,915.63)	0	(4,915.63)	(4,915.63)	(4,915.63)	
Revenues							
Farmers' Market Revenue	34995	0.00	0.00	0	0.00	0.00	0.00%
		0.00	0.00	0	0.00	0.00	0.00%
Department Expenditures							
Supplies	46010	0.00	0.00	0	0.00	0.00	0.00%
Miscellaneous	46090	0.00	0.00	0	0.00	0.00	0.00%
Insurance-Non Employee	47060	0.00	0.00	0	0.00	0.00	0.00%
Printing,Publishing & Advert.	47080	0.00	0.00	0	0.00	0.00	0.00%
Rent of Equipment & Machinery	47120	0.00	0.00	0	0.00	0.00	0.00%
Subscriptions & Memberships	47140	0.00	0.00	0	0.00	0.00	0.00%
Total Department Expenditures		0.00	0.00	0	0.00	0.00	0.00%
Excess/(deficiency) of revenues over		0.00	0.00	0	0.00	0.00	0.00%
Other financing sourcers (uses)							
Operating transfers in	51001	0.00	0.00	0	0.00	0.00	0.00%
Total other financing sources (uses)		0.00	0.00	0	0.00	0.00	0.00%
Excess (deficiency) after other financing sources (uses)		0.00	0.00	0	0.00	0.00	0.00%
Ending cash and cash equivalents		(4,915.63)	(4,915.63)	0	(4,915.63)	(4,915.63)	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date			
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
299 - Special - Other Funds							
3002 - Scenic Byways & MainStreet							
Beginning cash and cash equivalents	459.64	459.64	0	459.64	459.64	459.64	
Revenues							
Grants	0.00	0.00	0	0.00	0.00	0.00	0.00%
	0.00	0.00	0	0.00	0.00	0.00	0.00%
Department Expenditures							
Supplies	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total Department Expenditures	0.00	0.00	0	0.00	0.00	0.00	0.00%
Excess/(deficiency) of revenues over	0.00	0.00	0	0.00	0.00	0.00	0.00%
Ending cash and cash equivalents	459.64	459.64	0	459.64	459.64	459.64	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date				
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget	
299 - Special - Other Funds								
3003 - Agri-Nature Center								
Beginning cash and cash equivalents	15,000.00	29,509.54	14,510	15,000.00	15,000.00	15,000.00		
Revenues								
Contributions - Other	36019	0.00	275.00	275	0.00	0.00	22,359.91	0.00%
		0.00	275.00	275	0.00	0.00	22,359.91	0.00%
Department Expenditures								
Contract Svc-Temp Labor	45911	0.00	7,954.09	0	0.00	20,060.00	13,469.87	67.15%
Improvements	48900	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total Department Expenditures		0.00	7,954.09	0.00	0.00	20,060.00	13,469.87	0.67
Excess/(deficiency) of revenues over expenditures		0.00	(7,679.09)	(275)	0.00	(20,060.00)	8,890.04	-44.32%
Ending cash and cash equivalents		15,000.00	21,830.45	6,830	15,000.00	(5,060.00)	23,890.04	

Village of Los Ranchos de Albuquerque
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From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date				
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget	
299 - Special - Other Funds								
3005 - CARES ACT								
Beginning cash and cash equivalents	0.00	0.00	0	0.00	0.00	0.00		
Revenues								
State Grant - Other	37230	0.00	0.00	0	0.00	50,000.00	50,000.00	1
State Grant - CARES Businesses	37234	0.00	0.00	0	0.00	1,006,425.00	1,006,425.00	1
		0.00	0.00	0.00	0.00	1,056,425.00	1,056,425.00	1
Department Expenditures								
VLR COVID Expenses	46017	0.00	0.00	0	0.00	50,000.00	50,000.00	1
CARES Act Business Grants	46070	0.00	0.00	0	0.00	1,006,425.00	1,006,425.00	1
Total Department Expenditures		0.00	0.00	0.00	0.00	1,056,425.00	1,056,425.00	1
Excess/(deficiency) of revenues over expenditures		0.00	0.00	0.00	0.00	0.00	0.00	0
Ending cash and cash equivalents		0.00	0.00	0	0.00	0.00	0.00	0

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date			
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
Summary of Special - Other Funds Revenues and Expenses							
Beginning cash and cash equivalents	9,133.14	25,402.27	14,510	9,133.14	9,133.14	9,133.14	
Revenues							
Fine Arts	0.00	0.00	0	0.00	0.00	0.00	0.00%
Agricultural Committee	0.00	0.00	0	0.00	0.00	0.00	0.00%
Scenic Byways	0.00	0.00	0	0.00	0.00	0.00	0.00%
Agri-Nature Center	0.00	275.00	275	0.00	0.00	22,359.91	0.00%
CARES Act	0.00	0.00	0.00	0.00	1,056,425.00	1,056,425.00	100.00%
Total Fund Revenues	0.00	275.00	275	0.00	0.00	1,078,784.91	0.00%
Expenditures							
Fine Arts	0.00	0.00	0	0.00	0.00	0.00	0.00%
Agricultural Committee	0.00	0.00	0	0.00	0.00	0.00	0.00%
Scenic Byways	0.00	0.00	0	0.00	0.00	0.00	0.00%
Agri-Nature Center	0.00	7,954.09	0	0.00	20,060.00	13,469.87	67.15%
CARES Act	0.00	0.00	0.00	0.00	1,056,425.00	1,056,425.00	100.00%
Total Fund Expenditures	0.00	7,954.09	0	0.00	20,060.00	1,069,894.87	5333.47%
Excess/(deficiency) of revenues over	0.00	(7,679.09)	275	0.00	(20,060.00)	8,890.04	0.00%
Other financing sources (uses)							
Operating transfers in	0.00	0.00	0	0.00	0.00	(300.00)	0.00%
Operating transfers out	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total other financing sources (uses)	0.00	0.00	0	0.00	0.00	(300.00)	0.00%
Excess/(deficiency) after other financing sources (uses)	0.00	(7,679.09)	275	0.00	(20,060.00)	8,590.04	0.00%
Ending cash and cash equivalents	9,133.14	17,723.18	8,590	9,133.14	(10,926.86)	17,723.18	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

	Account No.	Current Period			Year - to -Date			
		Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
311 - Capital Project Infrastructure								
3116 - Improvements 4th Street - C3193310 (D3310) (Reversion Date 06/30/2022)								
Revenues								
State Grant - Other	37230	0.00	0.00	0	366,420.00	366,420.00	0.00	0.00%
		0.00	0.00	0	366,420.00	366,420.00	0.00	0.00%
Expenditures								
Capital Expenditure - Roadway	48080	0.00	0.00	0	366,420.00	366,420.00	13,798.12	3.77%
Total Fund Expenditures		0.00	0.00	0	366,420.00	366,420.00	13,798.12	3.77%
Excess/(deficiency) of revenues over expenditures		0.00	0.00	0	0.00	0.00	(13,798.12)	0.00%

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

	Account No.	Current Period			Year - to -Date			
		Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
311 - Capital Project Infrastructure								
3117 - Improvements 4th Street -NMDOT D18477								
Revenues								
State Grant - Other	37230	48,269.00	0.00	(48,269)	482,687.00	482,687.00	482,687.00	100.00%
		48,269.00	0.00	(48,269)	482,687.00	482,687.00	482,687.00	100.00%
Expenditures								
Capital Expenditure - Roadway	48080	48,269.00	18,127.37	30,142	482,687.00	482,687.00	18,127.37	3.76%
Total Fund Expenditures		48,269.00	18,127.37	30,142	482,687.00	482,687.00	18,127.37	3.76%
Excess/(deficiency) of revenues over expenditures		0.00	(18,127.37)	(18,127)	0.00	0.00	464,559.63	0.00%

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

	Account No.	Current Period			Year - to -Date			
		Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
311 - Capital Project Infrastructure								
3118 - Improvements 4th Street - NMDOT LGRF HW2 L300267								
Revenues								
State Grant - Other	37230	8,534.00	0.00	(8,534)	68,300.00	68,300.00	(17,206.06)	-25.19%
		8,534.00	0.00	(8,534)	68,300.00	68,300.00	(17,206.06)	-25.19%
Expenditures								
Capital Expenditure - Roadway	48080	8,534.00	0.00	8,534	68,300.00	68,300.00	0.00	0.00%
Total Fund Expenditures		8,534.00	0.00	8,534	68,300.00	68,300.00	0.00	0.00%
Excess/(deficiency) of revenues over expenditures		0.00	0.00	0	0.00	0.00	(17,206.06)	0.00%

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date			
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
311 - Capital Project Infrastructure							
Beginning cash and cash equivalents	(732.72)	450,950.10	451,683	(732.72)	(732.72)	(732.72)	
Revenues							
Improvements 4th St - CN 3193310	0.00	0.00	0	366,420.00	366,420.00	0.00	0.00%
Improvements 4th St - Phase 2	48,269.00	0.00	(48,269)	482,687.00	482,687.00	464,559.63	96.24%
Improvements 4th St	8,534.00	0.00	(8,534)	68,300.00	68,300.00	(17,206.06)	-25.19%
	8,534.00	0.00	(8,534.00)	68,300.00	68,300.00	447,353.57	654.98%
Expenditures							
Improvements 4th St - CN 3193310	0.00	0.00	0	366,420.00	366,420.00	13,798.12	3.77%
Improvements 4th St - Phase 2	48,269.00	18,127.37	30,142	482,687.00	482,687.00	0.00	0.00%
Improvements 4th St	8,534.00	0	8,534	68,300.00	68,300.00	0.00	0.00%
Total Fund Expenditures	8,534.00	18,127.37	8,534.00	68,300.00	68,300.00	13,798.12	20.20%
Excess/(deficiency) of revenues over expenditures	0.00	(18,127.37)	0	0.00	0.00	433,555.45	0.00%
Ending cash and cash equivalents	(732.72)	432,822.73	433,555	(732.72)	(732.72)	432,822.73	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

	Account No.	Current Period			Year - to -Date			
		Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
312 - Capital Project Buildings								
3121 - Agri-Nature Center Improvements - ID 15-0734 (Reversion Date 06/30/2019) - CLOSED								
Revenues								
State Grant - Other	37230	0.00	0.00	0	0.00	0.00	0.00	0.00%
		0.00	0.00	0	0.00	0.00	0.00	0.00%
Expenditures								
Capital Expenditure - Buildings	48010	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total Fund Expenditures		0.00	0.00	0	0.00	0.00	0.00	0.00%
Excess/(deficiency) of revenues over		0.00	0.00	0.00	0.00	0.00	0.00	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

	Account No.	Current Period			Year - to -Date			
		Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
312 - Capital Project Buildings								
3122 - Agri-Nature Center Improvements - ID 16-A2397 (Reversion Date 06/20/2020)								
Revenues								
State Grant - Other	37230	0.00	0.00	0	138,600.00	138,600.00	133,447.27	96.28%
		0.00	0.00	0	138,600.00	138,600.00	133,447.27	96.28%
Expenditures								
Capital Expenditure - Buildings	48010	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total Fund Expenditures		0.00	0.00	0	0.00	0.00	0.00	0.00%
Excess/(deficiency) of revenues over expenditures		0.00	0.00	0.00	138,600.00	138,600.00	133,447.27	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

	Account No.	Current Period			Year - to -Date			
		Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
312 - Capital Project Buildings								
3123 - Agri-Nature Center Improvements - 19-D2933 (Reversion Date 06/20/2022)								
Revenues								
State Grant - Other	37230	41,667.00	0.00	(41,667)	250,000.00	250,000.00	0.00	0.00%
		41,667.00	0.00	(41,667)	250,000.00	250,000.00	0.00	0.00%
Expenditures								
Capital Expenditure - Buildings	48010	31,667.00	4,297.50	27,370	190,000.00	190,000.00	8,057.81	4.24%
Land Improvement Expenditures - land	48020	10,000.00	0.00	10,000	60,000.00	60,000.00	0.00	0.00%
Total Fund Expenditures		41,667.00	4,297.50	37,370	250,000.00	250,000.00	8,057.81	3.22%
Excess/(deficiency) of revenues over expenditures		0.00	(4,297.50)	(79,036.50)	0.00	0.00	(8,057.81)	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

	Account No.	Current Period			Year - to -Date			
		Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
312 - Capital Project Buildings								
3124 - Agri-Nature Center Improvements - 20 E2486 (Reversion Date 06/20/2022)								
Revenues								
State Grant - Other	37230	35,333.00	0.00	(35,333)	212,000.00	212,000.00	0.00	0.00%
		35,333.00	0.00	(35,333)	212,000.00	212,000.00	0.00	0.00%
Expenditures								
Capital Expenditure - Buildings	48010	0.00	0.00	0	0.00	0.00	0.00	0.00%
Land Improvement Expenditures - land	48020	35,333.00	0.00	(35,333)	212,000.00	212,000.00	0.00	0.00%
Total Fund Expenditures		35,333.00	0.00	(35,333)	212,000.00	212,000.00	0.00	0.00%
Excess/(deficiency) of revenues over expenditures		0.00	0.00	0.00	0.00	0.00	0.00	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

