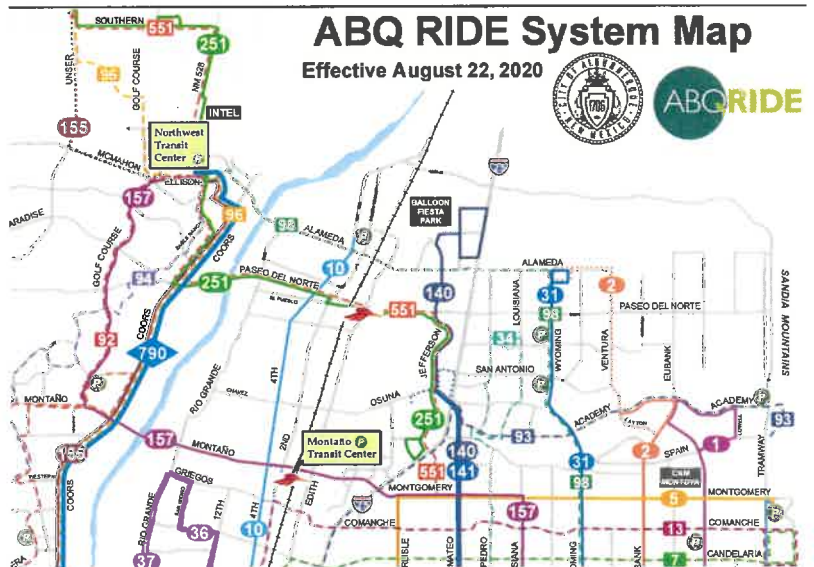
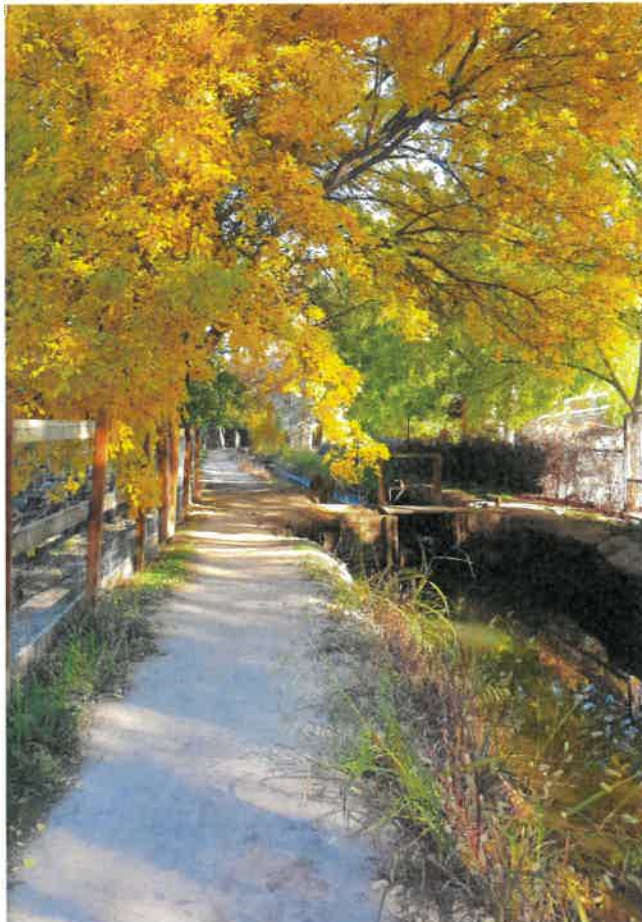
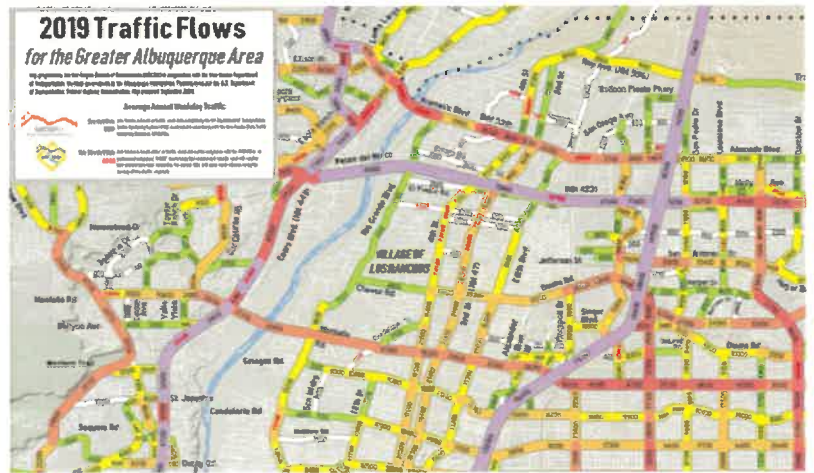
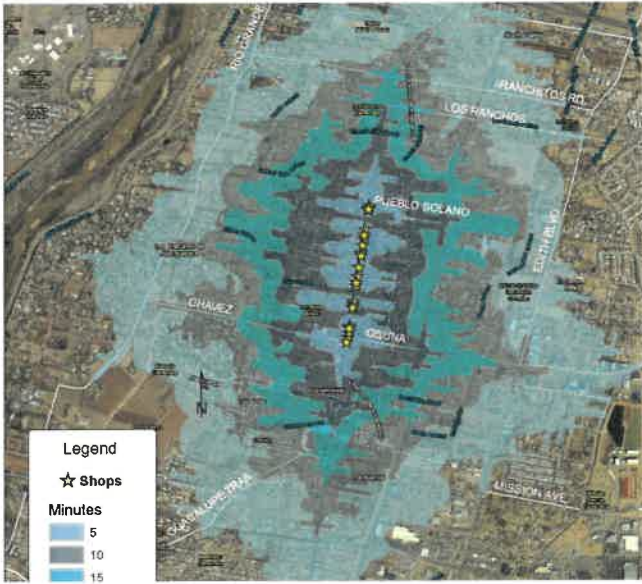


Village of Los Ranchos de Albuquerque Transportation Alternatives Program Application For Federal Fiscal Years 2023/2024 Chavez Road Multiuse Trail





MAYOR
DONALD T. LOPEZ

ADMINISTRATOR
ANN SIMON

TRUSTEES
ALLEN LEWIS
SANDRA PACHECO
PABLO RAEL
TOM RICCOBENE

September 30, 2021

Shannon Glendenning
Programs Coordinator
New Mexico Department of Transportation
P.O. Box 1149
Santa Fe, NM. 87504-1149

RE: Transportation Alternatives Call for Projects FY2023/24: **Preliminary Engineering and ROW Survey for the Chavez Road Multiuse Trail TAP Flex application**

Ms. Glendenning,

The Village of Los Ranchos de Albuquerque submits this application for the preliminary engineering and right-of-way-survey for the Chavez Road Multiuse Trail in the amount of \$401,568.00.

Our proposed project results from many planning processes of the Village including the 2035 Master Plan, the Village ICIP, and the Village Roadway CIP, and through regional efforts such as the MRCOG Long Range Bikeways System Map, and the 2020 Albuquerque Bicycle and Trail System Map. We believe our application reflects these efforts and fulfills the vision and goals set forth in our local and regional planning efforts referenced in our application.



Additionally, as stated in the New Mexico Department of Transportation 2040 Plan's broad vision, "a safe and sustainable multimodal transportation system that supports a robust economy, fosters healthy communities, and protects New Mexico's environment and unique cultures", the Chavez Road Multiuse Trail improves safety for all system users, preserves and maintains an existing transportation asset, provides multimodal access and connectivity for community prosperity, and respects New Mexico's cultures, environment, history, and quality of life.

Thank you for your consideration of our application.



Maria G. Rinaldi, Project Manager
Village of Los Ranchos de Albuquerque

6718 Rio Grande Blvd. NW Los Ranchos, New Mexico 87107
Office: 505.344.6582 Fax: 505.344.8978 www.losranchosnm.gov

 What's Happening in Los Ranchos?  twitter.com/LosRanchosdeABQ



T/LPA PROJECT PROSPECTUS FORM (PPF)

**INSTRUCTIONS: Please complete all sections thoroughly.
See the end of this document for required distribution.**

1. **Date of Submittal:** October 1, 2021
 2. **Is this project phased? Yes.** If phased: Phase 1 (Planning Design ROW survey) of two phases
 3. **T/LPA Responsible Charge:** Village of Los Ranchos de Albuquerque
 4. **Project Name:** Chavez Road Multiuse Trail
 5. **Is the project on the ICIP? Yes.** If yes, year and priority #: 2023 priority #2
 6. **Is the project in or consistent with any T/LPA planning documents? Yes.**
If yes, list documents (ICIP/Community/Bike/Ped Plan/etc.): ICIP 2023-2027/2035 Master Plan
 7. **Is a related project in the STIP? No.** If yes, year(s): Enter year(s) Control #: Enter CN
 8. **Is a related project on the MPO TIP/RTPO RTIPR? No.** If yes, which year(s): Enter year(s)
Notes: Please contact your MPO/RTPO planner if this project is not in any local planning documents; if it is, please include the plan's cover page and the page on which the project is listed for any relevant documents.
-
9. **T/LPA Person in Responsible Charge:** Maria G. Rinaldi, Project Manager
 10. **Address:** 6718 Rio Grande Blvd. NW, Los Ranchos, NM 87107 11. **County:** Bernalillo
 12. **Phone:** 505-344-6582 13. **E-mail:** mrinaldi@losranchosnm.gov
 14. **MPO or RTPO:** Mid Region MPO 15. **NMDOT District #:** 3
-

PROJECT DESCRIPTION

16. In the space below, please provide a narrative describing the Project Purpose and Need: i.e., the rationale behind the project. If this project has or will go through the NEPA process, the description below should match the NEPA description as closely as possible.

The Chavez Road Multiuse Trail will provide a safe and enjoyable alternative transportation option on a minor arterial with an average daily traffic count of 4,800 vehicles. The trail will connect the urbanized area of the business district on 4th Street to the rural residential and agricultural land uses of the Village as well as to the local and regional recreation and transportation trail systems. The multiuse trail will support uses that will contribute to the economic vitality of the Village and will reflect the agrarian and rural nature of the surrounding culture and environment and will reduce the need for vehicular travel.

17. **Select the main project type: 28 Facilities for Pedestrians, Bicycles**
List additional project types here: enter additional project types here.

Project Details (fill out where applicable)

18. **Project Scope** (not the same as Purpose and Need): Plan, design, ROW survey for a 1.19 mile multiuse trail to accommodate pedestrian and bicycle use.

19. **Route # (or Street) Name:** Chavez Road 20. **Length (mi.):** 1.19 mi.

21. **Begin mile post/intersection:** Intersection of 4th St and Chavez Road 22. **End mile post/intersect.:** Chavez Road dead end/intersection of the MRGCD irrigation ditch trail access

23. **Attach a map of project area:** Attached

24. **Roadway FHWA Functional Classification(s):** Minor Collector

FUNDING INFORMATION

25. **Has a related project received Federal funding previously? No. If yes, which years?** Enter year(s) **Which funding program(s)?** Enter program(s)

In the table below, please itemize the total project cost by type and funding source. (This information will be entered into the STIP and used for agreements, please be specific)

Activity	Federal	Local***	Tribal	Other	
26. Preliminary Engineering*	\$401,568.00	\$68,432.00			
27. Utilities					
28. Right-of-Way					
29. Construction Management**					
30. Construction					Project Total
Totals	\$401,568.00	\$68,432.00			\$470,000.00

* 26. Preliminary Engineering total includes planning, environmental, and design.

** 29. Construction management total includes bidding, observation and material testing.

*** Local funds can be used for match and to increase project total.

See Program specific guidance on match ratios. Generally, match ratios for projects are 85.44% Federal, 14.56% Local/State/Tribal.

Project Readiness

List any certifications, clearances and other processes that have been obtained for this project. Required certifications for federally-funded and state-funded projects include: Right of Way, Environmental*, Utilities, Intelligent Transportation Systems (ITS) and Railroad. Please include the date that the certification or clearance was received **OR** if a certification/clearance is underway. **In most cases, a project will not have these certs or clearances yet.**

31. Clearances and/or Certifications: All required clearances and/or certifications will be completed in the preliminary engineering phase. This Project has also been through the ICIP public process.

* NEPA assessment may evaluate: Threatened & Endangered Species, Surface Water Quality (Clean Water Act), Ground Water Quality, Wetlands, NPDES Permit, Noxious weeds, Air Quality Analysis, Noise Analysis, Hazardous Materials Analysis, and other areas; 4-F properties. NHPA Section 106 Cultural Resources Investigation may include: coordination with land management agencies and State Historic Preservation Officer, Cultural Properties Inventory (buildings recorded), Traditional Cultural Property Inventory (consult with appropriate Native American tribes), Tribal Historic Preservation Officer and State Historic Preservation Officer. **For a full list of environmental and cultural areas that may be evaluated, see the Tribal/Local Public Agency Handbook.** This also includes public outreach.

Planning Factors

National Planning Factors

Below are the federally mandated planning factors for all transportation projects. Please check all that apply and provide a brief explanation of how the project addresses the factor. Comment area will expand as needed.

NOTE: if you are applying for TAP, RTP, or CMAQ funds, leave this section blank and complete the supplemental application (contact MPO/RTPO with questions).

- 33. **Support Economic Vitality:** Type explanation.
 - 34. **Increase Safety for Motorized and Non-motorized Users:** Type explanation.
 - 35. **Increase Security for Motorized and Non-motorized Users:** Type explanation.
 - 36. **Increase Accessibility and Mobility of People and Freight:** Type explanation.
 - 37. **Protect and Enhance Environment, Energy Conservation, Quality of Life:** Type explanation.
 - 38. **Enhance Integration and Connectivity:** Type explanation.
 - 39. **Promote System Management and Operation:** Type explanation.
 - 40. **Emphasize System Preservation:** Type explanation.
 - 41. **Improve System Resiliency and Reliability and Reduce or Mitigate Stormwater Impacts**
: Type explanation.
 - 42. **Enhance Travel and Tourism:** Type explanation.
-

New Mexico Climate Change Goals

Below are the state of New Mexico's climate change goals for transportation projects. Please check all that apply and provide a brief explanation of how the project addresses the goal. Comment area will expand as needed.

NOTE: this section is required for all applications.

- 43. **Reduction in Greenhouse Gas (GHG) emissions:** Type explanation.

44. **Reduction in Vehicle Miles Traveled (VMT):** The trail will promote safe and pleasant pedestrian and bicycle travel on an arterial that connects the residential and commercial uses of the Village. Thus, we anticipate a significant reduction in vehicle miles traveled.
45. **Increase Adoption of Cleaner Vehicles:** Type explanation.

REQUIRED DISTRIBUTION

The Applicant shall send a completed electronic version to the **MPO/RTPO, District Staff** and **NMDOT Planning Liaison**. If the applicant is applying for TAP, RTP or CMAQ, this form should be submitted with the other application materials to your MPO/RTPO Planner only.



ACTIVE TRANSPORTATION AND RECREATIONAL PROGRAMS APPLICATION

INSTRUCTIONS: Applicants are required to read through the New Mexico Active Transportation and Recreational Programs Guide (the Guide) prior to completing this application. Please complete the Project Prospectus Form (PPF) first, and then complete this application form.

Introduction

As outlined in the guide, this application will be completed by entities applying for either Transportation Alternatives Program (TAP) or Recreational Trails Program (RTP) funds, and used by the statewide selection committees to score and rank projects submitted for TAP/RTP funding. The process is competitive and the highest scoring projects will be the first priority for funding. This application may also be used by MRMPO and EPMPO in their TAP application processes.

Please refer to the Guide when filling out this application. It provides information on the application questions, the overall TAP/RTP processes, eligible entities, and eligible projects. *Before submitting an application, if in an RTPO, applicants are required to complete the Project Feasibility Form (PFF) process and must have District recommendation. If within an MPO, please first consult with your MPO planner to ensure project feasibility and eligibility.*

Basic Project Information

A. Select which funding source applying for:

If applying for RTP funding, select the project category from Appendix IV of the guide:

B. Date of submittal: **October 1, 2021**

C. Responsible Charge (Non-profits must partner with a governmental entity): **Village of Los Ranchos**

D. Project name: **Chavez Road Multiuse Trail**

E. If located within an RTPO, was the project recommended by the District Representative via the PFF process? **Yes**

F. Total amount of TAP/RTP funding requested. *Please separately indicate amounts for each year of the proposed project.*

	Federal Funds	Matching Funds	Other Funds	Total
Preliminary Engineering	\$1,568.00	\$68,432.00		\$470,000.00
Utilities				\$ 0.00
Right-of-Way				\$ 0.00
Construction				\$ 0.00

Please explain project phasing as necessary:
Phase 1-Preliminary Engineering. Phase 2- Construction.

G. Provide a one to three sentence description of the project scope, including major components, any project deliverables, and pertinent project details.

Plan, design, ROW survey for an ADA accessible 1.19 mile multiuse trail to connect the commercial, residential, and agricultural areas of the Village to the local and regional recreation and transportation trail systems on Chavez Road from 4th Street to the Middle Rio Grande Conservancy District irrigation facility. It is the intent of the Village to seek future funding, including TAP, for the construction phase as prioritized in the Village ICIP.

Scoring Factors

Applications will be rated and ranked according to the following factors. See section 5D of the Guide for detailed explanations of each scoring factor.

1. Planning

Applications are awarded two (2) points for each plan in which the project is listed or with which it is consistent, up to a maximum of six (6) points for this scoring factor. Please include the cover sheet and the page(s) where the project is referenced. Do not send entire plans. For a list of eligible planning documents, refer to section 5D of the Guide.

The remaining factors will be scored according to the following scale:

- 3 points: The application demonstrates a thorough understanding of how this factor applies, and provides clear and compelling documentation on how the project meets and exceeds the factor.
- 2 points: The application demonstrates a basic understanding of this factor, and provides minimal documentation on how the project meets the factor.
- 1 point: The application demonstrates very little understanding of this factor, and does not provide any documentation on how the project meets the factor.
- 0 points: Does not meet factor.

In your application packet, provide any supporting documentation that is referenced in your responses to 1-6 below.

*Your responses are **limited to 1,000 characters** for each question below.*

2. Economic Vitality

Provide detailed information on how your eligible TAP/RTP project will benefit local, regional and/or state economic development efforts. Please cite and provide any supporting documents or studies.

The multiuse trail will provide a direct link to the GRT generating commercial district on 4th Street as well as to significant travel destinations that are nationally and internationally known. Retail sales on 4th Street, as well as visitors to inns, wineries, and the Larry P. Abraham Agri Nature Center contribute significantly to the local and regional economy in GRT generated, jobs created, and services provided. The linkage this trail will create has the potential to increase these drivers as illustrated by the Market Walking and Biking models conducted for this application. Additionally, a significant sample of real estate listings and short term rental sites market trails as selling points. Lastly, the multiuse trail will connect to the greater regional systems providing opportunity for affordable transit to the larger job market and the ability to attract regional market tourism.

Exhibit H Economic Impact

3. Safety and Security

Please explain any safety issues you are trying to address and provide any available data. Describe how your eligible project will increase the safety and security of different user groups by making it safe for them to walk, bicycle, access public transit in their community or access recreational trails. Please cite and provide any supporting documents or studies.

Existing condition on Chavez Road are not conducive to safe pedestrian and bicycle travel due to a peak daily traffic flow of 4800 vehicles, the unimproved shoulder, and the lack of multimodal infrastructure such as paved paths, crossings, lighting, striping, and signage. During the ICIP process this project was ranked #2 based on expressed public concerns for non vehicular users. An ADA accessible multiuse trail with the appropriate infrastructure will increase the safety and security of current users who walk and bike on the asphalt roadway and will encourage more users who seek safe access to greater local and regional recreation and transportation systems. Exhibit I MRCOG 2019 traffic flows/Exhibit E Village ICIP

4. Accessibility and Mobility through Integration and Connectivity

Please describe how your eligible project will increase accessibility and mobility through integration and connectivity of transportation and recreation networks. Please cite and provide supporting documents or studies as necessary.

Chavez Road is identified as proposed on the MRCOG Long Range Bikeways System map, in the Village 2035 Master Plan as an access to paths and trails of the MRGCD irrigation ditch trails, on the 2020 Albuquerque Bicycle and Trail Map and shows as a critical link to public transit on 4th and 2nd Streets on the ABQ Ride System Map. The proposed improvements provide the connectivity to maximize the integration of the Village for our residents and visitors. Additionally, the ADA improvements on the proposed trail provide full community inclusion through accessibility. This trail will provide access and connectivity to two Prescription Trail in the Village and the County. Exhibit J Transportation Systems Maps

5. Protection and Enhancement of the Environment

A. Please provide information as to how your eligible project will promote environmental conservation. Please cite and provide any supporting documents or studies.