	Account No.	Current Period			Year - to -Date			
		Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
312 - Capital Project Buildings								
3125 - Agri-Nature Center Veterans Ag. Equipment 20-C2453								
Revenues								
State Grant - Other	37230	0.00	0.00	0	41,000.00	41,000.00	0.00	0.00%
		0.00	0.00	0	41,000.00	41,000.00	0.00	0.00%
Expenditures								
Land Improvement Expenditures - land	48020	0.00	0.00	0	41,000.00	41,000.00	0.00	0.00%
Total Fund Expenditures		0.00	0.00	0.00	41,000.00	41,000.00	0.00	0.00%
Excess/(deficiency) of revenues over expenditures		0.00	0.00	0.00	0.00	0.00	0.00	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date			
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
312 - Capital Project Buildings							
Beginning cash and cash equivalents	(138,851.25)	(9,164.29)	129,687	(138,851.25)	(138,851.25)	(138,851.25)	
Revenues							
Improvements Agri-Nature ID 15-0734	0.00	0.00	0	0.00	0.00	0.00	0.00%
Improvements Agri-Nature ID 16-A2397	0.00	0.00	0	138,600.00	138,600.00	133,447.27	96.28%
Improvements Agri-Nature ID 19-D2933	41,667.00	0.00	(41,667)	250,000.00	250,000.00	0.00	0.00%
Improvements Agri-Nature ID 20 E 2486	35,333.00	0.00	(35,333.00)	212,000.00	212,000.00	0.00	0.00%
Improvements Agri-Nature ID 20-C2463	0.00	0.00	0.00	41,000.00	41,000.00	0.00	0.00%
	77,000.00	0.00	(77,000)	641,600.00	641,600.00	133,447.27	20.80%
Expenditures							
Improvements Agri-Nature ID 15-0734	0.00	0.00	0	0.00	0.00	0.00	0.00%
Improvements Agri-Nature ID 16-A2397	0.00	0.00	0	0.00	0.00	0.00	0.00%
Improvements Agri-Nature ID 19-D2933	41,667.00	4,297.50	37,370	250,000.00	250,000.00	8,057.81	3.22%
Improvements Agri-Nature ID 20 E 2486	35,333.00	0.00	(35,333)	212,000.00	212,000.00	0.00	0.00%
Improvements Agri-Nature ID 20-C2463	0.00	0.00	0	41,000.00	41,000.00	0.00	0.00%
Total Fund Expenditures	77,000.00	4,297.50	37,370	503,000.00	503,000.00	8,057.81	1.60%
Excess/(deficiency) of revenues over expenditures	0.00	(4,297.50)	(39,631)	138,600.00	138,600.00	125,389.46	90.47%
Ending cash and cash equivalents	(138,851.25)	(13,461.79)	125,389	(251.25)	(251.25)	(13,461.79)	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date			
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
380 - Purchase Real Property Reserve Fund							
3801 - Purchase Real Property Fund							
Beginning cash and cash equivalents	459,238.25	459,238.25	0	459,238.25	459,238.25	459,238.25	
Expenditures							
Property Purchase	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total Fund Expenditures	0.00	0.00	0	0.00	0.00	0.00	0.00%
Excess/(deficiency) of revenues over	0.00	0.00	0	0.00	0.00	0.00	0.00%
Other financing sources (uses)							
Operating transfers in	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total other financing sources (uses)	0.00	0.00	0	0.00	0.00	0.00	0.00%
Excess/(deficiency) after other financing sources (uses)	0.00	0.00	0	0.00	0.00	0.00	0.00%
Ending cash and cash equivalents	459,238.25	459,238.25	0	459,238.25	459,238.25	459,238.25	

Village of Los Ranchos de Albuquerque
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From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date			
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
399 - Capital Project - Other							
3900 - Park Land and Plaza Reserve							
Beginning cash and cash equivalents	31,111.81	31,111.81	0	31,111.81	31,111.81	31,111.81	
Revenues							
Cash in Lieu of Land Dedication	36015 0.00	0.00	0	0.00	0.00	0.00	0.00%
	0.00	0.00	0	0.00	0.00	0.00	0.00%
Expenditures							
Other Capital Purchase	48900 0.00	0.00	0	0.00	0.00	0.00	0.00%
Total Fund Expenditures	0.00	0.00	0	0.00	0.00	0.00	0.00%
Excess/(deficiency) of revenues over	0.00	0.00	0	0.00	0.00	0.00	0.00%
Ending cash and cash equivalents	31,111.81	31,111.81	0	31,111.81	31,111.81	31,111.81	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date				
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget	
401 - General Obligation Bonds								
1830 - General Obligation Bonds								
Beginning cash and cash equivalents	(16,184.00)	(133,044.61)	(116,861)	0.00	0.00	0.00		
Revenues								
Property Taxes - Current	31500	3,570.00	2,314.18	(1,256)	261,147.00	261,147.00	180,621.92	69.16%
Property Taxes - Delinquent	31510	200.00	334.06	134	10,276.00	10,276.00	6,026.71	58.65%
Total Revenue		3,770.00	2,648.24	(1,122)	271,423.00	271,423.00	186,648.63	68.77%
Expenditures								
Debt Service Principal	49010	0.00	0.00	0	220,000.00	220,000.00	220,000.00	100.00%
Debt Service Interest	49020	0.00	0.00	0	106,290.00	106,290.00	97,045.00	91.30%
Total Fund Expenditures		0.00	0.00	0	326,290.00	326,290.00	317,045.00	97.17%
Excess/(deficiency) of revenues over		3,770.00	2,648.24	(1,122)	(54,867.00)	(54,867.00)	(130,396.37)	237.66%
Other financing sources (uses)								
Operating transfers in	51001	0.00	0.00	0	54,866.00	54,866.00	0.00	0.00%
Total other financing sources (uses)		0.00	0.00	0	54,866.00	54,866.00	0.00	0.00%
Excess (deficiency) after other financing sources (uses)		3,770.00	2,648.24	(1,122)	(1.00)	(1.00)	(130,396.37)	0.00%
Ending cash and cash equivalents		(12,414.00)	(130,396.37)	(117,982)	(1.00)	(1.00)	(130,396.37)	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

	Account No.	Current Period			Year - to -Date			
		Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
410 - General Obligation Bonds Reserve Fund								
4101 - General Obligation Bonds Reserve								
Beginning cash and cash equivalents		862,348.45	862,348.45	0	862,348.45	862,348.45	862,348.45	
Other financing sources (uses)								
Operating transfers in	51001	0.00	0.00	0	0.00	0.00	0.00	0.00%
Operating transfers out	52001	0.00	0.00	0	(54,866.00)	(54,866.00)	0.00	0.00%
Total other financing sources (uses)		<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>(54,866.00)</u>	<u>(54,866.00)</u>	<u>0.00</u>	<u>0.00%</u>
Excess/(deficiency) after other financing sources (uses)		<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>(54,866.00)</u>	<u>(54,866.00)</u>	<u>0.00</u>	<u>0.00%</u>
Ending cash and cash equivalents		<u>862,348.45</u>	<u>862,348.45</u>	<u>0</u>	<u>807,482.45</u>	<u>807,482.45</u>	<u>862,348.45</u>	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date			
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
505 - Agri-Nature Center Farm Camps							
1500 - Farm Camps							
Beginning cash and cash equivalents	63,910.86	64,870.86	960	63,910.86	63,910.86	63,910.86	
Revenues							
Farm camp revenue	0.00	0.00	0	1,920.00	1,920.00	960.00	50.00%
Total Revenue	0.00	0.00	0	1,920.00	1,920.00	960.00	50.00%
Expenditures							
Wages-Temporary	0.00	0.00	0	0.00	0.00	0.00	0.00%
FICA regular	0.00	0.00	0	0.00	0.00	0.00	0.00%
FICA medicare	0.00	0.00	0	0.00	0.00	0.00	0.00%
Worker's Comp. Assessment	0.00	0.00	0	0.00	0.00	0.00	0.00%
Supplies	0.00	0.00	0	0.00	0.00	0.00	0.00%
Miscellaneous Expense	0.00	0.00	0	0.00	0.00	0.00	0.00%
Training	0.00	0.00	0	0.00	0.00	0.00	0.00%
Printing, Publishing, & Advert.	0.00	0.00	0	0.00	0.00	0.00	0.00%
Insurance Workers' Compensation	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total Fund Expenditures	0.00	0.00	0	0.00	0.00	0.00	0.00%
Excess/(deficiency) of revenues over	0.00	0.00	0	1,920.00	1,920.00	960.00	50.00%
Ending cash and cash equivalents	63,910.86	64,870.86	960	65,830.86	65,830.86	64,870.86	

Village of Los Ranchos de Albuquerque
Statement of Revenues and Expenditures
From 7/1/2020 Through 3/31/2021

Account No.	Current Period			Year - to -Date			
	Current PTD Budget	Cash Basis PTD Actual	Current PTD Variance	2020/2021 Original	2020/2021 Revised	Cash Basis YTD Actual	% of Total Budget
Summary of Revenues and Expenditures							
Beginning cash and cash equivalents	4,848,249.12	6,514,410.14	1,666,161	5,178,280.76	5,178,280.76	5,178,280.76	
Revenues							
General Fund	401,659.00	511,903.86	110,245	2,970,842.00	2,970,842.00	2,805,726.62	94.44%
Correction	0.00	0.00	0	0.00	0.00	0.00	0.00%
Emergency Medical Service Fund	0.00	0.00	0	0.00	0.00	0.00	0.00%
Fire Protection Fund	0.00	0.00	0	93,200.00	147,641.00	118,126.40	80.01%
Law Enforcement Fund	0.00	0.00	0	20,000.00	20,000.00	20,000.00	100.00%
Municipal Street Fund	14,030.00	9,939.42	(4,091)	168,360.00	168,360.00	132,405.19	78.64%
Special - Other Funds	0.00	275.00	275	0.00	0.00	1,078,784.91	0.00%
Capital Project Infrastructure	8,534.00	0.00	(8,534)	68,300.00	68,300.00	447,353.57	654.98%
Capital Project Buildings	77,000.00	0.00	(77,000)	641,600.00	641,600.00	133,447.27	20.80%
Purchase Real Property Reserve Fund	0.00	0.00	0	0.00	0.00	0.00	0.00%
Capital Project - Other	0.00	0.00	0	0.00	0.00	0.00	0.00%
General Obligation Bonds	3,770.00	2,648.24	(1,122)	271,423.00	271,423.00	186,648.63	68.77%
General Obligation Bonds Reserve Fund	0.00	0.00	0	0.00	0.00	0.00	0.00%
Agri-Nature Center Farm Camps	0.00	0.00	0	1,920.00	1,920.00	960.00	50.00%
General Long Term Debt	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total Revenues	504,993.00	524,766.52	19,774	4,235,645.00	4,290,086.00	4,923,452.59	114.76%
Expenditures							
General Fund	143,621.79	154,065.70	(12,930)	2,654,033.13	2,721,673.50	1,723,828.55	63.34%
Correction	0.00	0.00	0	0.00	0.00	0.00	0.00%
Emergency Medical Service Fund	0.00	0.00	0	0.00	0.00	0.00	0.00%
Fire Protection Fund	0.00	0.00	0	93,200.00	147,641.00	118,126.40	80.01%
Law Enforcement Protection Fund	0.00	0.00	0	77,000.00	77,000.00	25,000.00	32.47%
Municipal Street Fund	21,250.00	0.00	21,250	170,000.00	170,000.00	0.00	0.00%
Special - Other Funds	0.00	7,954.09	0	0.00	20,060.00	1,069,894.87	5333.47%
Capital Project Infrastructure	8,534.00	18,127.37	8,534	68,300.00	68,300.00	13,798.12	20.20%
Capital Project Buildings	77,000.00	4,297.50	37,370	503,000.00	503,000.00	8,057.81	1.60%
Purchase Real Property Reserve Fund	0.00	0.00	0	0.00	0.00	0.00	0.00%
Capital Project - Other	0.00	0.00	0	0.00	0.00	0.00	0.00%
General Obligation Bonds	0.00	0.00	0	326,290.00	326,290.00	317,045.00	97.17%
Agri-Nature Center Farm Camps	0.00	0.00	0	0.00	0.00	0.00	0.00%
Total Expenditures	250,405.79	184,444.66	54,224	3,891,823.13	4,033,964.50	3,275,750.75	81.20%
Excess/(deficiency) of revenues over expenditures	254,587.21	340,321.86	85,735	343,821.87	256,121.50	1,647,701.84	643.33%
Other financing sources (uses)							
Operating transfers in	0.00	0.00	0	91,866.00	91,866.00	29,049.40	31.62%
Operating transfers out	0.00	0.00	0	(91,866.00)	(91,866.00)	(300.00)	0.33%
Reversion	0.00	0.00	0	0.00	0.00	0.00	0.00%
	0.00	0.00	0	0.00	0.00	28,749.40	0.00%
Excess/(deficiency) after other financing sources (uses)	254,587.21	340,321.86	85,735	343,821.87	256,121.50	1,676,451.24	654.55%
Ending cash and cash equivalents	5,102,836.33	6,854,732.00	1,751,896	5,522,102.63	5,434,402.26	6,854,732.00	

Ending cash and cash equivalents
\$6,854,732.00

Village of Los Ranchos de Albuquerque

Check/Voucher Register

From 3/1/2021 Through 3/31/2021

<u>Payee</u>	<u>Check Date</u>	<u>Check Number</u>	<u>Check Amount</u>	<u>Transaction Description</u>
Affordable Irrigation	3/8/2021	45079	1,078.75	Install of valves, outdoor timer and frost free hose bib
Total Affordable Irrigation			<u>1,078.75</u>	
Albuquerque Bernalillo County	3/8/2021	45078	2,526.09	Monthly Water bills
Total Albuquerque Bernalillo County			<u>2,526.09</u>	
Albuquerque Publishing Co.	3/22/2021	45123	193.93	Public notices
Total Albuquerque Publishing Co.			<u>193.93</u>	
AutoZone, Inc.	3/22/2021	45124	21.55	Grease gun for maintenance shop
AutoZone, Inc.	3/8/2021	45080	68.29	Motor oil absorbent and recovery strap
Total AutoZone, Inc.			<u>89.84</u>	
Bank of America	3/8/2021	45081	5,521.90	Credit card charges
Total Bank of America			<u>5,521.90</u>	
Bank of America Merchant SVRS	3/15/2021	March 2021 BofA	1,172.92	Bank of America Account Analysis Fee
Bank of America Merchant SVRS	3/2/2021	8888-0321	21.12	Merchant service fee for Village Hall
Bank of America Merchant SVRS	3/2/2021	MARCH 2021	188.36	Merchant Service Fee- Storage unit March 2021
Total Bank of America Merchant SVRS			<u>1,382.40</u>	
Bernalillo County Fire&Rescue	3/22/2021	45125	20.00	Annual fire inspection fee for storage units
Total Bernalillo County Fire&Rescue			<u>20.00</u>	
Bills Lock & Key	3/22/2021	45126	10.00	2 copies of P&Z Directors office key
Bills Lock & Key	3/22/2021	45126	146.22	Re-key accounting office and add deadbolt to ag center
Total Bills Lock & Key			<u>156.22</u>	
Bohannon Huston	3/22/2021	45127	18,127.37	Professional servcies through 2/26/21 4th street phase 2
Total Bohannon Huston			<u>18,127.37</u>	
Calmat DBA Vulcan Materials Co	3/8/2021	45105	62.72	Asphalt hot mix
Total Calmat DBA Vulcan Materials Co			<u>62.72</u>	
CenturyLink	3/8/2021	45083	170.28	Telephone for storage units
Total CenturyLink			<u>170.28</u>	
City of Albuquerque HR Div.	3/22/2021	45129	7,923.54	Health insurance premium
Total City of Albuquerque HR Div.			<u>7,923.54</u>	
Comcast	3/8/2021	45084	312.61	Comcast service at village hall
Comcast	3/22/2021	45130	150.47	Comcast services at agri-nature center
Total Comcast			<u>463.08</u>	
Dan's Boots & Saddles	3/8/2021	45085	13.98	Dog biscuits
Total Dan's Boots & Saddles			<u>13.98</u>	
Daniel Gerry	3/8/2021	45093	1,294.50	Consulting services for Dan Gerry at Ag Center
Total Daniel Gerry			<u>1,294.50</u>	
Davis Vision, Inc.	3/8/2021	45086	80.18	Vision Insurance for March 2021
Total Davis Vision, Inc.			<u>80.18</u>	
De Lage Landen	3/8/2021	45087	511.96	Period of performance: 3/1/21-3/31/21
Total De Lage Landen			<u>511.96</u>	
Delta Dental of New Mexico	3/8/2021	45088	515.13	Dental insurance premiums
Total Delta Dental of New Mexico			<u>515.13</u>	
Desert Greens Equipment, Inc.	3/8/2021	45089	49.26	Maintenance supplies for vehicles
Total Desert Greens Equipment, Inc.			<u>49.26</u>	
Electro Data LLC	3/8/2021	45090	402.08	power at agri-nature for well
Total Electro Data LLC			<u>402.08</u>	