Walking and biking reduce your transportation footprint. Transportation accounts for more than a quarter of all greenhouse gases. A study from Worldwatch Institute found that walking or biking on short trips of less than four miles will generate 2,000 less pounds of carbon a year. The savings in greenhouse emissions is exponential for longer commutes. This multiuse trail makes the necessary connections for shorter trips to the commercial district and other destinations in the Village as well as to the greater systems which may encourage higher ridership of public transportation and reduce the current traffic of 4800 vehicles per day. Section 10 of the Village of Los Ranchos 2035 Master Plan describes the existing conditions of high commuter traffic and establishes goals and policies to reduce congestions and encourage local circulation, specifically through multimodal transportation and shared facilities such as this multiuse trail. Exhibit D Village of Los Ranchos 2035 Master Plan

B. Please describe how your eligible project will improve the quality of life for community residents. Please cite and provide any supporting documents or studies.

Section 1, Vision and Overall Village Goals of the 2035 Master Plan describes the goal of growing and sustaining the sense of a multigenerational community and destination rooted in a semi rural agricultural village. It strives to protect and enhance the natural environment for current and future generations, as well as to ensure the existence and availability of facilities for the health, safety, and welfare of residents and visitors. This is our definition of quality of life and this project contributes to the fulfillment of this goal. Exhibit D Village of Los Ranchos 2035 Master Plan

C. *Please explain how your eligible project will help achieve the community's desired land use goals, as described in local planning documents. Please cite and provide any supporting documents or studies.*

The multiuse trail achieves land use goals set forth in the Village 2035 Master Plan in the areas of maximizing community assets such as recreational access to local and regional ditch trails as a means of retaining cultural and environmental ties to the Village's agricultural heritage. Transportation goals in the 2035 Master Plan specifically address the need for improvements to create multimodal commuter and recreational uses for local and regional circulation. Additionally, this project is ranked #2 on the Village Infrastructure Capital Improvement Plan (ICIP). Exhibit D Village of Los Ranchos 2035 Master Plan/

Exhibit E Village of Los Ranchos Infrastructure Capital Improvement Plan (ICIP)

6. Efficient System Management and Operation

Please describe how your eligible project will promote efficient system management and operation, particularly with regard to the maintenance of the TAP or RTP-funded improvement. Please cite and provide any supporting documents or studies.

Mayor Donald T. Lopez, in his project sponsorship letter, has affirmed that the Village has sufficient funds for the operation and maintenance of the Chavez Road Multiuse Trail and we have projected and provided for the cost of maintenance in the ranking of this project as Number 2 in the ICIP. Additionally, Chavez Road was recently improved through a crack seal and striping project funded by the Village and NMDOT COOP in accordance with the Village Road Capital Improvement Plan (CIP), which operates on a two to four year cycle for improvements and maintenance based on annual inspection. Maintenance and improvements to The Multiuse Trail will correspond to the Chavez Road cycle. Exhibit A Mayor's Sponsorship Letter/

Exhibit E Village ICIP/ Exhibit F Village Road Capital Improvement Plan (CIP)

7. System Preservation

Please explain how your eligible project will enhance, preserve or offer an adaptive reuse of existing infrastructure. Please cite and provide any supporting documents or studies.

Rather than acquiring land in active agricultural use in the same corridor to create the valuable and efficient connections discussed in this application, the use of Chavez Road will preserve over a mile of agricultural and residential property. The Chavez Road Multiuse Trail will also create a safer environment for those pedestrians and bicyclists currently using the roadway without any multimodal enhancements as well as attract other pedestrians and bicyclists currently using similarly unenhanced parallel roadways to the same destinations. Additionally, the use of Chavez Road lessens the potential cost burden of acquiring right of way and of maintaining stand alone infrastructure. Exhibit G Photos of Existing Conditions/Exhibit D Village of Los Ranchos 2035 Master Plan/ Exhibit K Agricultural Assessment Properties 2018

8. Equity

12-14

Enter the equity index value for the most vulnerable Census tract in which the project is located:

NMDOT has an equity map in their map gallery to be found here: <https://nmdot.maps.arcgis.com/apps/webappviewer/index.html?id=9440c6bf6c0e481f866f96671f138f3e>

Describe how this project benefits vulnerable users (see program guide for definitions):

Although, the equity index value of the Village is 12-14, there are adjoining census tracts on 4th Street and 2nd Street (Bernalillo County) with higher values (15-17), and like all communities, the Village does have low income residents and members of the local workforce who benefit from alternatives to the expense of ownership and operation of vehicles. This trail and its connections creates a critical link to 4th and 2nd Streets and to the larger metropolitan transportation services, particularly public transit, for access to employment, education, and healthcare. Exhibit J Transportation System Maps (ABQ Ride System Map/2020 Albuquerque Bicycle and Trail Map)

Application Submission

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Exhibit C. Chavez Road Multiuse Trail Engineering Design Fee Summary

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Exhibit K. Mid Region Council of Governments (MRCOG) Agricultural Assessment of Properties 2018



Village of Los Ranchos de Albuquerque
Transportation Alternatives Program Application
For Federal Fiscal Years 2023/2024
Chavez Road Multiuse Trail

Exhibit A.

Mayor Donald T. Lopez Project Sponsorship Letter



MAYOR
DONALD T. LOPEZ

ADMINISTRATOR
ANN SIMON

.....
TRUSTEES
ALLEN LEWIS
SANDRA PACHECO
PABLO RAEL
TOM RICCOBENE

September 20, 2021

Shannon Glendenning
Programs Coordinator
New Mexico Department of Transportation
P.O. Box 1149
Santa Fe, NM. 87504-1149

RE: Transportation Alternatives Call for Projects FY2023/24: Planning and Design Chavez Road Multiuse Trail TAP Flex application

Ms. Glendenning,

On behalf of the Village of Los Ranchos de Albuquerque, I am pleased to sponsor this application for funding through the Transportation Alternatives Program for TAP Flex in the amount of \$401,568.00. The Village has the legal authority to apply for, receive, and administer federal funds and we are willing and able to administer all activities associated with the proposed project in accordance with local, state, and federal requirements.

As the Mayor of the Village, having budget authority, I hereby commit to and confirm the availability of the required 14.56% match, in the amount of \$68,432.00, and the availability to pay all costs upfront on a reimbursement basis. Also, I agree that the Village will pay any costs that may exceed the project as potentially funded.

Additionally, I affirm that if awarded funding, the Village has sufficient funds for the operation and maintenance for the life of the proposed project.

Thank you for your consideration of our application.

Donald T. Lopez, P.E., CMO
Mayor
Village of Los Ranchos de Albuquerque

6718 Rio Grande Blvd. NW Los Ranchos, New Mexico 87107
Office: 505.344.6582 Fax: 505.344.8978 www.losranchosnm.gov

What's Happening in Los Ranchos? twitter.com/LosRanchosdeABQ

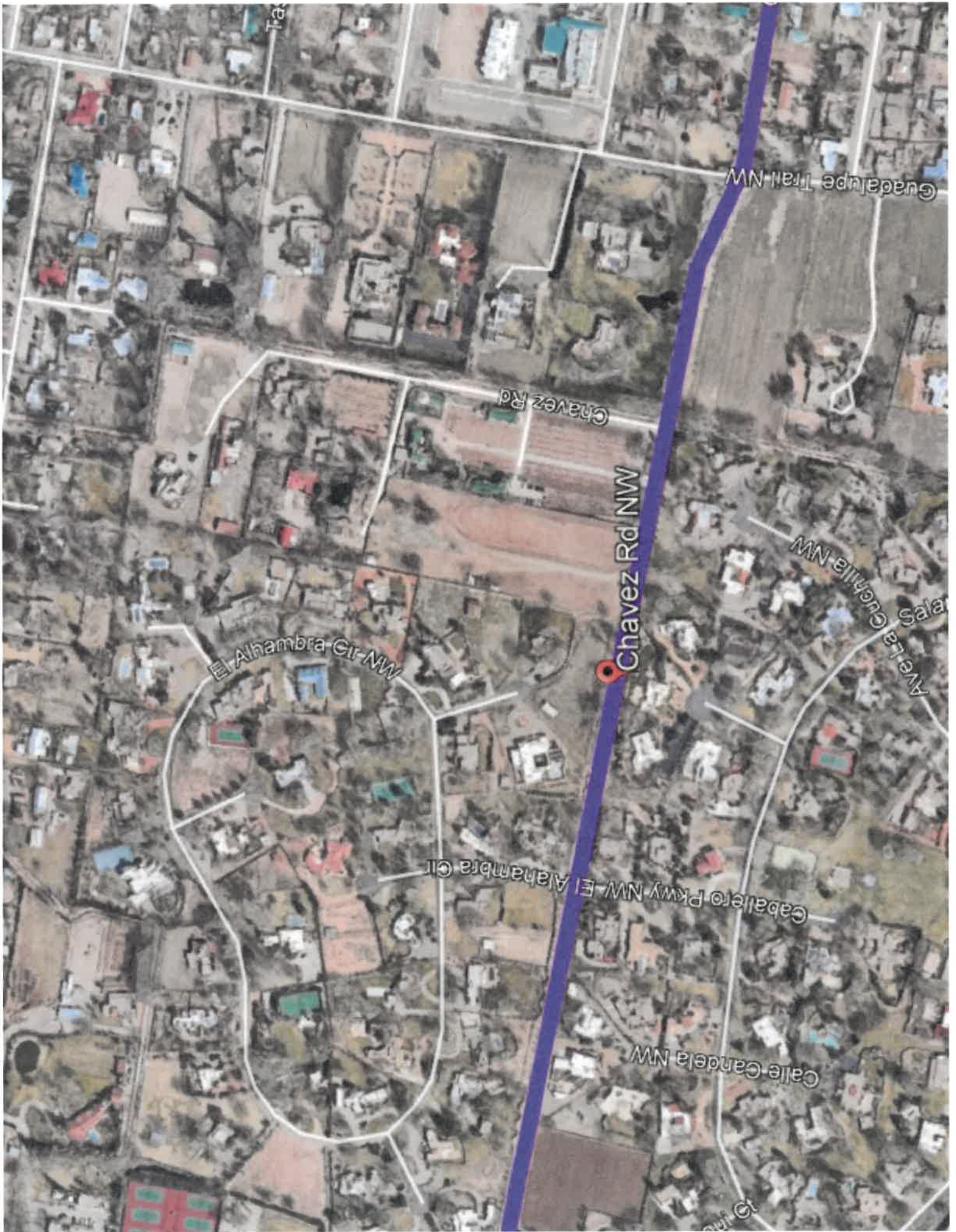


Village of Los Ranchos de Albuquerque
Transportation Alternatives Program Application
For Federal Fiscal Years 2023/2024
Chavez Road Multiuse Trail