Village of Los Ranchos de Albuquerque

Check/Voucher Register

From 3/1/2021 Through 3/31/2021

<u>Payee</u>	<u>Check Date</u>	<u>Check Number</u>	<u>Check Amount</u>	<u>Transaction Description</u>
FacilityBUILD, Inc.	3/8/2021	45091	6,960.46	Remodel of village hall, period endind 2/28/21
FacilityBUILD, Inc.	3/22/2021	45131	4,901.51	Remodel of Village Hall, PO 2634
FacilityBUILD, Inc.	3/22/2021	45131	4,108.29	Village hall remodel, PO 2634
Total FacilityBUILD, Inc.			<u>15,970.26</u>	
Flyers Energy LLC	3/8/2021	45092	44.82	Fuel
Flyers Energy LLC	3/22/2021	45132	53.90	Fuel
Total Flyers Energy LLC			<u>98.72</u>	
Fred K Radosevich	3/8/2021	45099	1,119.95	Billing for February 2021
Total Fred K Radosevich			<u>1,119.95</u>	
G & T Auto	3/22/2021	45133	323.09	Fuel
Total G & T Auto			<u>323.09</u>	
Great Lakes Hops	3/8/2021	45094	1,217.80	Hops plants and shipping
Total Great Lakes Hops			<u>1,217.80</u>	
Greenhouse & Garden Supply Inc	3/22/2021	45134	280.23	Supplies for hoop house
Total Greenhouse & Garden Supply Inc			<u>280.23</u>	
Highway Supply LLC	3/22/2021	45135	35.06	Decal/Plaque AG/UV Coating
Highway Supply LLC	3/22/2021	45135	525.44	Hazard panel and safety markers
Total Highway Supply LLC			<u>560.50</u>	
Home Depot Credit Services	3/5/2021	ACH030421	51.28	Paid invoice 1082480, used credit of \$37.66
Home Depot Credit Services	3/22/2021	45136	149.00	Shelf for hoop house
Home Depot Credit Services	3/8/2021	45095	207.23	Supplies and infiltrator items
Home Depot Credit Services	3/8/2021	45095	536.39	supplies for cold storage trailer
Home Depot Credit Services	3/22/2021	45136	398.00	Toilets for Millers Feed
Total Home Depot Credit Services			<u>1,341.90</u>	
Insiteworks P.C.	3/22/2021	45137	4,297.50	Installment payment 1/6 plus tax
Total Insiteworks P.C.			<u>4,297.50</u>	
Internal Revenue Service	3/26/2021	20786623	6,444.06	941 tax deposit for payroll paid on 3/26/2021
Internal Revenue Service	3/12/2021	130010808	6,354.43	941 tax payment for payroll paid on 3/12/2021
Total Internal Revenue Service			<u>12,798.49</u>	
J-H Supply Company	3/22/2021	45138	522.50	Market posts and sign nuts
Total J-H Supply Company			<u>522.50</u>	
James Wagner	3/8/2021	45102	4,600.00	Disk, Laser Level and Plant
Total James Wagner			<u>4,600.00</u>	
Maria G Castillo-Rinaldi	3/22/2021	45144	3,657.77	Professional services and project management for 2/1-2/
Total Maria G Castillo-Rinaldi			<u>3,657.77</u>	
Mutual of Omaha Insurance Comp	3/8/2021	45096	51.39	Short term disability insurance premium paid by employee
Total Mutual of Omaha Insurance Comp			<u>51.39</u>	
myIT	3/22/2021	45139	4,999.99	Monthly server hosting and IT maintenance
Total myIT			<u>4,999.99</u>	
New Mexico Gas Company	3/22/2021	45140	1,375.51	Monthly gas bills
Total New Mexico Gas Company			<u>1,375.51</u>	
NM State Treasurer-PERA	3/12/2021	45122	5,354.31	Municipal plan #2 for payroll paid on 3/12/2021
NM State Treasurer-PERA	3/26/2021	45168	5,354.31	Municipal Plan #2 for payroll paid on 3/26/2021
Total NM State Treasurer-PERA			<u>10,708.62</u>	
Office Depot	3/8/2021	45097	22.45	Cleaning supplies
Office Depot	3/22/2021	45141	6.00	Cork board
Office Depot	3/22/2021	45141	487.98	Desk and bookshelf
Office Depot	3/8/2021	45097	182.93	Office supplies
Office Depot	3/8/2021	45097	2.74	Post-it notes
Office Depot	3/22/2021	45141	6.06	Thermal roll receipt paper
Total Office Depot			<u>708.16</u>	
Plant World, Inc.	3/8/2021	45098	330.00	Boulders Extra Large
Total Plant World, Inc.			<u>330.00</u>	

Village of Los Ranchos de Albuquerque

Check/Voucher Register

From 3/1/2021 Through 3/31/2021

<u>Payee</u>	<u>Check Date</u>	<u>Check Number</u>	<u>Check Amount</u>	<u>Transaction Description</u>
PNM	3/22/2021	45143	5,060.61	Monthly electric bills
Total PNM			<u>5,060.61</u>	
Raul Candelaria	3/8/2021	45082	2,000.00	Bookkeeping services at storage units for 3/1/21-3/15/21
Raul Candelaria	3/22/2021	45128	2,000.00	Bookkeeping services at storage units from 3/16/21-3/31
Total Raul Candelaria			<u>4,000.00</u>	
Sandia Office Supply	3/22/2021	45145	634.20	Office supplies
Sandia Office Supply	3/8/2021	45100	1,825.57	Office supplies and front office furniture
Total Sandia Office Supply			<u>2,459.77</u>	
Sprinkler Irrigation Supply Co	3/22/2021	45146	46.75	1/2 bubbler
Sprinkler Irrigation Supply Co	3/22/2021	45146	213.00	Rotor
Total Sprinkler Irrigation Supply Co			<u>259.75</u>	
Starline Printing	3/8/2021	45101	4,709.82	Village Vision Magazine March 2021 issue
Total Starline Printing			<u>4,709.82</u>	
Square Processing Fees			<u>220.27</u>	
Total Square Processing Fees			<u>220.27</u>	
Stelzner, Winter, Warburton	3/22/2021	45147	13,993.84	General Counsel Services for Feb 2021
Total Stelzner, Winter, Warburton			<u>13,993.84</u>	
Taxation & Revenue	3/22/2021	45169	1,749.97	March 2021 CRS Payment
Taxation & Revenue	3/22/2021	45170	86.00	Worker's Compensation Fee for 1/1/21-3/31/21
Total Taxation & Revenue			<u>1,835.97</u>	
US Postal Service	3/22/2021	45148	204.00	Post office box for storage unit
US Postal Service	3/8/2021	45103	2,500.00	Refill of Permit 466
Total US Postal Service			<u>2,704.00</u>	
Verizon Wireless	3/8/2021	45104	420.46	Verizon cell phones and tablets
Total Verizon Wireless			<u>420.46</u>	
Waste Management of New Mexico	3/8/2021	45106	5.00	Continued service
Waste Management of New Mexico	3/8/2021	45106	430.28	Trash and recycle pickup
Total Waste Management of New Mexico			<u>435.28</u>	
Report Total			<u>141,645.36</u>	
Payroll	3/12/2021		21,080.22	
Payroll	3/26/2021		21,560.18	
LGIP Fee			158.90	
Report Total			<u>184,444.66</u>	
Cash Report Expenditures 3/31/2021			<u>184,444.66</u>	

8. FINANCIAL BUSINESS

- B.** DISCUSSION AND APPROVAL OF RESOLUTION NO. 2021-04-01; AUTHORIZING THE APPROVAL OF FY 2019/2020 VILLAGE OF LOS RANCHOS DE ALBUQUERQUE FINANCIAL AUDIT IN ACCORDANCE WITH NMAC 2.2.2.10 M. (4). (PREPARED BY JARAMILLO ACCOUNTING GROUP LLC (JAG))

**STATE OF NEW MEXICO
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
RESOLUTION NO. 2021-04-01**

A RESOLUTION ACCEPTING AND APPROVING THE FY 2019/2020 AUDIT

WHEREAS, the Village of Los Ranchos is required by statute to contract with an independent auditor to perform the required annual audit or agreed upon procedures for Fiscal Year 2019/2020; and,

WHEREAS, the Village of Los Ranchos Board of Trustees has directed the accomplishment of the audit for FY 2019/2020 be completed; and,

WHEREAS, this audit has been completed and presented to the Village of Los Ranchos Board of Trustees per the Letter from the State Auditor authorizing release of the FY 2019/2020 audit.

WHEREAS, NMAC 2.2.2.10 (M) (4) states Once the audit report is officially released to the agency by the state auditor (by a release letter) and the required waiting period of five calendar days has passed, unless waived by the agency in writing, the audit report shall be presented by the IPA, to a quorum of the governing authority of the agency at a meeting held in accordance with the Open Meetings Act, if applicable. This requirement only applies to agencies with a governing authority, such as a board of directors, board of county commissioners, or city council, which is subject to the Open Meetings Act. The IPA shall ensure that the required communications to those charged with governance are made in accordance with AU-C 260.12 to 260.14.

NOW THEREFORE, BE IT RESOLVED, that the Village of Los Ranchos Board of Trustees does hereby accept and approve the completed audit report and findings as indicated within this document.

PASSED, APPROVED, AND ADOPTED by the Village of Los Ranchos de Albuquerque Board of Trustees this 14th day of April 2021.

[SEAL]

ATTEST:

MUNICIPAL GOVERNING BOARD
LOS RANCHOS DE ALBUQUERQUE

Danielle Sedillo-Molina, Clerk

Donald T. Lopez, Mayor

Pablo Rael, Mayor Pro Tem/Trustee

Allen Lewis, Trustee

Sandra Pacheco, Trustee

Tom Riccobene, Trustee

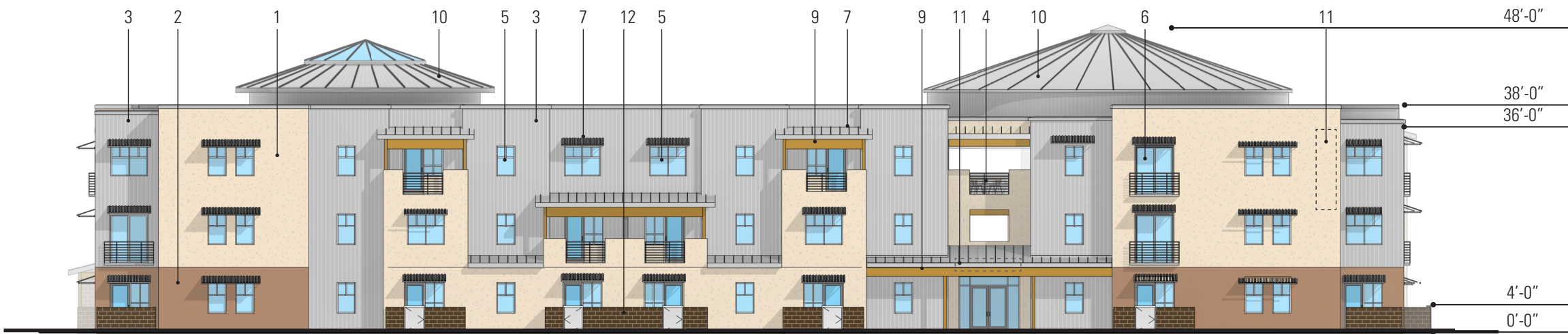
10. OLD BUSINESS

- A. CHAD RENNAKER; PALINDROME COMMUNITIES, VILLAGE CENTER UPDATE.**



GENERAL NOTES	
OVERALL SITE AREA: 12.4 ACRES	
ZONING: VILLAGE CENTER PROJECT AREA	
<p>A. THIS MASTER PLAN DRAWING IS ILLUSTRATIVE AND DESIGNED TO CONVEY INTENT BUT NOT SPECIFIC OR FINAL BUILDING FOOTPRINTS.</p> <p>B. LANDSCAPE COVERAGE OF 15% FOR THE ENTIRE DEVELOPMENT. AN ALTERNATIVE LANDSCAPE PLAN MAY BE REQUIRED. COVERAGE BY LOT WILL VARY.</p> <p>C. PARKING COVERAGE BASED ON USE STANDARDS AND PROXIMITY TO USE. AN ALTERNATE PARKING PLAN MAY BE REQUIRED. MINIMUM STANDARDS BY USE ARE LISTED BELOW PER SITE.</p> <p>D. SETBACK REQUIREMENTS ARE AS FOLLOWS: 4TH STREET: FIVE (5) FEET MINIMUM OSUNA RD: (5) FEET MINIMUM CHAMISAL LATERAL: TWENTY-FIVE (25) FEET MINIMUM SOUTH PROPERTY LINE THAT ABUTS R3 ZONE: FIFTEEN (15) FEET MINIMUM</p>	
SITE 1	
SITE AREA: 85,325 SF	
PROPOSED USES: MULTI-FAMILY, RETAIL	
REQUIRED PARKING: ONE (1) SPACE PER RESIDENCE AND TWO (2) SPACES PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA OF RETAIL SPACE	
SITE 2	
SITE AREA: 93,979 SF	
PROPOSED USES: MULTI-FAMILY, RETAIL	
REQUIRED PARKING: ONE (1) SPACE PER RESIDENCE AND TWO (2) SPACES PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA OF RETAIL SPACE	
SITE 3	
SITE AREA: 87,455 SF	
PROPOSED USE: SENIOR HOUSING	
REQUIRED PARKING: ONE (1) SPACE PER RESIDENCE	
SITE 4	
SITE AREA: 117,692 SF	
PROPOSED USES: COMMERCIAL, RETAIL	
REQUIRED PARKING: TWO (2) SPACES PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA OF RETAIL SPACE AND ONE (1) SPACE PER ROOM FOR LODGING	
SITE 5	
SITE AREA: 74,265 SF	
PROPOSED USE: SINGLE FAMILY/TOWNHOMES	
REQUIRED PARKING: ONE (1) SPACE PER RESIDENCE	
SITE 6	
SITE AREA: 81,715 SF	
PROPOSED USES: GROCERY, RETAIL	
REQUIRED PARKING: TWO (2) SPACES PER ONE THOUSAND (1,000) SQUARE FEET OF GROSS FLOOR AREA	