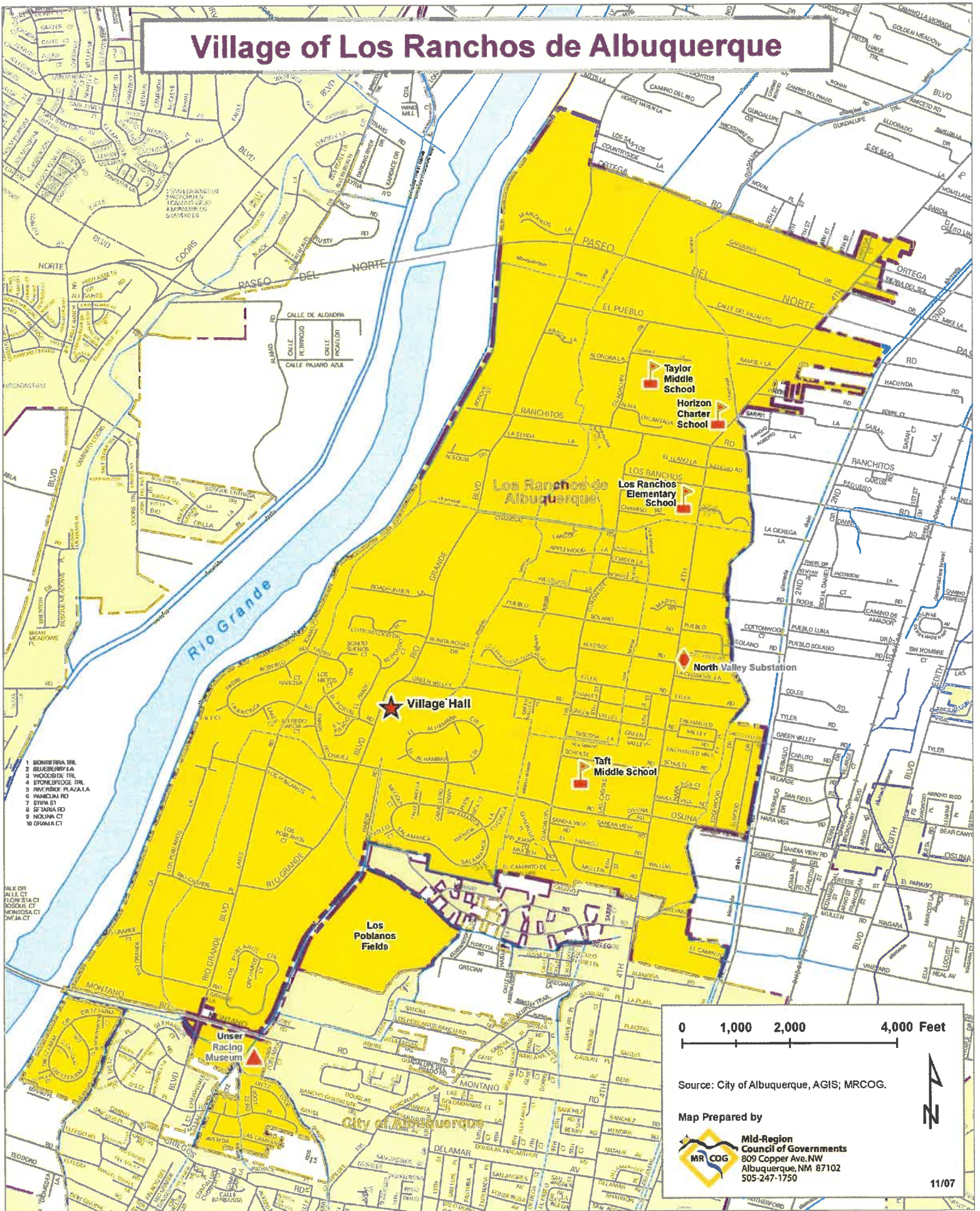
Exhibit B.

Project Maps

- **Chavez Road Multiuse Project Trail Map**
- **Village Boundary and Roadway System Map**



Village of Los Ranchos de Albuquerque



- 1 CONTINENTAL TRL
- 2 GILBERTERIA
- 3 WOODSIDE TRL
- 4 SPANISHWOOD TRL
- 5 RIVIERA PLAZA LA
- 6 PANDEUM RD
- 7 STIPA ST
- 8 SETARIA RD
- 9 MOLINA CT
- 10 GRAMA CT



Source: City of Albuquerque, AGIS; MRCOG.

Map Prepared by



**Mid-Region
Council of Governments**
809 Copper Ave. NW
Albuquerque, NM 87102
505-247-1750



Village of Los Ranchos de Albuquerque
Transportation Alternatives Program Application
For Federal Fiscal Years 2023/2024
Chavez Road Multiuse Trail

Exhibit C.

Chavez Road Multiuse Trail Engineering Design Fee Summary

Village of Los Ranchos De Albuquerque

Chavez Road Multi-Use Trail

Fee Summary

Study Tasks

Task 1 - Topographic Survey	\$	16,000.00
Task 2 - Traffic Analysis	\$	15,000.00
Task 3 - Safety Analysis	\$	5,000.00
Task 4 - Evaluation of Alternatives	\$	40,000.00
Task 5 - Drainage Analysis	\$	30,000.00
Task 6 - Right-of-Way Coordination	\$	21,000.00
Task 7 - Environmental	\$	35,000.00
Task 8 - Subsurface Utility Investigation	\$	25,000.00
Task 9 - Public Involvement	\$	25,000.00

Design Tasks

Task 10 - Preliminary Roadway / Trail Design	\$	35,000.00
Task 11 - Final Roadway / Trail Design	\$	40,000.00
Task 12 - Drainage Design	\$	30,000.00
Task 13 - Traffic Control Plan	\$	10,000.00
Task 14 -4th St Signal Modifications	\$	15,000.00
Task 15 - Lighting Design	\$	10,000.00
Task 16 - Meetings and Coordination, NMDOT Certs	\$	15,000.00
Task 17 - Utility Coordination and Certification	\$	10,000.00
Task 18 - Contract Documents	\$	7,000.00
Task 18 - Right of Way mapping (3 parcels assumed)	\$	50,000.00

PROJECT TOTAL	\$	434,000.00
Estimated GRT (7.875%)	\$	34,178.00
TOTAL FEE (including estimated GRT)	\$	468,178.00



Village of Los Ranchos de Albuquerque
Transportation Alternatives Program Application
For Federal Fiscal Years 2023/2024
Chavez Road Multiuse Trail

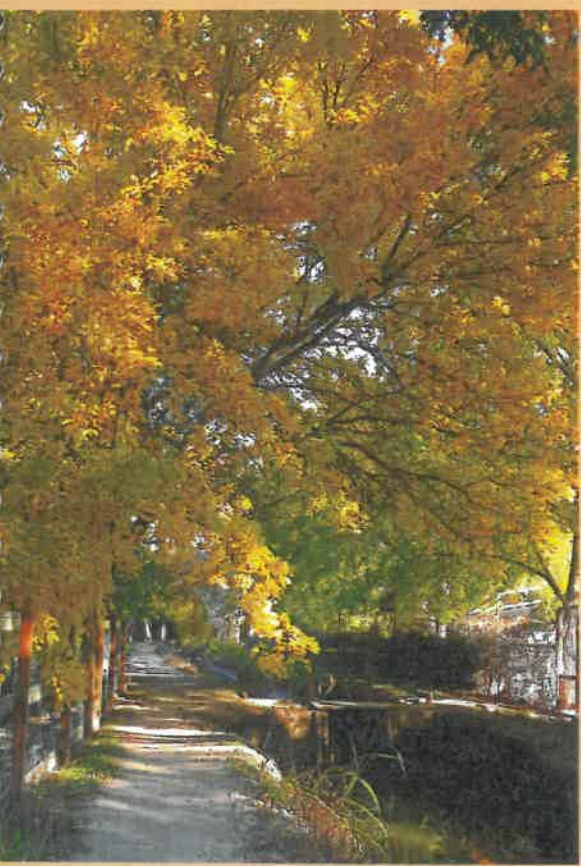
Exhibit D.

Village of Los Ranchos 2035 Master Plan and Appendix

- **Section 1 Vision and Overall Goals**
- **Section 5 Ditches**
- **Section 10 Transportation**
- **Appendix**

The Village of Los Ranchos de Albuquerque

2035 Master Plan



Section 1

Vision & Overall Village Goals

1.1 Vision Statement

The Village of Los Ranchos de Albuquerque is a historically and agriculturally rooted incorporated village in the Middle Rio Grande North Valley with ample open space, agricultural activity, historic ditch system, tree canopy, and semi-rural atmosphere for enjoyment by a diverse blend of residents, businesses, and visitors who comprise our friendly and peaceful community.

1.2 Overall Village Goals

- 1.2.1 Reflect and preserve a semi-rural Village identity and character with agriculture, Village history, and the natural environment—open space, vistas, the canopy, and ditches—at its core through:
 - Relatively low density and diversified residential land uses
 - Density and intensity of Village commercial development appropriate to Village needs, primarily focused on Fourth Street
 - Continued agricultural uses, including animal husbandry; and
 - Preservation of historic or archeologically significant features, traditional land use patterns and identifiable familiar vernacular characteristics (such as tripas, acequias, Buffalo Curve, and older buildings).
- 1.2.2 Create, grow, and sustain a sense of community based in Village identity and character.
- 1.2.3 Create and promote the Village as a destination where visitors and residents alike want to be and can partake in the Village lifestyle.
- 1.2.4 Sustain the Village as a multigenerational community.
- 1.2.5 Protect and enhance the Village's natural environment to sustain it for the enjoyment of current and future Village residents and visitors.
- 1.2.6 Ensure the existence and availability of all facilities and services necessary for the health, safety, and welfare of all Village citizens while recognizing the character and available resources of the Village.