NORTH
 A1 SITE PLAN
 1" = 40'-0"



West Elevation - Main Entrance
1/32" = 1'-0"

- Keynotes
1. Stucco System - Color #1 - Base color - light tan/cream
 2. Stucco System - Color #2 - Accent color - warm earth tone
 3. Corrugated Metal Siding - Galvanized Metal - Agricultural Feel
 4. Guardrail - Metal Fabrication
 5. Residential Vinyl Windows
 6. Sliding Patio Door at Juliet Balconies
 7. Steel Awning - Sloping Metal Roof - Corrugated Metal
 8. Exterior Steel Stair (Vertical Circulation) (*Elevator not in view.*)
 9. Wood Lintel and Wood Column - Los Ranchos-style Accent
 10. Cylindrical Silo Design Element
 11. Building Signage - Illuminated
 12. Patio Walls
 13. Electrical Meters

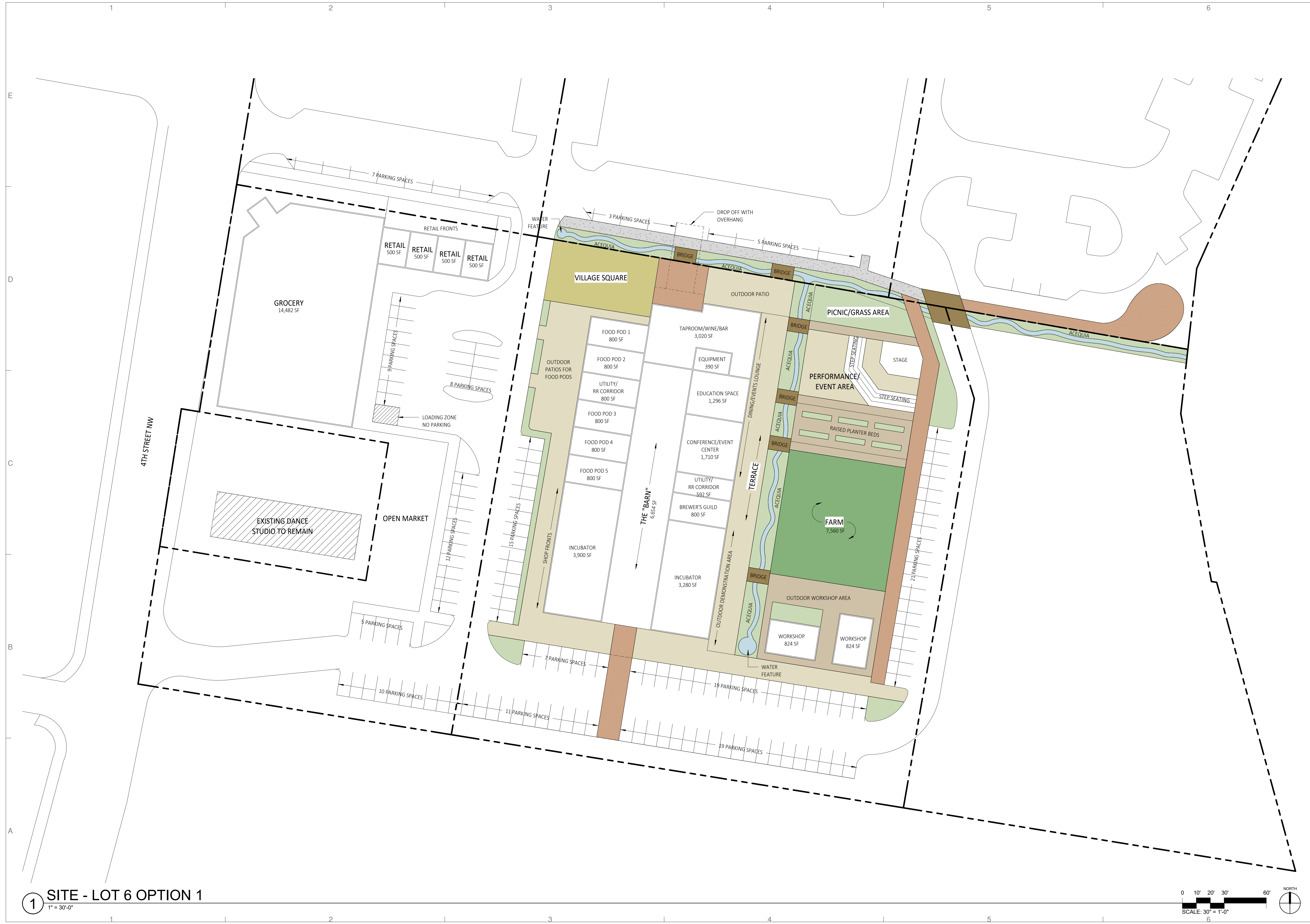


East Elevation - Courtyard
1/32" = 1'-0"

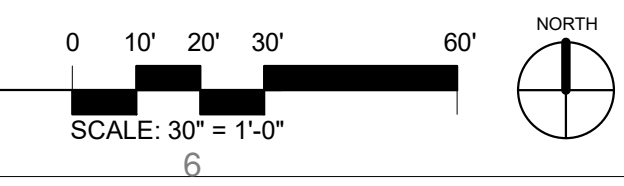


North Elevation - Osuna Road
1/32" = 1'-0"

South Elevation - Trailhead
1/32" = 1'-0"



1 SITE - LOT 6 OPTION 1
1" = 30'-0"



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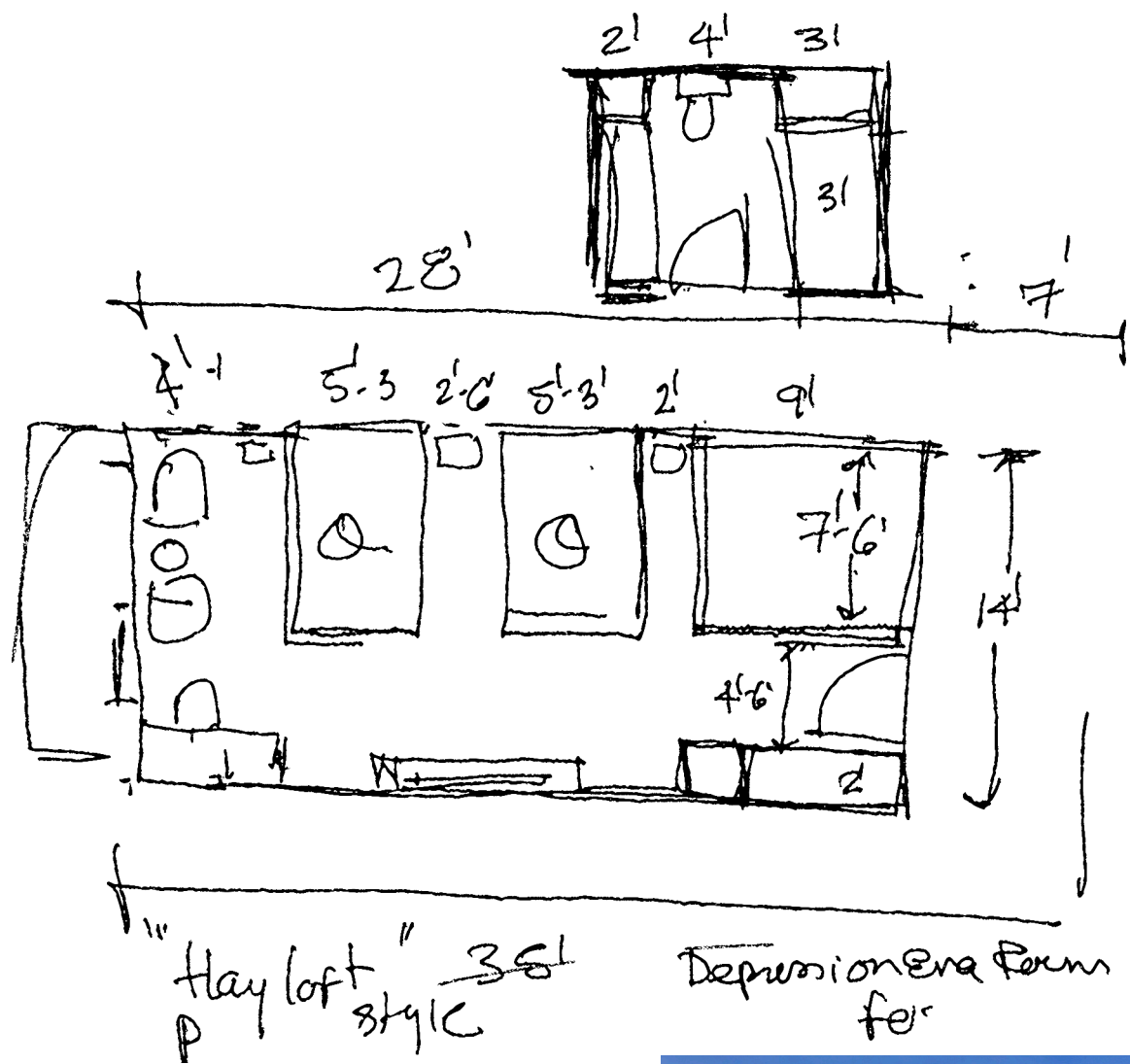
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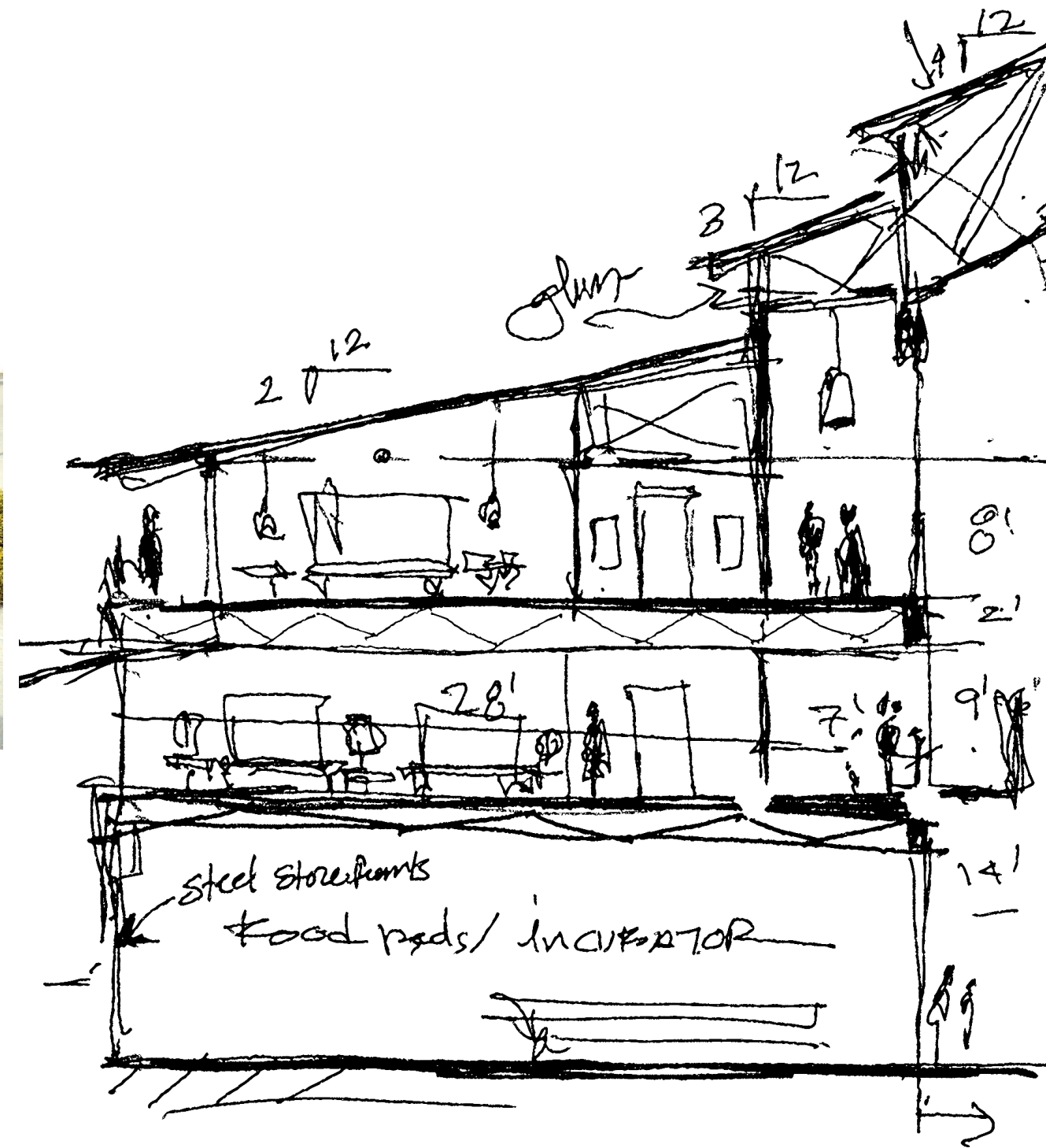
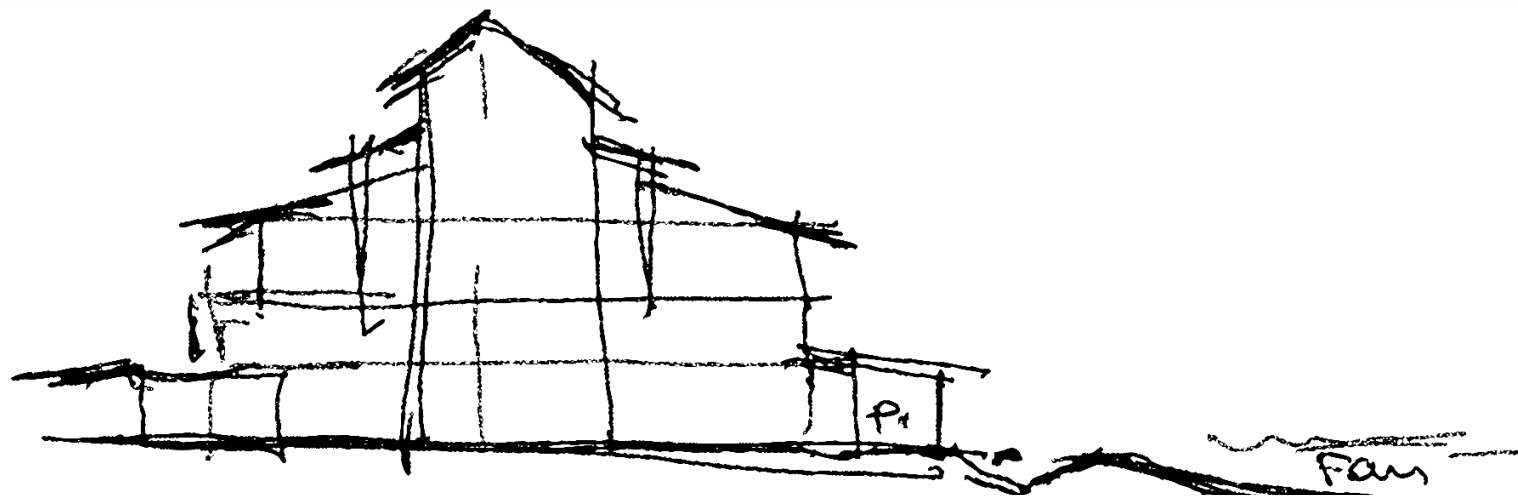
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AS-101