Section 5

Ditches

Existing Conditions

The North Valley and the Village of Los Ranchos de Albuquerque are served by an irrigation system historically tied to the agricultural nature of the area. The primary use of the system is agricultural irrigation and drainage, though it is also used by pedestrians, bicyclists, and equestrians for recreation. The ditch system is comprised of acequias, laterals, drains, ditches, and canals, collectively referred to as ditches, which provide agricultural irrigation to properties along them. The Middle Rio Grande Conservancy District (MRGCD) manages ditch maintenance and use in the valley area.

Ownership of land in this ditch irrigation system is complex. Some lands are owned outright by MRGCD and others are contained within easements held by MRGCD. Though levels of ownership can be difficult to determine, privacy for adjacent landowners is of concern and overall, regardless of ownership, it is encouraged that all ditch users respect the private nature of the ditches.

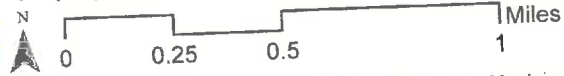
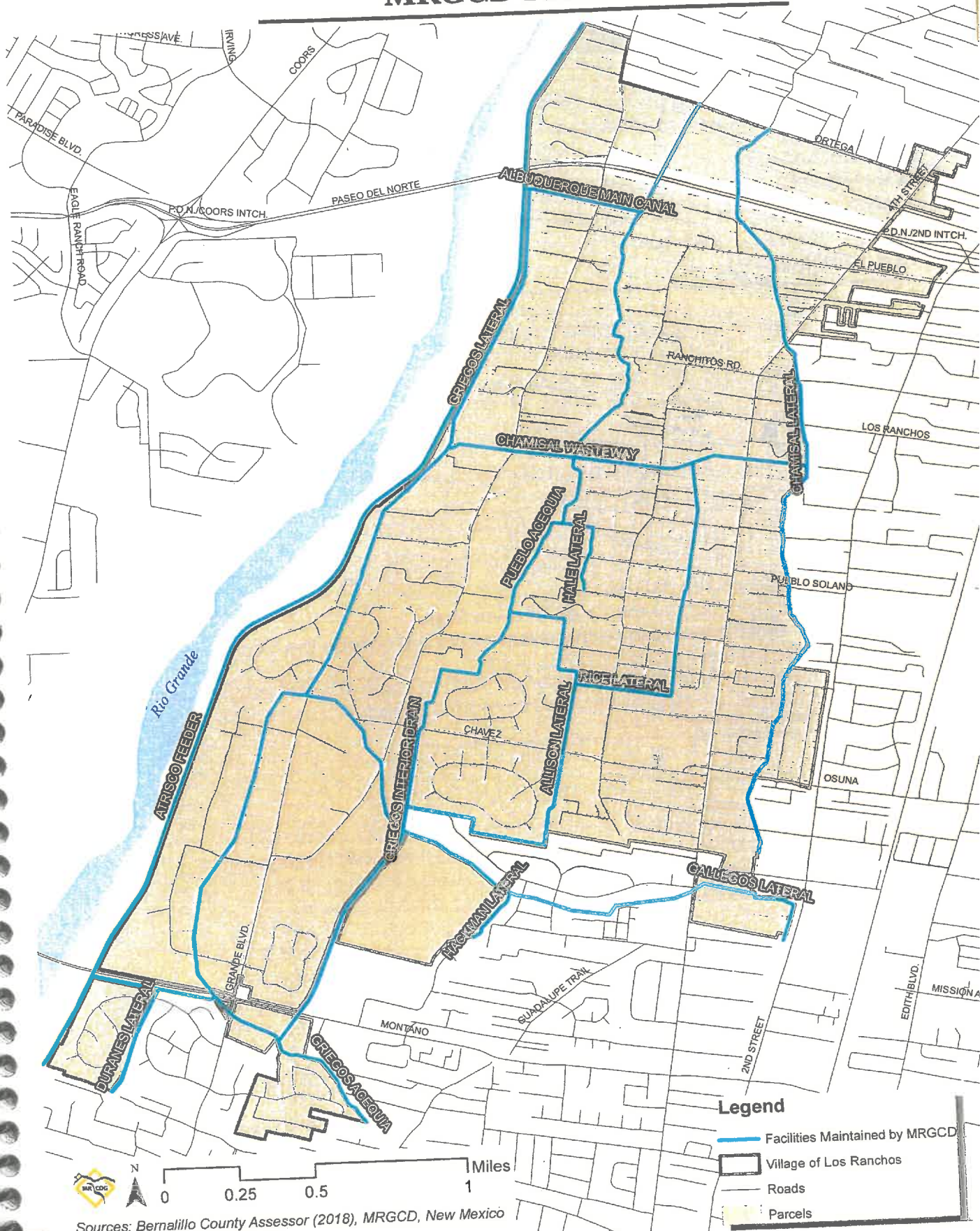
History

Irrigation, vital to agriculture, was first seen in the area with a system developed by Native American pueblos. Later, Hispanic settlers expanded upon the existing infrastructure and developed their own system of acequias. However, neither system had drainage, leading to a swamp-like nature for many fields and leading to the accumulation of salt on fields. By 1920 much land was out of production due to recurrent flooding and poor drainage. MRGCD was formed in the 1920s to implement drainage and flood control improvements in the area through a system of irrigation ditches, intended to both irrigate and drain. This system supplements the older acequia irrigation system and is one of the original services provided to area landowners. It has shaped the early use of land in the area, influencing the creation of tripa lot patterns, and continues to define the Village for the future.

Recreation

The primary purpose of the ditches is for agricultural irrigation and drainage. In addition, their right-of-way has also been used by residents for recreation by pedestrians, equestrians, and bicyclists. Ditch users are encouraged to exercise caution along ditch right-of-way, as safety is of concern, especially in low light or high-water level conditions.

MRGCD Facilities



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

Legend

- Facilities Maintained by MRGCD
- Village of Los Ranchos
- Roads
- Parcels

5.1 Ditches Goal

In recognition of the importance of the ditch irrigation system to the Village and of its uses, primarily for irrigation but also for multimodal recreation and greenery, the goal is to preserve and enhance the ditch irrigation system.

5.1.1 Objectives

- Ensure preservation and maintenance of open ditches and ditch right-of-way by appropriate agencies and private landowners
- Encourage care and courtesy by all users of the ditches
- Recognize and respect the range of ditch and ditch right-of-way ownership in the Village
- Recognize the need for privacy and safety for those adjacent to ditches
- Coordinate with agencies and private landowners to preserve the open and accessible nature of the ditches
- Recognize the historic significance of ditches and their impact on land development, lot patterns, and agriculture
- Preserve the rural nature of the ditches and their right-of-way for vegetation and wildlife habitat
- Recognize and encourage the range of ditch uses
- Preserve the interconnected ditch system within and outside the Village
- Promote ditch safety

5.1.2 Policies & Action Steps

Policy A

Support the preservation and maintenance of the ditch system throughout the Village.

Action Steps

- o Require ditch access, maintenance, and preservation of irrigation in development proposals
 - Encourage use of ditch irrigation
 - Encourage preservation of open ditches and ditch right-of-way in the planning process
 - Discourage abandonment of ditch or irrigation easements and access in subdivisions and replatting
 - Encourage landowners to preserve access to ditches

- o Discourage the fencing off, closing, piping, or otherwise covering of open and accessible ditches and ditch right-of-way
- o Enforce ordinance prohibiting ditch contamination
- o Enhance connections where ditch system is interrupted
 - Identify and promote safety around ditch road crossings
 - ◇ Prioritize intervention level and location based on highest need for safety and non-motorized traffic volumes
 - ◇ Consider safety interventions such as signage or crosswalk paint
 - Enable non-motorized ditch crossings to the bosque
- o Encourage creation of a volunteer committee to assist the Village in ditch preservation efforts
- o Coordinate with agencies to promote ditch preservation and use
 - Identify historic ditches
 - Inventory ditch condition, including imminent closure, uses, and user type
 - Map ditches in the Village
 - Identify linkages and areas for improvement between ditches
 - Encourage youth participation in projects involving ditches
 - Encourage participation in community ditch clean up days

Policy B

Recognize the range of ditch ownership and balance the uses of the ditches with respect for adjacent property owner privacy and safety.

Action Steps

- o Accommodate a range of ditch users, including bicyclists, pedestrians, equestrians, and those with physical disabilities while recognizing that not all users can be accommodated along all ditches
 - Develop criteria to identify and prioritize where each user type can be accommodated in ditch inventory efforts
- o Encourage a range of ditch uses, including:
 - Irrigation
 - Multimodal recreation (equestrians, bicyclists, pedestrians)
 - Wildlife habitat
- o Encourage the provision of appropriate ditch access while considering privacy and safety for adjacent landowners
- o Provide amenities where possible to contain litter and animal waste at convenient points on ditch right-of-way and at access points, such as trash cans or dog waste bags
 - Encourage users to pick up waste and litter along the ditches as a courtesy

Existing Conditions

Transportation in the Village of Los Ranchos de Albuquerque covers facilities and services for multimodal commuter and recreational use. The Village's transportation facilities and services connect to the regional transportation system, and both Village residents and outside travelers use the transportation facilities and services available in the Village.

Village Forms of Transportation

There are a variety of multimodal transportation facilities and services in the Village for both commuter and recreational use. They are owned and maintained by several entities, including the Village, other jurisdictions, agencies, and private landowners. Transportation includes both commuting and recreation, and many multimodal routes in the Village are used by both types of users. However, the facilities and services for both commuting and recreation are not necessarily the same, though they can overlap. For example, irrigation ditches are viewed by residents for recreational use alongside their primary use for irrigation, but are not normally associated with commuter travel, though the facilities can technically accommodate both. Overall, making transportation facilities and services Americans with Disabilities Act (ADA) accessible would accommodate all user ages and abilities.

Vehicles

Vehicular travel is the primary mode of transportation for most of the Village. According to U.S. Census Bureau American Community Estimates from 2017, it is estimated that only (2%) of Village commuters did not have at least one vehicle in their household and most Village commuters (age 16+) drove alone to work.

Many commuters in and around the Village commute in personal vehicles, thus commuter traffic is mainly comprised of drivers. There is a large inflow of employees who come into the Village to work and a large outflow of residents who work outside the Village, which creates more commuter traffic than there are residents, not necessarily including those who commute through the Village. This creates more traffic on Village roads during morning and evening peak commute hours compared to the rest of the day.

Freight vehicles are not a primary concern for most Village roads, as many roads around the Village have truck restrictions and no roads through the Village are considered primary freight corridors.



Bicycles

Bicycles are used both by commuters and recreators, though more by recreators. Bicycle facilities in the Village are primarily along roadways, but there are separate facilities for bicycles, such as multi-use trails. There are few bicycle parking facilities in the Village, though their addition around points of interest could accommodate bicyclists as pedestrians on pedestrian facilities.

The main bicycle facility in the Village is the bicycle lane along Rio Grande Boulevard, which runs north-south through the Village. The Village maintains the bicycle lane within Village limits. The primary bicycle facilities in and around the Village are north-south routes, with the exception of the Paseo del Norte multi-use trail and El Pueblo, a bicycle route. Though bicycle facilities along north-south routes are well developed, without east-west connection to and between these facilities, their use can be limited and hinder development of a connected system. In addition, access points to regional bicycle facilities around the Village are relatively limited from within the Village. The regional bicycle facilities around the Village— Bosque Trail, Paseo del Norte Trail, Alameda Drain Trail, and Montano Trail—create a loop of long-distance facilities which have few access points on and off in the Village.

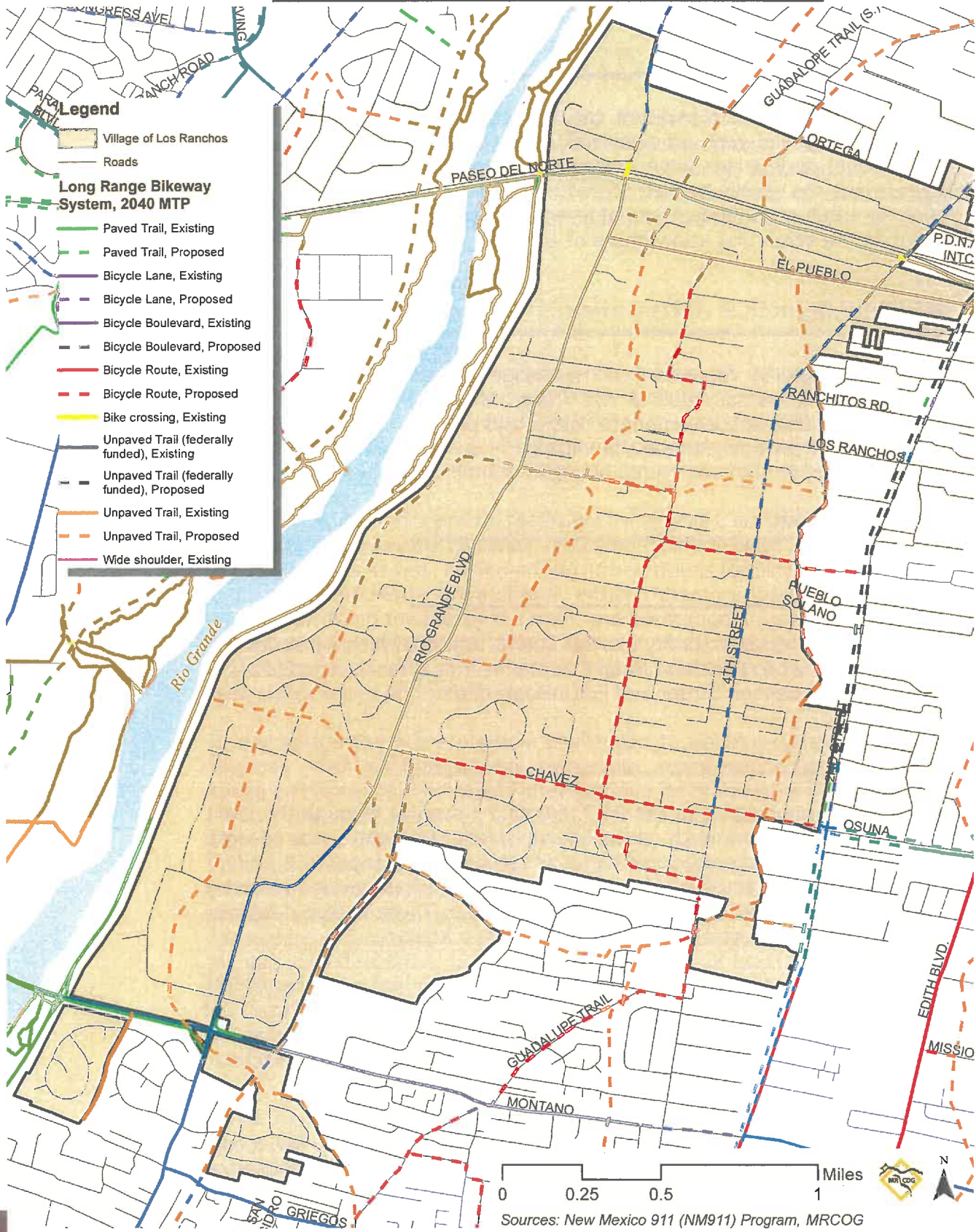
There are a variety of bicycle facilities that are in or can be implemented in right-of-way, however much require additional right-of-way alongside roadways. This limits possible interventions primarily to shared use facilities.

Types of Bicycle Facilities: ²¹

- Bicycle Routes/Sharrows – A shared roadway for bicyclists and vehicles.
- Bicycle Lanes – A lane separate from vehicular traffic. With additional striping or vertical buffers, a bicycle lane can become Buffered.
- Bicycle Boulevards – A shared roadway for bicyclists and vehicles with more bicycle infrastructure and traffic calming than a bicycle route.
- Multi-Use Trail – For many types of non-motorized users (bicyclists, pedestrians, equestrians), a trail is a facility completely separate from the roadway.
- Paved Shoulders – Usually along highways and in rural areas, the shoulders of paved roads are wide enough to accommodate bicyclists.

The Long Range Bikeway System from the Mid-Region Council of Governments (MRCOG) shows current and proposed changes to bicycle facilities in the greater region. The Village currently has three facilities in its boundaries: the bicycle lane along Rio Grande Boulevard, the El Pueblo bicycle route, and the Paseo del Norte multi-use facility.

Long Range Bikeway System



0 0.25 0.5 1 Miles



Sources: New Mexico 911 (NM911) Program, MRCOG

Pedestrians

Both commuters and recreators can be pedestrians, walking or running along road right-of-way, on sidewalks, and along irrigation ditches. While recreational pedestrians have routes throughout the Village, commuting pedestrians are usually headed to and near another transportation facility, such as a bus stop. Pedestrian interventions need to balance a desire to maintain the semi-rural atmosphere of the Village with pedestrian safety.

Equestrians

Horses are used by recreators in the Village and their presence is long-standing and historically tied to the Village. Many transportation facilities in the Village do not accommodate horses and primary equestrian facilities are located in the bosque near the Village.

Public Transit

Train

The Village is in close proximity to a Rail Runner station, which is just outside the Village. The Los Ranchos/Journal Center station is located on El Pueblo Road between Second Street and Edith Boulevard.

Bus

The Village's connection to the ABQ Ride bus system is through the Light Blue line #10, North Fourth, along Fourth Street. This route was seventh most used in 2018 based on quantity of annual passenger trips (429,388).²² However, the area south of Montano Road had a higher average weekday transit use compared to north of Montano Road. There is less ridership, fewer stops, and shorter hours north of Montano Road.

East-West bus connections near the Village are along Montano (line #157) and Paseo del Norte (lines #251 and #551). The Montano and Paseo del Norte routes do not have stops in the Village but there are stops near the Village. The closest Paseo del Norte bus stops are at the Los Ranchos/Journal Center Rail Runner Station.

10.1 Transportation Goal

The goal is to preserve the Village scale and “valley” nature of the roadways and to enhance facilities and services for pedestrians, equestrians, bicycles, mass transit, and other alternatives to single-rider vehicular travel.

10.1.1 Objectives

- Improve transportation safety for people of all ages, abilities, and using all modes of transportation
- Mitigate the impact of vehicular traffic on Village roads
- Preserve the semi-rural character of the Village along all Village roads
- Develop and maintain the three main north-south roadway corridors—Rio Grande Boulevard, Guadalupe Trail, and Fourth Street—in line with their distinguishing qualities unique to their character and history
- Maintain infrastructure and implement improvements on east-west streets
- Coordinate interjurisdictionally and with regional transportation agencies on roadway classification, provision of transit, involvement in regional transportation planning, and connection to outside transportation routes and services
- Develop and improve facilities and services for multimodal transportation in the Village and connect to facilities and services outside the Village
- Maintain infrastructure and implement improvements across the Village based on design criteria that maintain the Village’s semi-rural roadways and are appropriate to each corridor’s character and roadway classification
- Identify and lobby for road improvement projects for state and federal funding that further overall Village transportation goals
- Support the maintenance and non-motorized use of natural paths and routes
- Proactively identify and accommodate new transportation technologies

10.1.2 Policies & Action Steps

Policy A

Improve safety for people of all ages and using all modes of transportation through appropriate signage, traffic calming infrastructure, law enforcement, and education.

Action Steps

- Increase signage indicating use of roads, right-of-way, and informal trails by non-vehicular transportation modes

- Increase visibility and awareness of non-vehicular modes of transportation
 - Place signage, crosswalk paint, and/or other safety interventions at road and informal trail crossings for pedestrians, bicycles, and equestrians
 - Disseminate information on roadway safety and etiquette for all transportation modes
- Coordinate with other jurisdictions and organizations to provide information on ditch safety
- When installing infrastructure and facilities, comply with state and federal safety guidelines
- Improve intersection safety for all modes of transportation through roadway redesign
 - Work with other jurisdictions and regional transportation agencies to identify intersections with high and/or severe numbers of crashes
 - Work with other jurisdictions to redesign high crash-rate intersections in and adjacent to Village boundaries
 - Encourage and support other jurisdictions to redesign the intersection of El Pueblo Road and Second Street
- Ensure new facilities comply with requirements for ADA accessibility

Policy B

Mitigate the impact of vehicular traffic on Village roads while providing infrastructure for safe traffic volumes and speeds.