12. NEW BUSINESS

- A.** DISCUSSION AND APPROVAL TO ADOPT ORDINANCE NO. 275; AN ORDINANCE AMENDING CHAPTER 7, ARTICLE 2, SECTION 5 OF THE VILLAGE OF LOS RANCHOS ANIMAL CONTROL ORDINANCE PROVIDING FOR NOISES CREATED BY LIVESTOCK TO BE EXEMPT FROM PROVISIONS REGARDING ANIMALS DISTURBING THE PEACE.

**STATE OF NEW MEXICO
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
ORDINANCE NO. 275**

AMENDING CHAPTER 7, ARTICLE 2, SECTION 5 OF THE VILLAGE OF LOS RANCHOS ANIMAL CONTROL ORDINANCE PROVIDING FOR NOISES CREATED BY LIVESTOCK TO BE EXEMPT FROM PROVISIONS REGARDING ANIMALS DISTURBING THE PEACE.

WHEREAS, the Village is an agricultural community and has provisions to allow for agriculture, including livestock; and

WHEREAS, §7.4.2(B) of the Village of Los Ranchos Nuisances, Misconduct, and Common Offenses Ordinance defines excessive noise and provides an exception for noise created by livestock while §7.2.5(G) of the Village of Los Ranchos Animal Control Ordinance does not provide for that same exception.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE:

SECTION 1. Chapter 7, Article 2, Section 5, subsection (G)(1) is hereby amended as follows:

§ 7.2.5 OWNER’S DUTIES AND PROHIBITED ACTIVITIES

(G) ANIMALS DISTURBING THE PEACE.

1. It is unlawful for a person to allow an animal to persistently or continuously bark, howl or make noise common to their species or otherwise disturb the peace and quiet of inhabitants of the Village. [This provision shall not apply to any noise from livestock.](#)

SEVERABILITY CLAUSE: Should any section, subsection, paragraph, sentence, clause, phrase, provision, or part hereof is for any reason declared unconstitutional or invalid, the validity of the remaining portions hereof shall not be affected since it is the expressed intent of the Board to pass each section, subsection, paragraph, sentence, clause, phrase, provision, and every part thereof separately and independently of every other part.

COMPILING CLAUSE: This Ordinance shall be incorporated in and compiled as a part of the Code of Ordinances of the Village of Los Ranchos de Albuquerque, as provided herein.

EFFECTIVE DATE AND PUBLICATION: This Ordinance shall become effective and be in full force and effect from and after its passage, publication and posting, according to law.

PASSED, APPROVED AND ADOPTED by the Governing Body of the Village of Los Ranchos de Albuquerque this 14th day of April 2021.

{SEAL}

APPROVED:

Donald T. Lopez, Mayor

ATTEST:

Danielle Sedillo-Molina, Clerk

12. NEW BUSINESS

- B.** DISCUSSION AND APPROVAL TO ADVERTISE ORDINANCE NO. 276; AN ORDINANCE AMENDING DEFINITION OF VARIANCE; AMENDING VARIANCE APPLICATION AND APPROVAL PROCESS; AND AMENDING AREA REGULATIONS FOR A-1 ZONE TO ALLOW FOR SMALLER SETBACKS FOR LEGALLY NON-CONFORMING PROPERTIES LESS THAN HALF THE A-1 LOT SIZE MINIMUM.

**STATE OF NEW MEXICO
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
ORDINANCE NO. 276**

AMENDING DEFINITION OF VARIANCE; AMENDING VARIANCE APPLICATION AND APPROVAL PROCESS; AND AMENDING AREA REGULATIONS FOR A-1 ZONE TO ALLOW FOR SMALLER SETBACKS FOR LEGALLY NON-CONFORMING PROPERTIES LESS THAN HALF THE A-1 LOT SIZE MINIMUM.

WHEREAS, after review of the existing and prior iterations of the application of and approval process for a requested “variance”(at Chapter 9, Article 2, Section 25, subsection (E)(7)), the Planning & Zoning Commission formed a subcommittee to clarify and update the application of and approval process for variance requests; and

WHEREAS, the subcommittee researched variance language from other New Mexico communities and drafted recommended changes to the definition of the term “variance” and the application of a variance request; and

WHEREAS, such recommended changes were vetted by the Planning & Zoning Commission; and

WHEREAS, the proposed revisions to the definition of variance and the variance subsection both clarify and simplify the existing language; and

WHEREAS, the proposed change to the A-1 zone setbacks reflects a desire to simplify the process for development of legally non-conforming properties with the extenuating circumstance of a small lot size.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE:

SECTION 1. Chapter 9, Article 2, Section 3, subsection (B) is hereby amended as follows:

§ 9.2.3 DEFINITIONS

(B) SPECIFIC DEFINITIONS.

VARIANCE means a ~~variation~~ deviation from the strict application of the Zoning Code; ~~however, use of premises shall never be changed via a variance. A dispensation permitted on~~ for an individual parcels of property, due to unusual or unique circumstances of the land or other considerations, as a method of alleviating unnecessary hardship by allowing a reasonable departure from the Code, according to standards and criteria as fully described in the Variance section of the Code. ~~lot size or setback regulations due to unusual or unique circumstances of the land. Financial gain or loss shall never be the deciding factor in granting a variance unless the property owner would be deprived of all economically feasible use of the property.~~

SECTION 2. Chapter 9, Article 2, Section 25, subsection (E)(7) is hereby amended as follows:

§ 9.2.25 APPLICATION AND APPROVAL PROCESS

E. COMMISSION/BOARD ISSUED PERMITS. The following permits and any appeal of the Planning Director's decision may be approved by the Commission according to the Matrix, or considered by the Commission for approval and forwarded to the Board with a recommendation for approval.

(7) Variance. ~~This provision applies to applications for variances from the terms of this Chapter 9.~~

(a) A variance may be granted ~~from the terms of this Section~~ if:

~~(a)~~ 1. The variance is in conformance with the goals and policies of the Village Master Plan; ~~and~~

~~1.~~ 2. It is not contrary to the public interest ~~in protecting and fostering the character of the vicinity and the Village, and will not cause material adverse impacts on adjacent property, the neighborhood, or the community;~~ and

~~2.~~ 3. Owing to special conditions, a literal enforcement of this ~~Chapter 9 Section~~ will result in unnecessary hardship.

~~3. Use of premises shall never be changed via a variance.~~

(b) ~~Unnecessary Hardship Criteria.~~ ~~For purposes of this section,~~ Enforcement of this Chapter 9 ~~Section shall~~ may be deemed to cause unnecessary hardship if:

1. When compared with other land in the vicinity ~~and located in the Village,~~ subject to the same provisions, the parcel is exceptional by reason of physical characteristics of the land that existed when the provisions were adopted or which were created by natural forces or by government action for which no compensation was paid; ~~or~~

2. When compared to other land in the vicinity ~~and located in the Village,~~ subject to the same provisions, the parcel is exceptional by reason of the condition or use of the parcel or of other land in the vicinity which condition or use existed when the provisions were adopted; ~~or~~

3. The parcel is irregular or unusually narrow in shape, and the condition existed when provisions were adopted or was created by natural force or government action for which no compensation was paid; ~~or~~

4. Circumstances have created a condition under which no reasonable use can be made of the land without the requested variance, provided however, that the fact that the affected parcel might have a greater value with the variance is not sufficient or justification in itself to authorize a variance; ~~or .Financial gain or loss shall never be the deciding factor in granting a variance unless the property owner would be deprived of all economically feasible use of the property.~~

5. Other relevant factors exist that when taken into account indicate that granting of the variance is substantially justifiable giving proper weight to the interests of the property owner, the public interest in protecting and fostering the character of the vicinity and the Village, and the intent and purpose of the Master Plan and Zone Code. ~~The development proposed in the variance differs from that allowed in this Ordinance only enough to relieve the alleged hardship; or~~

~~6. The alleged hardship is such that relief is justifiable in accordance with the goals and policies of the Master Plan.~~

(c) General principles applicable to all variances:

1. ~~Use of premises shall never be changed via a variance~~ The requested variance shall not effectuate or be deemed to have authorized a zone change or in any manner affect the zoning of any property; and

2. Financial gain or loss shall never be the deciding factor in granting a variance unless the property owner would be deprived of all economically feasible use of the property; and

3. The requested variance differs from that allowed in ~~the Code~~ this Chapter 9 only enough to relieve the alleged hardship; and

4. The alleged hardship was not self-imposed by the property owner; and

~~(e)~~ 5. An application for a variance for the same property will not be considered if another application has ~~not~~ been filed within six (6) months from the date of the final action on a prior application; and

~~(d)~~ 6. Each and every variance is unique to the circumstances of the property for which it was granted; the granting of one variance does not set precedence for later variances.

SECTION 3. Chapter 9, Article 2, Section 7, subsection (E) is hereby amended as follows:

§ 9.2.7 A-1 AGRICULTURAL/RESIDENTIAL ZONE (1 residential unit/one acre)

(E) AREA REGULATIONS. These regulations apply to all A-1 zoned properties in the Village.

(5) For very narrow (less than ~~sixth~~ sixty (60) feet wide) tripa, unusually small, and/or unusual shaped lots, one side yard setback may be reduced to less than ten (10) feet providing building height meets the conditions of this Section.

(6) For legally non-conforming lots fifty percent (50%) or smaller than the minimum lot area, setbacks may be reduced to conform to the setbacks of the R-2 zone. These reductions may be approved by the Planning Director on a case-by-case basis without requiring the Variance process, provided the reductions are in conformity with the goals and policies of the Master Plan and are not contrary to the public interest.

~~(6)~~ (7) Permeable surfaces shall be a minimum of sixty percent (60%) of lot area.

SEVERABILITY CLAUSE: Should any section, subsection, paragraph, sentence, clause, phrase, provision, or part hereof is for any reason declared unconstitutional or invalid, the validity of the remaining portions hereof shall not be affected since it is the expressed intent of the Board to pass each section, subsection, paragraph, sentence, clause, phrase, provision, and every part thereof separately and independently of every other part.

COMPILING CLAUSE: This Ordinance shall be incorporated in and compiled as a part of the Code of Ordinances of the Village of Los Ranchos de Albuquerque, as provided herein.

EFFECTIVE DATE AND PUBLICATION: This Ordinance shall become effective and be in full force and effect from and after its passage, publication and posting, according to law.

PASSED, APPROVED, and ADOPTED by the Governing Body of the Village of Los Ranchos de Albuquerque this 12th day of May 2021.

{SEAL}

APPROVED:

Donald T. Lopez, Mayor

ATTEST:

Danielle Sedillo-Molina, Clerk

Trustees: Supplemental documents presented to the Planning & Zoning Commission on variances, which includes explanations for the suggested changes and the research conducted.

REPORT OF VARIANCE SUBCOMMITTEE ON RECOMMENDED CHANGES TO LOS RANCHOS ORDINANCES

TO: Los Ranchos Planning and Zoning Commission

FROM: Variance Subcommittee (Lynn Eby, Dan Gay, Gil Benavides) and Planning Director Justice

DATE: March 9, 2021

The Commission has encountered problems interpreting and applying the Variance section of the Zoning Code. Planning Director Tiffany Justice presented an analysis of the variance language in the P&Z packet for the September 2020 meeting. See *"Discussion of Variance Language" attached*. In it, she suggested the Definition of Variance was too restrictive, and presented a few options to clarify the hardship criteria. The presentation delved into the history and development of the Los Ranchos variance ordinance from 1959 through the present. The Commission decided to form a subcommittee to study the issues in more depth and report back to the Commission with its recommendations.

The Variance Subcommittee met several times to study the issue further. Planning Director Justice prepared a report for the subcommittee with examples of ordinances from other NM municipalities. The report also contained a list of variance requests brought before the P&Z Commission over the past ten years. See *"Variance - Comparison with Other New Mexico Communities" attached*.

Most variance requests in the past 10 years have been for structures in setbacks, followed by lot size, fence/wall height, and other unique types. No clear pattern could be seen from looking at past variance requests that resulted in split votes. The existing language and punctuation in the Variance ordinance seemed to be creating problems with interpretation and implementation by the Commission.

This memo contains recommendations for changes to ordinances in three areas. Part I - Definition of Variance; Part II - Variance and Hardship Criteria; Part III - Zone Area Requirements.

In each Part the existing ordinance is quoted (*in italics*), and then our recommended changes are presented (**in bold**).

Part I. DEFINITION OF VARIANCE

This Part contains our recommendation for a change in the Definition of Variance to more general language.

A. The existing ordinance, Sec. 9.2.3 (B):

VARIANCE means a variation from the strict application of the Zoning Code; however, use of premises shall never be changed via a variance. A dispensation permitted on individual parcels of property as a method of alleviating unnecessary hardship by allowing a reasonable departure from lot size or setback regulations due to unusual or unique circumstances of the land. Financial gain or loss shall never be the deciding factor in granting a variance unless the property owner would be deprived of all economically feasible use of the property.

While it is a common provision in variance ordinances that “use of premises may not be changed” via a variance, we recommend that this language be removed from the definition and incorporated into the substantive variance section of the Code discussed in Part II.

Variances can be sought from many more Code requirements than those mentioned in the existing definition (lot size or setback regulations), for example fence and wall height, building height, size and location of signs, access easements, FAR maximum, and in commercial zones, design regulations, etc. Therefore, it is not helpful to mention only lot size and setback regulations in the definition.

As for the language in the last sentence about “financial gain or loss” not being the deciding factor unless the owner would be deprived of all economically feasible use of the property, this concept is covered in the substantive Variance section of the Code (see Part II of memo), and need not be included in the definition.

B. Proposed change to Definition of Variance:

VARIANCE means a deviation allowed from the strict application of the Zoning Code for an individual parcel of property, due to unusual or unique circumstances of the land or other considerations, as a means of alleviating unnecessary hardship by allowing a reasonable departure from the Code, according to standards and criteria as fully described in the Variance sections of the Code.

Part II. VARIANCE AND HARDSHIP CRITERIA

A. The existing ordinance, Sec. 9.2.25 (E)(7), adopted 1/8/2014:

*(7) **Variance.** A variance may be granted from the terms of this Section if:*

(a) The variance is in conformance with the goals and policies of the Village Master Plan;

1. It is not contrary to the public interest; and

2. Owing to special conditions, a literal enforcement of this Section will result in unnecessary hardship.

3. Use of premises shall never be changed via a variance.

(b) For purposes of this section, enforcement of this Section shall be deemed to cause unnecessary hardship if:

1. When compared with other land in the vicinity subject to the same provisions, the parcel is exceptional by reason of physical characteristics of the land that existed when the provisions were adopted or which were created by natural forces or by government action for which no compensation was paid;

2. When compared to other land in the vicinity subject to the same provisions, the parcel is exceptional by reason of the condition or use of the parcel or of other land in the vicinity which condition or use existed when the provisions were adopted;

3. The parcel is irregular or unusually narrow in shape, and the condition existed when provisions were adopted or was created by natural force or government action for which no compensation was paid;

4. Circumstances have created a condition under which no reasonable use can be made of the land without the requested variance, provided however, that the fact that the affected parcel might have a greater value with the variance is not sufficient or justification in itself to authorize a variance. Financial gain or loss shall never be the deciding factor in granting a variance unless the property owner would be deprived of all economically feasible use of the property.

5. The development proposed in the variance differs from that allowed in this Ordinance only enough to relieve the alleged hardship; or

6. The alleged hardship is such that relief is justifiable in accordance with the goals and policies of the Master Plan.

(c) An application for a variance for the same property has not been filed within six (6) months from the date of the final action on a prior application.

(d) Each and every variance is unique to the circumstances of the property for which it was granted; the granting of one variance does not set precedence for later variances.

First, for clarity we reorganized the entire section into 3 parts: an introductory section (a); a section on hardship criteria (b); and a general principles section (c).

Second, we recognized that the punctuation was a frequent source of confusion, with a period after criterion 4 and “or” after criterion 5. We also realized criterion 5 does not really belong in a list of hardship criteria, and criterion 6 was too general, causing confusion. Therefore, rather than just changing the punctuation, we moved criterion 5 into the “general principles” section (c) as #3, and incorporated the idea of justifiable relief in criterion 6 into the new criterion 5.

Third, new hardship criterion 5 is stricter than current criterion 6, but hopefully still flexible enough to accomplish the purpose, which is to provide an avenue to apply for broader categories of variances than lot size and setbacks. Planning Director Justice’s September 2020 memo indicated that since the first 4 hardship criteria are directly tied to the land, broader language would allow for appropriate interpretation for variances from other provisions of the Code such as fence height, building height or FAR maxima for residential properties, or for design regulations for commercial properties.

On a technical note, references to “of this Section” and “in this Ordinance” have been clarified.

B. Proposed changes to Sec. 9.2.25 (E)(7):

(7) Variances. This provision applies to applications for variances from the terms of this Chapter 9 Article 2.

(a) A variance may be granted if:

- 1. The requested variance is in conformance with the goals and policies of the Master Plan; and**
- 2. The requested variance is not contrary to the public interest in protecting and fostering the character of the vicinity and the Village, and will not cause material adverse impacts on adjacent property, the neighborhood, or the community; and**
- 3. Owing to special conditions, a literal enforcement of this Chapter 9 will result in unnecessary hardship.**

(b) Unnecessary Hardship Criteria. Enforcement of this Chapter 9 may be deemed to cause unnecessary hardship in the following circumstances:

- 1. When compared with other land in the vicinity and located in the Village, subject to the same provisions, the parcel is exceptional by reason of physical characteristics of the land that existed when the provisions were adopted or which were created by natural forces or by government action for which no compensation was paid; or**
- 2. When compared to other land in the vicinity and located in the Village, subject to the same provisions, the parcel is exceptional by reason of the condition or use of the parcel or of other land in the vicinity which condition or use existed when the provisions were adopted; or**
- 3. The parcel is irregular or unusually narrow in shape, and the condition existed when provisions were adopted or was created by natural force or government action for which no compensation was paid; or**

4. Circumstances have created a condition under which no reasonable use can be made of the land without the requested variance, provided however, that the fact that the affected parcel might have a greater value with the variance is not sufficient or justification in itself to authorize a variance; or

5. Other relevant factors exist that when taken into account indicate that granting of the variance is substantially justifiable giving proper weight to the interests of the property owner, the public interest in protecting and fostering the character of the vicinity and the Village, and the intent and purpose of the Master Plan and Zone Code.

(c) General principles applicable to all variances:

1. Use of premises shall never be changed via a variance; and

2. Financial gain or loss shall never be the deciding factor in granting a variance unless the property owner would be deprived of all economically feasible use of the property; and

3. The requested variance differs from that allowed in this Chapter 9 only enough to relieve the alleged hardship; and

4. The alleged hardship was not self-imposed by the property owner; and

5. An application for a variance for the same property will not be considered if another application has been filed within six (6) months from the date of the final action on a prior application; and

6. Each and every variance is unique to the circumstances of the property for which it was granted; the granting of one variance does not set precedence for later variances.

Part III. ZONE AREA REQUIREMENTS

As most variance applications are for structures in setbacks and there are a number of A-1 zoned properties in the Village that are less than one acre, the subcommittee discussed revising another section of the code that could provide fair application of the setbacks for properties of that size without necessitating a variance. This would make development on those smaller A-1 zoned properties easier for the property owner while still complying with setbacks applicable in other zones of the Village. Note that this Part suggests a change in Section 7, different from the Variance Section 25.

Section 9.2.7 A-1 Agricultural/Residential Zone (1 residential unit/one acre)

This section establishes the A-1 Zone.

Subsection (A) *“The purpose of this section is to preserve the residential/agricultural character of the area and accompanying open spaces while allowing low density residential development permitted in this zone at one (1) dwelling unit per one acre in conformance with the Master Plan.”*

Subsection (E) AREA REQUIREMENTS subsection (2) establishes the **setbacks** for A-1 Zone: *“Front 25”, Side 15’, Rear 25’, when property abuts an irrigation ditch or drain 25’.*”

Subsection (E)(3) *“Preservation of Open Space and Vistas”* generally requires larger setbacks as described in Subsection (E)(3) (a) through (e) for property along Rio Grande Blvd. in North or South RG Character Area (A or B).

Subsection (E)(3)(g) provides an exception in the Rio Grande areas: *“When necessary to allow development in a conventional residential configuration, the rear setback may be reduced to fifteen (15) feet, side setbacks may be reduced to ten (10) feet, without requiring the Variance process, with Planning Director approval on a case by case basis.”*

Subsection (E)(5) provides another exception to all properties in the A-1 zone: *“For very narrow (less than sixth [sic] (60) feet wide) tripa, unusually small, and/or unusual shaped lots, one side yard setback may be reduced to less than ten (10) feet providing building height meets the conditions of this Section.”*

Proposed change: Add the following as subsection (E)(7):

(7) For legally nonconforming lots that are 50% or smaller than the one-acre minimum, setbacks may be reduced to conform to the setbacks in the R-2 zone. These reductions may be approved by the Planning Director on a case-by-case basis without requiring the Variance process, provided that the reductions are in conformity with the goals and policies of Master Plan and are not contrary to the public interest.

These are the existing Setback Requirements:

	Front	Side	Rear
A-1 zone	25 ft.	15 ft.	25 ft.
R-2 and R-3 zones	20 ft.	10 ft.	15 ft.

Discussion of Variance Language

Commissioners,

The purpose of the variance has been to allow exception under strict unique circumstances. Over time those circumstances were clarified as hardships and those hardships have remained roughly the same. The focus of this discussion is the grammatical differences between the hardship criteria and how that impacts interpretation—what qualifies as a hardship and is the Village code’s language too broad or vague, too strict, or too lenient? The language for the variance has changed over time, and separate variance language exists for a variance from site development plan requirements. That language is not included in this discussion.

Some consistent factors in the variance language: conformance with the Village Master Plan, not contrary to the public interest, and unnecessary hardship.

The six hardship criteria were introduced in Ordinance No. 120 in June 1994. The biggest grammatical changes to the six hardship criteria were done in Ordinance No. 125 in December 1994. Prior to No. 120, the variance language refers to hardship but does not specify what would be considered a hardship, leaving interpretation very broad. Ordinance No. 183 (2003) and No. 240 (2013) had an additional hardship criteria for granting variances in the VC or C-1 zone, which was removed in No. 243 (2014). No. 243 also added a bit of clarification to the financial hardship criteria 4 and included language specifying that a variance does not set precedence for later variances.

The way the variance language is currently written, to qualify for a hardship an applicant must meet at least one of the six criteria, as the criteria are separated by semi-colons and one “or” between 5 and 6. The concern with this hardship qualification is that 5 and 6 are much easier to meet than 1-4. 5 allows a variance granted only enough to relieve the alleged hardship. If the alleged hardship is only criteria 5, the logic is circular. 6 leaves some room for interpretation by the Commission. Based on the current and last master plans (2035 and 2020), all variances do not conform with the goals and policies of the Master Plan because there is language in those plans stating to enforce the code. But there is also language in the Master Plan supporting some activities that are the basis for applicants’ hardship arguments, such as supporting agriculture, the ditches, and open space. For criteria 6, the Commission can interpret that support in the Master Plan justifies the hardship if it outweighs the contrary language, or vice versa.

Criteria 1-4 are directly tied to the land, which reflects the intent of the variance, as seen in the definitions section of the code:

“VARIANCE means a variation from the strict application of the Zoning Code; however, use of premises shall never be changed via a variance. A dispensation permitted on individual parcels of property as a method of alleviating unnecessary hardship by allowing a **reasonable departure from lot size or setback regulations** due to unusual or unique circumstances of the land. Financial gain or loss shall never be the deciding factor in granting a variance unless the property owner would be deprived of all economically feasible use of the property.” (Emphasis added)

However, using this strict application tied to the land, there is no opportunity to obtain a variance for other regulations, such as fence height, building height or FAR maximum for residential properties. There is also no opportunity to obtain a variance from those regulations and others, such as design regulations, for commercial properties. One could argue that there are no circumstances that would necessitate a variance from these regulations, however we cannot assume this, and broader language allows for appropriate interpretation when the circumstances arise. The original variance language also accounted for height and the next version of the

variance language also accounted for dimension, distance, and parking as well. Variances do not need to be granted solely for lot size or setbacks.

One factor that the variance language does not address is safety. Residents have requested variances on the grounds of safety incidents that have occurred at their property. Safety is supported by the code but does not strictly meet the hardship criteria as it is not tied to the land, rather the circumstances around the property. In those cases, 5 and 6 are the only basis for granting the variance. However, solely referring to criteria 5 and 6 means that so long as the proposed hardship is related to supporting agriculture, economic development, residential development, open space, ditches, etc. the relief could be justified depending on interpretation.

The variance has also been used for applications of the legally non-conforming use language, which provides allowances, but only by the Commission. There is no application for legally non-conforming uses, but the language in the code takes it before the Commission. This may be grounds for creating a new application specifically for legally non-conforming uses, however the language in the legally non-conforming uses allowing the Commission to grant legally non-conforming uses and structures is in itself a variance, so the current application is reasonable.

Options:

1. The criteria for granting a variance are not changed.

For 25 years the criteria have been roughly the same, with one of the six criteria sufficient to be considered a hardship. However, the Commission can weigh criteria 5 and 6 less than criteria 1-4. Applicants are cautioned before applying that the more hardship criteria they can meet, the better their chances for approval. The language says that “A variance *may* be granted from the terms of this Section” (emphasis added) if it conforms with the Master Plan, meets a criteria of hardship, and does not change the use. If an applicant is requesting something that is not an unreasonable burden, the Commission is not obligated to grant a variance that solely meets criteria 5 and 6.

The Commission could focus on consistent interpretation and the intent of the code. This leaves the option available for those that only meet criteria 5 and 6 for a variance that meets the intent of the code but is not tied to land to be granted a variance, while also not granting a variance to any application that meets only criteria 5 and 6.

2. The criteria for granting a variance are not changed, but the grammar changes how they are applied. OR, Criteria 5 and 6 are removed from the hardship criteria but are kept in the general variance language.

This will restrict the interpretation of a variance to solely the land. The hardship criteria could be listed with 1-4 with “or” between them, meaning the application must meet at least one of them, and have an “and” for the last two criteria. So an application must meet at least one of 1-4, as well as 5 and 6. This would have the same effect as removing criteria 5 and 6 but keeping them in the general variance language.

As all variances should only differ from the code enough to relieve the alleged hardship, criteria 5 can be moved outside of the hardship criteria but still be a factor to consider:

(e) The development proposed in the variance differs from that allowed in this Ordinance only enough to relieve the alleged hardship.