Action Steps

- Monitor vehicle speed to determine the need and placement of traffic calming devices
- Work with Bernalillo County Sheriff's Department to enforce speed limits
- Install and maintain traffic calming measures to both manage vehicle traffic and to provide a safer environment for other transportation modes
 - Ensure traffic calming measures fit the semi-rural character of Village roadways and are in accordance with Village policies
 - Investigate possible negative effects on adjacent streets prior to installation
- Reduce impact from roads by encouraging the installation of visual and sound buffers between residential areas and roads
 - Encourage the use of natural or aesthetically appropriate buffers
- Encourage adequate roadside pull-outs for law enforcement use within the Village
- Recognize the use of Village roads for slow moving agricultural vehicles such as tractors
 - Provide signage indicating their possible presence

Policy C

Develop and maintain the three main north-south roadways, Rio Grande Boulevard, Guadalupe Trail, and Fourth Street, in line with their distinguishing qualities unique to their character and history.

Action Steps

- o Identify Fourth Street as the main transportation roadway in the Village and both provide and work with other entities to provide the infrastructure to meet transportation goals and connect Fourth Street to other metropolitan transportation systems
- o Continue redesign of Fourth Street to three lanes with center turning lane, pedestrian walkways, and bicycle lanes where feasible, considering the following:
 - Safety for pedestrian and vehicular traffic
 - Pedestrian facilities throughout the corridor length, including walk areas and crossings
 - Bicycle facilities intersecting the corridor, such as lanes, crossings, and bike parking
 - Transit facilities, including more and improved sheltered bus stops
 - Street pedestrian lighting, both public and private, that abides by Village ordinances and is appropriate for commercial use
 - Encouraging utilities to relocate utility lines underground to reduce poles adjacent to the roadway
 - Adequate storm sewer systems for the entire corridor to enable safe vehicular and non-vehicular movement during severe storms
 - Significant traffic calming features, safe left-hand turning lanes, and adequate off-road parking, especially at the Village Center, to encourage patronizing local business
 - Streetscape defined by human-made structures but with a semi-rural character and features such as landscaped medians
- o Consider safety for multi-modal transportation in development of the Village Center and make that site a major transportation and transit connection point
- o Maintain Rio Grande Boulevard, Guadalupe Trail, and residential roads in either corridor as scenic, winding, lower-speed roads in a residential and agricultural atmosphere, with an emphasis on local residential use
 - Prohibit stop lights or other similar urban roadway features
 - Maintain and not alter or increase pavement width and other roadway features so as to permit higher capacity vehicular traffic
 - Continue to employ and enforce traffic calming and speed lowering measures
 - Maintain trails, unpaved shoulders, and/or lanes along the length of the roads for non-vehicular modes of transportation

Policy D

Coordinate interjurisdictionally and with regional transportation agencies to ensure multimodal connectivity to a larger network, involvement in regional transportation planning, provision of transit, and clarify roadway classification.

Action Steps

- o Coordinate interjurisdictionally and with regional transportation agencies on roadway classification and improvements
- o Coordinate interjurisdictionally and with regional transportation agencies to develop cohesive infrastructure for non-motorized transportation
- o Ensure Village involvement in regional transportation planning efforts
- o Consider regional transportation plans when redeveloping infrastructure
- o Encourage metropolitan area law enforcement to consistently enforce traffic and vehicle laws on roadways both within and adjacent to the Village
- o Coordinate interjurisdictionally to ensure proper designation and record of bicycle facilities and multimodal routes
- o Coordinate with agencies to ensure provision of public transit through the Village
- o Coordinate with agencies to ensure provision of paratransit through the Village

Policy E

Develop an integrated and safe system for multimodal transportation within and connected outside the Village with facilities and services that provide bicycle facilities, transit connections and services, equestrian facilities, and pedestrian access, especially along ditches.

Action Steps

- o Inventory existing bicycle, pedestrian, equestrian, and transit routes in the Village, and identify areas for improvement and gaps in the network both in the Village and in connection to surrounding facilities
 - Publish map(s) showcasing multi-use transportation facilities in the Village, including ditch easements, bicycle facilities, official trails, and transit routes and stops
 - Publish a user guide for non-motorized routes in the Village stating distances, uses, difficulties, and nearby points of interest
- o Identify, develop, and promote routes for pedestrian, bicycle, and equestrian use within the Village

- o Coordinate with other entities to connect the Village to other metropolitan transportation systems
 - Connect to existing and proposed future bicycle facilities outside the Village, in particular to the main existing bicycle facilities looped around the Village: Paseo del Bosque Trail, Alameda Drain Trail, Montano Trail, and Paseo del Norte Trail
 - Improve connection to the Los Ranchos/Journal Center Rail Runner station by all modes of transportation
 - ◇ Consider a Village ride share, park and ride, or shuttle program to the station
 - ◇ Coordinate with ABQ Ride and the Rail Runner to provide connection between Fourth Street buses and the Rail Runner station, possibly through a Commuter or Rapid Ride line
 - Encourage ABQ Ride to expand ABQ Ride service hours north of Montano
 - Coordinate with ABQ Ride to continue the provision of paratransit through the Sun Van service
- o When designing and implementing multimodal interventions, facilities, and services, prioritize safety and accessibility for people of all ages and all transportation modes
- o Seek available funding to implement multimodal improvements and maintain existing facilities
- o Emphasize interventions and improvements along east-west routes in the Village to connect to existing north-south facilities in and around the Village
 - For bicycle facilities, consider interventions along east-west routes including but not limited to:
 - ◇ Ranchitos Road
 - ◇ Green Valley Road
 - ◇ Chavez Road
 - ◇ Vineyard Road
 - ◇ Willow Road
- o Provide amenities where possible to contain litter and animal waste at convenient points on ditch right-of-way, at access points, and along trails, such as trash cans or dog waste bags
- o Develop ordinance for bicycle, scooter, or other non-vehicle share programs and work with organizations to provide appropriate facilities for said programs
- o Further develop and maintain a network of natural and accessible non-motorized transportation routes along roads, ditches, trails, and walkways in the Village
 - Design and build facilities and amenities for non-motorized transportation on Village-owned right-of-way and public streets
 - Ensure regular maintenance of Village-owned transportation facilities
 - Where the Village does not have ownership, work with the appropriate entity to coordinate transportation facility installation and maintenance

The Village of Los Ranchos de Albuquerque

2035 Master Plan



Appendix

Facilities, Services, and Access

- For multimodal transportation, in particular for bicyclists, pedestrians, equestrians, and transit users
- Address ADA accessibility in transportation facilities and services
- Facilitate access to:
 - Parks, trails, or open space. Example: Bridge to open space for all non-vehicular modes
 - Fourth Street bus system
 - Rail Runner
- Possible ways to facilitate access:
 - Uber
 - Park & Ride
 - Village Van (Shuttle)
 - Signage
 - Annexation to Rail Runner

Regional Planning

- Coordinate interjurisdictionally and with regional entities such as the Mid-Region Council of Governments (MRCOG)
- Develop a map to evaluate transportation network issues and solutions
- Coordinate roadwork activity

Fourth Street

- Fourth Street was highlighted by attendees as a location to address the quantity and speed of vehicular traffic as well as facilities for other transportation modes.
- Possible interventions include:
 - Bicycle access at Paseo del Norte and Fourth Street
 - Lane reduction and add bicycle lane to Fourth Street south of Alameda Boulevard, an extension from north of Alameda Boulevard
 - Traffic circle at Ortega Road and Fourth Street
 - Lower speed limit along Fourth Street

Safety for Non-Vehicular Modes

- Through better visibility and lower vehicular speed for those not in vehicles
- Add signage and crossing paint to acknowledge pedestrians, equestrians, and bicyclists to motorists
- Segments of the population highlighted for additional safety measures:
 - Pedestrians
 - Bicyclists
 - Equestrians
 - Children (in all modes of transportation)

TRANSPORTATION IDEAS

SPEEDING!
 SIGNAGE & CALMING AREAS *
 BIKER STOP SIGNS

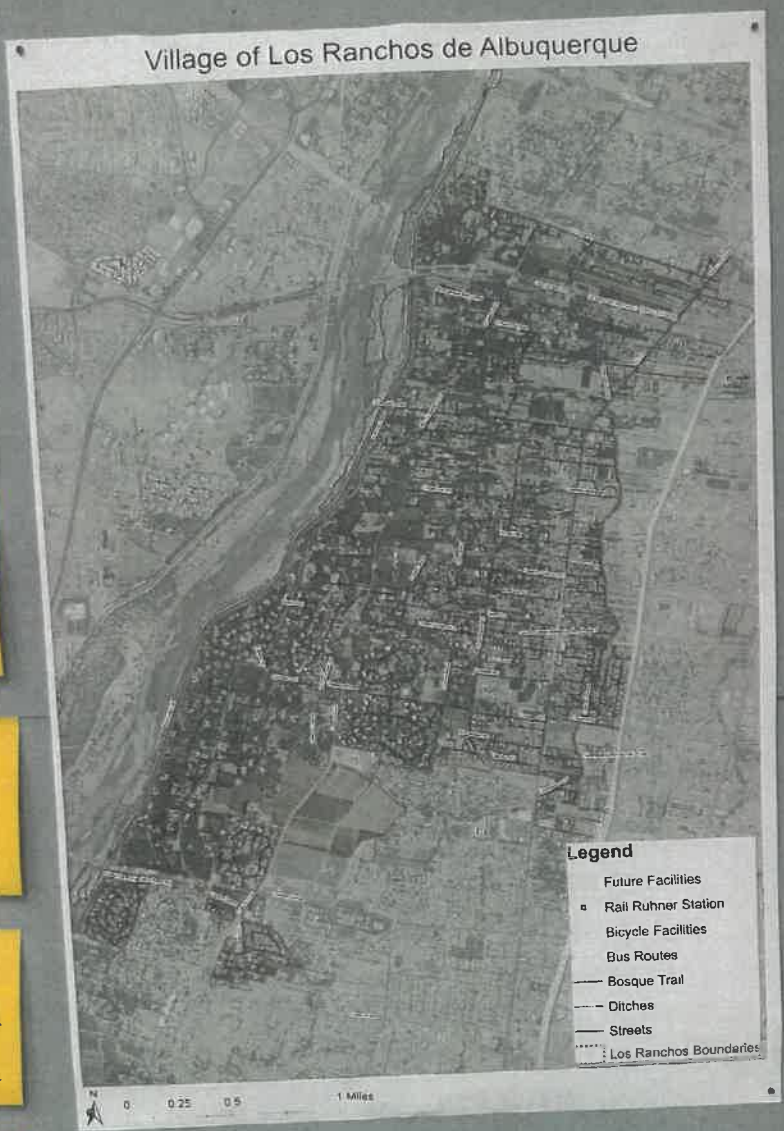
REG'L PLANNING
 W/MRCOG

4th St ✓
 BUS/RR

PED BRIDGE
 TO O.S.