Criteria 6 on the relief justifiable according to the Master Plan is redundant, as (a) already requires that the variance is in conformance with the goals and policies of the Village Master Plan. This criteria could be deleted.

3. A new hardship criteria is created to account for variances from the code not tied to the land but is stricter than criteria 5 and 6.

The Department is open to suggestions for what this hardship criteria would be.

Excerpts of Variance Language from Code Below:

Ordinance No. 2: (May 27, 1959)

“Variances from the strict application of any height, area or set-back requirement of this ordinance may be approved where strict application of the requirements of this ordinance would result in practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of his land or building.”

Ordinance No. 58: (December 12, 1984)

“Variance from the strict application of area, height, dimension, distance, parking, or setback requirements of this ordinance may be allowed by the Board of Trustees in the case of exceptionally irregular, narrow, shallow, or steep lots, or other exceptional physical condition where the strict application of the requirements of this ordinance would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of this land or building. Practical difficulty or unnecessary hardship cannot be found when financial gain, loss, or monetary savings is the basis for the claim of hardship.”

Ordinance No. 120: (June 9, 1994)

“2. Variances. A variance from the terms of this ordinance may be authorized by a majority vote of the Board in appropriate cases and subject to appropriate conditions. The use of a premises may not be changed by a variance. A variance may be granted only if:

- a. It is in conformance with the goals and policies of the Village Master plan,
- b. It is not contrary to the public interest;
- c. Owing to special conditions, a literal enforcement of this ordinance will result in unnecessary hardship

3. For purposes of this section, enforcement of the regular zoning ordinance provisions may be deemed to cause unnecessary hardship if:

- a. When compared with other land in the vicinity subject to the same provisions, the parcel is exceptional by reason of physical characteristics of the land which existed when the provisions were adopted or which were created by natural forces or by government action for which no compensation was paid; **or**
- b. When compared to other land in the vicinity subject to the same provisions, the parcel is exceptional by reason of the condition or use of the parcel or of other land in the vicinity which condition or use existed when the provisions were adopted;
- c. The parcel is irregular or unusually narrow in shape, and the condition existed when provisions were adopted or was created by natural force or government action for which no compensation was paid; **or**

- d. Circumstances have created a condition under which no reasonable use can be made of the land without the requested variance, provided however, that the fact that the affected parcel might have a greater value with the variance is not sufficient or justification in itself to authorize a variance; **and**
- e. The development proposed in the variance differs from that allowed in this ordinance only enough to relieve the alleged hardship.
- f. The alleged hardship is such that relief is justifiable in accordance with the goals and policies of the Village Master Plan.”

Ordinance No. 125: (December 14, 1994)

“2. Variances. A variance from the terms of this Ordinance may be authorized by a majority vote of the Board in appropriate cases and subject to appropriate conditions. The use of a premises may not be changed by a variance. A variance may be granted only if:

- a. It is in conformance with the goals and policies of the Village Master plan;
- b. It is not contrary to the public interest; and
- c. Owing to special conditions, a literal enforcement of this Ordinance will result in unnecessary hardship.

3. For purposes of this section, enforcement of this Ordinance may be deemed to cause unnecessary hardship if:

- a. When compared with other land in the vicinity subject to the same provisions, the parcel is exceptional by reason of physical characteristics of the land which existed when the provisions were adopted or which were created by natural forces or by government action for which no compensation was paid;
- b. When compared to other land in the vicinity subject to the same provisions, the parcel is exceptional by reason of the condition or use of the parcel or of other land in the vicinity which condition or use existed when the provisions were adopted;
- c. The parcel is irregular or unusually narrow in shape, and the condition existed when provisions were adopted or was created by natural force or government action for which no compensation was paid;
- d. Circumstances have created a condition under which no reasonable use can be made of the land without the requested variance, provided however, that the fact that the affected parcel might have a greater value with the variance is not sufficient or justification in itself to authorize a variance;
- e. The development proposed in the variance differs from that allowed in this Ordinance only enough to relieve the alleged hardship; **or**
- f. The alleged hardship is such that relief is justifiable in accordance with the goals and policies of the Village Master Plan.”

Ordinance No. 183: (October 22, 2003)

“Variance. A variance may be granted from the terms of this Ordinance if:

- (a) The variance is in conformance with the goals and policies of the Village Master Plan;
 - (1) It is not contrary to the public interest; and
 - (2) Owing to special conditions, a literal enforcement of this Ordinance will result in unnecessary hardship.
- (b) For purposes of this section, enforcement of this Ordinance shall be deemed to cause unnecessary hardship if:
 - (1) When compared with other land in the vicinity subject to the same provisions, the parcel is exceptional by reason of physical characteristics of the land that existed when the provisions were

- adopted or which were created by natural forces or by government action for which no compensation was paid;
- (2) When compared to other land in the vicinity subject to the same provisions, the parcel is exceptional by reason of the condition or use of the parcel or of other land in the vicinity which condition or use existed when the provisions were adopted;
 - (3) The parcel is irregular or unusually narrow in shape, and the condition existed when provisions were adopted or was created by natural force or government action for which no compensation was paid;
 - (4) Circumstances have created a condition under which no reasonable use can be made of the land without the requested variance, provided however, that the fact that the affected parcel might have a greater value with the variance is not sufficient or justification in itself to authorize a variance;
 - (5) The development proposed in the variance differs from that allowed in this Ordinance only enough to relieve the alleged hardship; or
 - (6) The alleged hardship is such that relief is justifiable in accordance with the goals and policies of the Master Plan.
 - (7) In the VC or C-1 zones only, denial of a variance will result in unnecessary hardship because development can not proceed as a comprehensive whole.
- (c) An application for a variance for the same property has not been filed within 6 months from the date of the final action on a prior application.”

Ordinance No. 240: (October 9, 2013)

“(7) Variance. A variance may be granted from the terms of this section if:

- (a) The variance is in conformance with the goals and policies of the Village Master Plan;
 1. It is not contrary to the public interest; and
 2. Owing to special conditions, a literal enforcement of this section will result in unnecessary hardship.
- (b) For purposes of this section, enforcement of this section shall be deemed to cause unnecessary hardship if:
 1. When compared with other land in the vicinity subject to the same provisions, the parcel is exceptional by reason of physical characteristics of the land that existed when the provisions were adopted or which were created by natural forces or by government action for which no compensation was paid;
 2. When compared to other land in the vicinity subject to the same provisions, the parcel is exceptional by reason of the condition or use of the parcel or of other land in the vicinity which condition or use existed when the provisions were adopted;
 3. The parcel is irregular or unusually narrow in shape, and the condition existed when provisions were adopted or was created by natural force or government action for which no compensation was paid;
 4. Circumstances have created a condition under which no reasonable use can be made of the land without the requested variance, provided however, that the fact that the affected parcel might have a greater value with the variance is not sufficient or justification in itself to authorize a variance;
 5. The development proposed in the variance differs from that allowed in this section only enough to relieve the alleged hardship; or
 6. The alleged hardship is such that relief is justifiable in accordance with the goals and policies of the Master Plan.
 7. In the V-C or C-1 zones only, denial of a variance will result in unnecessary hardship because development can not proceed as a comprehensive whole.

- (c) An application for a variance for the same property has not been filed within 6 months from the date of the final action on a prior application.”

Ordinance No. 243: (January 8, 2014)

“(7) Variance. A variance may be granted from the terms of this section if:

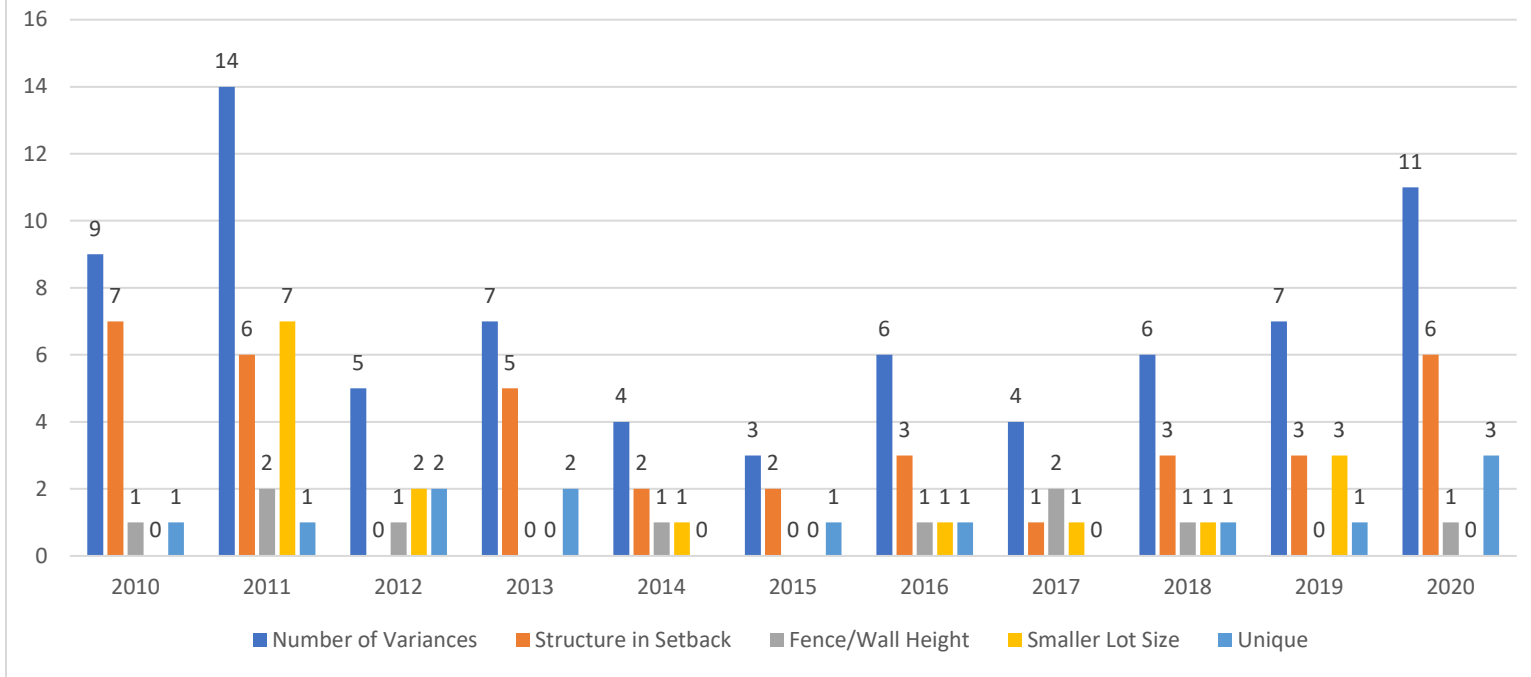
- (a) The variance is in conformance with the goals and policies of the Village Master Plan;
 - 1. It is not contrary to the public interest; and
 - 2. Owing to special conditions, a literal enforcement of this section will result in unnecessary hardship.
 - 3. Use of a premises shall never be changed via a variance.
- (b) For purposes of this section, enforcement of this Section shall be deemed to cause unnecessary hardship if:
 - 1. When compared with other land in the vicinity subject to the same provisions, the parcel is exceptional by reason of physical characteristics of the land that existed when the provisions were adopted or which were created by natural forces or by government action for which no compensation was paid;
 - 2. When compared to other land in the vicinity subject to the same provisions, the parcel is exceptional by reason of the condition or use of the parcel or of other land in the vicinity which condition or use existed when the provisions were adopted;
 - 3. The parcel is irregular or unusually narrow in shape, and the condition existed when provisions were adopted or was created by natural force or government action for which no compensation was paid;
 - 4. Circumstances have created a condition under which no reasonable use can be made of the land without the requested variance, provided however, that the fact that the affected parcel might have a greater value with the variance is not sufficient or justification in itself to authorize a variance. Financial gain or less shall never be the deciding factor in granting a variance unless the property owner would be deprived of all economically feasible use of the property.
 - 5. The development proposed in the variance differs from that allowed in this section only enough to relieve the alleged hardship; or
 - 6. The alleged hardship is such that relief is justifiable in accordance with the goals and policies of the Master Plan.
- (c) An application for a variance for the same property has not been filed within six (6) months from the date of the final action on a prior application.
- (d) Each and every variance is unique to the circumstances of the property for which it was granted; the granting of one variance does not set a precedence for later variances.”

Variance	Topic	Vote	Result	Comments:
V 20-11	Structure (shop) in rear setback	5-0	Deny	R-2 zone (15' rear setback)
V 20-10	Access easement width	5-0	Approve	Met hardship criteria 1, 3, 4, 5, 6
V 20-09	Structure (gazebo) in Rio Grande setback		Withdrawn	
V 20-08	Structure (shed) in side setback	6-0	Deny	R-3 zone (10' side setback). No hardship identified.
V 20-07	Structure (guest house) in side and rear setbacks	4-3	Deny	A-1 zone, half lot size
V 20-06	Structure (shed) in rear setback	5-0	Approve	A-1 zone, half lot size, developable area narrow. Met 3, 5, 6. Non-conforming building supporting argument.
V 20-05	Reduce side setback for structure (main dwelling)	7-0	Approve	Cottonwood tree
V 20-04	Reduce front and rear setback for structure (main dwelling)	5-1	Approve	A-1 zone, .4 lot size, developable area narrow. Met 3, 5, 6.
V 20-03	2 nd floor % of 1 st floor square footage	6-0	Approve	Commercial multi-family dwelling
V 20-02	Allow auto-oriented use in VC zone	4-2	Approve	Non-conforming supporting argument, neighborhood support
V 20-01	Taller fence/wall height	3-1	Approve	Property below grade of road, had been robbed (safety)
V 19-07	Structure (shed) in side setback	6-1	Approve	A-1 zone, .4 lot size, met 3, 5, 6. Triangle-shaped lot.
V 19-06	Structure (garage → guest house) in rear setback	7-0	Approve	Non-conforming supporting argument, met 2, 5, 6.
V 19-05	Smaller lot size than zoning requires (A-1)		Withdrawn	
V 19-04	Single-family residence in VC zone	5-0	Approve	Non-conforming supporting argument, met 2, 6.
V 19-03	Smaller lot size than zoning requires (A-1)	3-1	Approve	Existing MRGCD tract, met 4, 5, 6.
V 19-02	Smaller lot size than zoning requires (A-1)	3-1	Approve	Existing MRGCD tract, met 4, 5, 6.
V 19-01	Structure (shed) in rear setback	5-0	Deny	Applicant was not present, no hardship identified. Reheard as V 20-11 to provide due process.
V 18-06	Structure (shed) in rear setback	4-0	Deny	Areas on property where shed could go compliant with setbacks
V 18-05	Structure (overhang) in rear and side setback	4-0	Approve	24-inch roof overhang into setback, footprint not in setback. Met 1, 5, 6.
V 18-04	Taller fence/wall height (gate)	4-0	Deny	Contrary to MP, esp since along RG Blvd. Applicant states for safety, safety argument unclear.
V 18-03	Smaller lot size than zoning requires (R-2)	6-0	Deny	No hardship identified, appeared to be only financial
V 18-02	Structure (overhang) in front setback	6-0	Approve	2 ft overhang into setback, footprint not in setback. Overhang needed to prevent structural damage
V 18-01	2 DU in A-1 zone		Withdrawn	Converted into Special Use Permit, historical basis

V 17-04	Taller fence/wall height	7-0	Deny	Fence along irrigation easement would detract from atmosphere of neighboring properties, no hardship criteria
V 17-03	Reconfigure lot sizes, all below zoning requirement (A-1)		Withdrawn	
V 17-02	Structure (roof eaves, overhang) in front and side setbacks	4-3	Approve	[Seems already existing] Roof eaves in setback, not footprint
V 17-01	Taller fence/wall height	6-0	Deny	Fence along acequia would detract from atmosphere of neighboring properties, no hardship criteria. Appealed to BOT, upheld denial (4-0).
V 16-06	Larger commercial sign than allowed (40 sq ft max)	7-0	Deny	Twice size than max not justified, no hardship criteria
V 16-05	Reduce rear setback from 25' to 15'	5-2	Approve	Same property as V 16-04. Tripa lot, met 1, 3, 5. Appealed to BOT, upheld approval.
V 16-04	Reduce front setback from 25' to 20'	5-2	Approve	Same property as V 16-05. Tripa lot, met 1, 3, 5. Appealed to BOT, upheld approval.
V 16-03	Smaller lot size than zoning requires (A-1)	4-3	Deny	Hardship criteria not met. Wanted to divide 1.06 ac lot into .43 and .63 acre lots. Appealed to BOT, upheld denial.
V 16-02	Taller fence/wall height	6-0	Deny	Wall already constructed. Along acequia would detract from atmosphere of neighboring properties, no hardship criteria.
V 16-01	Structure (barn → guest house) in setback		Withdrawn	Legally non-conforming in setback
V 15-03	Structure (addition) in rear setback	6-1	Approve	Met 4, 5. Septic system impedes buildable location
V 15-02	Structure (enclose existing) in side setback	7-0	Consider	Considered existing roof line of building the 'footprint', negating need for V 15-01 and 15-02.
V 15-01	Expand existing footprint requires variance per MRGCD tract ordinance		Moot	Enclose porch, since MRGCD tract requires variance to expand building footprint
V 14-04	Structure (pool) in side setback		Moot	SU-1 Zone, HOA rules supersede Village
V 14-03	Structure in side setback		Withdrawn	
V 14-02	Smaller lot size than zoning requires (A-1)	5-1	Approve	Allowed 0.8 acre, required for MRGCD tracts. Existing MRGCD tract, no lot lines changed.
V 14-01	Taller fence/wall height	7-0	Approve	6.8' high. Met 2, 5, 6.
V 13-07	Structure (playhouse) in setback		Withdrawn	Children's play area, no hardships identified.
V 13-06	Structure in rear setback	7-0	Approve	Met 1, 3, 6. Small and narrow lot.
V 13-05	Structure in front setback	7-0	Approve	Met 1, 3, 6. Small and narrow lot.
V 13-04	More square footage than FAR allows	5-2	Approve	Village allowed subdivision with small lots, then adopted more restrictive FAR while some lots were not developed. Now an exception in FAR.
V 13-03	Structure in rear setback	5-2	Deny	A-1 w 1 acre, no hardship met. BOT overturned denial, allowing it to maintain dev rights (FAR allowed, affected by RG Blvd setback)
V 13-02	No additional setback based on building height	6-0	Approve	Tripa lot, met 1, 2, 3, 6
V 13-01	Structure in side setback	6-0	Approve	Tripa lot, met 1, 2, 3, 6
V 12-05	More square footage than FAR allows	4-1	Approve	SU-1 zone, met 2, 5, 6. Now an exception in FAR.

V 12-04	Smaller lot size than zoning requires (A-1)	6-0	Approve	Existing MRGCD tract, met 4, 6.
V 12-03	Larger guest house than allowed	3-2	Approve	Existing historic house, 3 acre property. Allows larger main house to be built.
V 12-02	Taller fence/wall height	3-1	Deny	No hardship criteria identified. Appealed to BOT, upheld denial.
V 12-01	Smaller lot size than zoning requires (A-1)	6-0	Approve	Existing MRGCD tract, met 4, 6.
V 11-14	Smaller lot size than zoning requires (A-1)	6-0	Approve	Existing MRGCD tract, met 1, 4, 6.
V 11-13	Smaller lot size than zoning requires (A-1)	6-0	Approve	Existing MRGCD tract, met 1, 4, 6.
V 11-12	Smaller lot size than zoning requires (A-1)	6-0	Approve	Existing MRGCD tract, met 1, 4, 6.
V 11-11	Taller fence/wall height	4-2	Approve	Already built. Met 5, 6.
V 11-10	Structure (RV canopy) in front and side setback	4-3	Approve	Met 1, 3.
V 11-09	Smaller lot size than zoning requires (R-2)	6-0	Approve	Existing MRGCD tract, met 1, 5, 6.
V 11-08	Narrower lot width than allowed (C-1)	4-2	Approve	Met 1, 5, 6.
V 11-07	Smaller lot size than zoning requires (A-1)	4-0	Approve	Existing MRGCD tract, met 1, 4, 6.
V 11-06	Structure (shade structure) in setback		Withdrawn	No hardship identified.
V 11-05	Taller fence/wall height	5-0	Approve	Double fronted property, allowed 6' like 'side'
V 11-04	Structure (garage) in rear setback	4-0	Approve	Met 4, 5.
V 11-03	Structure (garage) in side setback	4-0	Approve	Met 4, 5.
V 11-02	Structure in rear setback	3-0	Approve	Tripa lot, met 3, 5.
V 11-01	Structure in front setback	3-0	Approve	Tripa lot, met 3, 5.
V 10-09	Structure (garage) in setback		Withdrawn	Met 2, 5.
V 10-08	Alter 280' setback/structure in setback	3-1	Approve	280' RG Blvd setback, met 1, 3, 4. Appeal to BOT, BOT changed some setback and other reqs.
V 10-07	Larger guest house than allowed	6-0	Approve	Existing structure, add kitchen (→ guest house), met 6.
V 10-06	Structure (shed) in side setback	6-0	Approve	Comply with setback would interfere with vehicle access to backyard, met 2, 5.
V 10-05	Structure (addition) in side setback	5-0	Approve	Small and narrow lot, met 3 and 5.
V 10-04	Taller fence/wall height	3-0	Approve	Met 1, 2. Safety hazard due to burglaries.
V 10-03	Structure (addition) in side setback	3-0	Approve	Met 3, 6. Parcel 'long and somewhat narrow'
V 10-02	Structures (guest house, garage/workshop, storage) in rear setback	3-2	Deny	Hardship criteria not met
V 10-01	Structure in front setback		Deferred	Various issues to be addressed before variance

Variance Types Prior 10 Years



Staff Comments:

Most variance applications are for structures in setbacks, lot size, and fences, see graph. There are unique exceptions that can't be put into consistent categories (labeled in blue in the table). There's no clear pattern for close votes and most variances are for residential properties.

Variance – Comparison with Other New Mexico Communities

Similarities:

- Interpretation of language and criteria to grant a variance is necessary for all jurisdictions here.
- Use of a premises cannot be changed via a variance, the variance is in public interest/does not harm community/neighbors, there are special circumstances around the property that are cause for granting, the variance is the minimum needed to relieve/avoid hardship.
- Many communities provide additional/separate exception processes/criteria for specific things, such as site development plans, building height near airports, or historic zoning. The Village is similar as we provide variances separately for wireless telecommunications facilities and site development plan criteria.

Differences:

- Corrales includes language for consideration of conditions.
- Las Cruces allows monetary hardship and aid in economic development to be factors
- Albuquerque and Taos require that the hardship is not self-imposed
- Albuquerque requires that the variance doesn't undermine the intent and purpose of the zone or overall zone code.

Albuquerque:

Large jurisdiction with various committees and processes to address variety of cases.

- Allows “deviations” from development standards.
 - Only for development, likely large commercial/residential development like those needing site development plans.
 - Don't require variance, can be granted by applicable decision-making body
 - General maximum allowable deviations: 5-15% for lot size, lot width, front/side/rear setback, and off-street parking space minimums, and for building height maximums.
 - Criteria to grant: [6-4(P)(3)]
“...all of the following requirements are met:
 - (a) The applicant's site is subject to site constraints not generally shared by surrounding properties or the site was platted or developed in an unusual pattern when compared to abutting properties (e.g. the property was developed with orientation or access facing a different street than abutting lots) that would prevent the development of a permissive land use in a type of structure generally found on sites of a similar size in the surrounding area.
 - (b) The site constraints were not created by the actions of the property owner or another interested party.
 - (c) The request is for a single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Development Plan area.
 - (d) The approval of the requested deviations will not cause material adverse impacts on surrounding properties.
 - (e) The requested deviation is not for an Overlay zone standard, and the approval of any requested deviation will not result in a violation of any Overlay zone standard.”
- Allows “waivers” from development standards.
 - Only for development, likely large commercial/residential development like those needing site development plans.
 - For “deviations” that fall outside the allowable deviations.
 - Criteria to grant: [6-6(P)(3)]

- (a) **“Any** of the following applies:
 1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, manmade obstructions, or utility lines.
 2. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.
 3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City’s normal technical standards in that location.
 4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.
- (b) The Waiver will not be materially contrary to the public safety, health, or welfare.
- (c) The Waiver does not cause significant material adverse impacts on surrounding properties.
- (d) The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
- (e) The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.
- (f) The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.
- (g) The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.
- (h) The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DRB as part of this approval.
- (i) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).
- (j) If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.”
- Allows “variances” for all other exceptions.
 - For individual lots and property owners.
 - Criteria to grant: [6-6(O)(3)(a)]
 - “...meets **all** of the following criteria:
 1. There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards.
 2. The Variance will not be materially contrary to the public safety, health, or welfare.
 3. The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

4. The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.
5. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.”

Corrales:

“**Conditions for variance.** The Planning and Zoning Commission may deny any request for a variance that is based on conditions which are the result of the action of the applicant. Where the Planning and Zoning Commission finds that the strict application of the requirements of this article would result in a practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of the land or building, a variance may be granted provided that:

- (1) the variation of this article will not be contrary to the public interest;
- (2) the variation will not adversely affect adjacent property owners or residents;
- (3) the conditions are unique to the property; **and**,
- (4) the variance is authorized only for lot controls and not for use of the premises.

In considering a request for approval of a variance, the Planning and Zoning Commission may impose any condition deemed to be in the best interests of the Village. The Commission shall consider the following:

- (1) Accessibility to property and proposed structures thereon, with particular reference to automobile and pedestrian safety, traffic control, all streets/roads, and emergency access in case of fire, flood or catastrophe;
- (2) Off-street parking and loading areas where required, with particular attention to refuse and service areas;
- (3) Show all locations on-site for water, septic, sewer, and liquid waste facilities, with reference to soil limitations, locations, and public health;
- (4) The economic, noise, glare, or odor effects of the proposed use on adjoining properties;
- (5) On-site drainage and storm water runoff;
- (6) General compatibility with adjacent properties and other properties in the vicinity;
- (7) Overall health and safety of the community; and
- (8) The goals and objectives of the comprehensive plan.”

Las Cruces:

“The following hardships may be considered by the Planning & Zoning Commission when making a decision:

1. A physical hardship relative to the property (i.e. topographic constraints or right-of-way takes resulting reduced development flexibility, etc.); **or**
2. The potential for spurring economic development at a neighborhood or city-wide level; **or**
3. Monetary considerations, not as a whole, but relative to options available when such options cause considerable monetary hardship.”

Santa Fe:

“Variances may be granted to provisions regulating the size, location and appearance of structures; the location and extent of open space; the extent of grading; the width and configuration of public and private roads, driveways and trails; and to similar standards for development established by this chapter. A variance shall not be granted to provisions that restrict the type or intensity of principal or accessory uses permitted within a district, including limits on maximum residential density, and no variance shall be granted to any procedural rule.

[Approval Criteria]:

- (1) **One or more** of the following special circumstances applies:
 - (a) unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid;
 - (b) the parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;
 - (c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or
 - (d) the land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).
- (2) The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14.
- (3) The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14.
- (4) The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered:
 - (a) whether the property has been or could be used without variances for a different category or lesser intensity of use;
 - (b) consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.
 - (5) The variance is not contrary to the public interest.
 - (6) There may be additional requirements and supplemental or special findings required by other provisions of Chapter 14.”

Taos:

“In evaluating a variance application, the commission shall ensure that reasonable consideration is given to the character of the zone, the conservation of property values, the applicable provisions of the town's master plan, and to promote the general purposes and intent of this title so that its spirit is observed, public health, safety and welfare are protected, and substantial justice done. The commission shall not grant a variance unless it determines that:

- A. The variance is the minimum action necessary to afford appropriate relief and no other means are available to achieve the benefit sought by the applicant;
- B. The applicant has shown good and sufficient cause and the variance sought is not substantial;
- C. Failure to grant the variance would result in such practical difficulties as to make it unreasonable to apply the strict letter of this title to the property which is the subject of the variance application;
- D. The practical difficulties were not created by the applicant; **and**
- E. The granting of the variance will not create a danger to the public health, safety, or welfare, cause an extraordinary public expense, create a nuisance or cause a significant detriment to nearby properties.”

13. TRUSTEE INFORMAL DISCUSSION

ROUNDTABLE DISCUSSION IS INFORMAL; THE BOARD OF TRUSTEES WILL TAKE NO OFFICIAL VOTE OR OTHER OFFICIAL ACTION.

(There are no supplemental documents included in this section)