PROMOTE SAFETY FOR
 PED/HORSE

SLOW DOWN
 "DEAD MAN'S CURVE"



TAME 4TH ST & TRAFFIC
 - NORTH END
 - RG BLVD

SELF-DRIVING
 (LANE FOR)

OFF-PEAK HRS ROAD POLICY

ANNEX R. P. ADJ. PROPERTY

PAVING / CURB + GUTTER
 MORE ACCESS TO TRAILS

USE NARROW STREETS TO ENHANCE MULT. MODE



Village of Los Ranchos de Albuquerque
Transportation Alternatives Program Application
For Federal Fiscal Years 2023/2024
Chavez Road Multiuse Trail

Exhibit E.

**Village of Los Ranchos Infrastructure Capital Improvement Plan
(ICIP)**

Infrastructure Capital Improvement Plan FY2023-2027

ICIP Capital Project Description

Year/Rank 2023 002 **Priority:** High ID:39005
Project Title: Chavez Road Multi-Use Trail **Class:** New **Type/Subtype:** Transportation - Bike/Pedestrian/Equestrian
Contact Name: Maria Rinaldi **Contact Phone:** 5053446582 **Contact E-mail:** mrinaldi@losranchosnm.gov
Total project cost: 1,500,000 **Proposed project start date:**
Project Location: Chavez Road from 4th Street to the Middle Rio Grande Conservancy District **Latitude:** **Longitude:**
 Irrigation Ditch Los Ranchos NM 87107
Legislative Language: Plan, design, right of way acquisition, and construct a multi-use, bicycle, pedestrian, equestrian trail along Chavez Rd in the Village of Los Ranchos.
Scope of Work: In order to give residents a safe means of non-motorized travel along Chavez Road, the Village of Los Ranchos proposes to plan, design and construct a multi-use trail connecting to formal and informal local and regional recreational trails as well as connecting the greater Village residential areas to the 4th St commercial district.

Secured and Potential Funding Budget:

State Grant Funding should only be requested when all other funding sources have been exhausted if entity is providing matching funds, i.e. Federal, Local Taxes, Fees, NM Finance Authority Loans (NMFA), Tribal Infrastructure Fund (TIF), Water Trust Board (W/TB), Public School Facility Authority (PSFA), Colonia's Infrastructure Board (CIB), etc.

Please complete table below with all secured and potential funding sources.

Funding Source(s)	Funding Amount	Applied For? Yes or No	Amount Secured	Amt Expended to Date	Date(s) Received	Comment
CAP	450,000	No	0	0		
LFUNDS	50,000	No	0	0		
FGGRANT	1,000,000	No	0	0		App to TAP FY23
	0	No	0	0		
	0	No	0	0		
	0	No	0	0		
	0	No	0	0		
	0	No	0	0		
TOTALS	1,500,000		0	0		

Project Budget - Complete the Budget below. Only include unfunded or unsecured funds under each project year. Note: Funded to Date column must equal the amounts listed above here.

Completed	Funded to Date	2023	2024	2025	2026	2027	Total Project Cost
Estimated Costs Not Yet Funded _____							
N/A							

Infrastructure Capital Improvement Plan FY2023-2027

Water Rights		0	0	0	0	0	0	0	0	0
Easements and Rights of Way	N/A	0	20,000	0	0	0	0	0	0	20,000
Acquisition	N/A	0	0	40,000	0	0	0	0	0	40,000
Archaeological Studies	N/A	0	0	0	0	0	0	0	0	0
Environmental Studies	N/A	0	0	0	0	0	0	0	0	0
Planning	N/A	0	40,000	0	0	0	0	0	0	40,000
Design (Engr./Arch.)	N/A	0	400,000	0	0	0	0	0	0	400,000
Construction	N/A	0	0	0	1,000,000	0	0	0	0	1,000,000
Furnish/Equip/Vehicles	N/A	0	0	0	0	0	0	0	0	0
TOTALS		0	460,000	40,000	1,000,000	0	0	0	0	1,500,000
Amount Not Yet Funded		1,500,000								

PHASING BUDGET

Can this project be phased? Yes Stand Alone: No Multi-Phased: No

Phasing: Stand Alone: No Multi-Phased: No

A project single phase approach is used for projects that can be completed with one process because it is manageable, affordable, and will not require any foreseeable additional resources or activities to be fully operational when complete.

A project multi-phased approach is used for breaking down very large projects into manageable standalone parts that are independently functional and easier to fund.

If the multi-phase approach is being used it is required to provide accurate dates, costs, and funding sources for prior phases, and be able to provide reasonable projections of dates, costs, and funding sources for future phases. In addition, each multi-phase has three main levels: Planning, Design, and Construction. Each level can be funded individually, however strong emphasis is put on completing all three levels.

Phase	Amount	Plan	Design	Construct	Furnish/Equip/Vehicles	Other (W/r Rights, Easements, Acq)	# Mos to Complete
1	500,000	Yes	Yes	No	No	No	12
2	1,000,000	No	No	Yes	No	No	9
3	0	No	No	No	No	No	0
4	0	No	No	No	No	No	0
5	0	No	No	No	No	No	0
TOTAL	1,500,000						

Infrastructure Capital Improvement Plan FY2023-2027

Has your local government/agency budgeted for operating expenses for the project when it is completed?							Yes
If no, please explain why:							
ANNUAL OPERATING BUDGET	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL	
Annual Operating Expenses plus Debt Service	5,000	10,000	10,000	5,000	5,000	35,000	
Annual Operating Revenues	0	0	0	0	0	0	

Does the project lower operating costs? No

If yes, please explain and provide estimates of operating savings

Entities who will assume the following responsibilities for this project:

	Fiscal Agent:	Own:	Operate:	Own Land:	Own Asset:	Maintain:
Lease/operating agreement in place?	Village of Los Ranchos No	Village of Los Ranchos No	Village of Los Ranchos No	Village of Los Ranchos No	Village of Los Ranchos No	Village of Los Ranchos No

More detailed information on project.

- (a) How many years is the requested project expected to be in use before needing Renovate/Repair or Replacement? 1-9 years
- (b) Has the project had public input and buy-in? Yes
- (c) Is the project necessary to address population or client growth and if so, will it provide services to that population or clientele? No
- (d) Regionalism - Does the project directly benefit an entity other than itself? No
If yes, please list the other entity.
- (e) Are there oversight mechanisms built in that would ensure timely construction and completion of the project on budget? No
Please explain.
- (f) Other than the temporary construction jobs associated with the project, does the project maintain or advance the region's economy? No
If yes, please explain.
- (g) Does the project benefit all citizens within a recognized region, district or political subdivision? Yes
If yes, please explain and provide the number of people that will benefit from the project. This project will be a public trail accessible to all who want to use it.
- (h) Does the project eliminate a risk or hazard to public health and/or safety that immediately endangers occupants of the premises such that corrective action is urgent and No

Infrastructure Capital Improvement Plan FY2023-2027

unavoidable? Emergencies must be documented by a Subject Matter Expert.

If yes, please explain. (If mandatory, provide Summary Page of the Federal, State or Judiciary Agency who issued the mandate.)



Village of Los Ranchos de Albuquerque
Transportation Alternatives Program Application
For Federal Fiscal Years 2023/2024
Chavez Road Multiuse Trail

Exhibit F.

Village of Los Ranchos Roadway Capital Improvement Plan (CIP)

Road Maintenance List							
Road	Address	Road Condition	Activity	Date Scheduled	Cost or Estimate	Date Completed	Funding Source
			Pulverizing & Repaving				
Gaudalupe trail Chavez to 150' north of Tyler		Poor/Failing			\$ 172,000.00		
400 to 500 block of Tyler		Poor/Failing			\$ 100,000.00		
300 Block of Tyler		Poor/Failing			\$ 90,000.00		
Charles		Poor/Failing			\$ 90,000.00		
Rio Grande from Montano to 5517 Rio Grande		Poor/Failing					
Gaudalupe trail Mullen to Chavez		Fair to Poor					
Gaudalupe trail Tyler to El Pueblo		Fair to Poor					
300 to 500 block of Schulte		Fair to Poor					
Nara Visa		Fair to Poor					
Enchanted Valley		Fair to Poor					
300 Block Pueblo Solano		Fair to Poor					
Del Aker Rd.		Fair to Poor					
Mullen Rd.		Fair to Poor					
El Paraiso Rd.		Fair to Poor					
Shulte Rd.		Fair to Poor					
El Pueblo	2nd st. to Rio Grande		Crack Seal	Fall 2021	\$ 27,000.00	Sep-21	NM Coop Road Fund
Garduno	4th west to end of road		Crack Seal	Fall 2021	\$ 12,000.00	Sep-21	NM Coop Road Fund
Osuna/Chavez	2nd st west to Rio Grande		Crack Seal	Fall 2021	\$ 41,500.00	Sep-21	NM Coop Road Fund
Green valley	4th west to Rio Grande		Crack Seal		\$ 24,586.00		
Ortega	4th west to rio Grande		Crack Seal	Summer 2022	\$ 25,903.00		
Ranchitos	4th west to Rio Grande		Crack Seal		\$ 24,710.00		
Willow Rd.	Chamisal ditch west to 4th st.		Crack Seal	Needs to be High Priority?	\$ 8,775.00		
Dietz Pl and loop	East of the Griegos Drain		Crack Seal		\$ 22,051.00		
Dietz Farm cir.	west of Ditch		Crack Seal		\$ 23,703.00		
4th south of Schulte	to Vineyard		Crack Seal	Summer 2022	\$ 29,276.00		
Rio Grande Blvd.	Montano to 9001 Rio Grande		Crack Seal	Summer 2022	\$ 70,000.00		
Rio Grande Place			Crack Seal		working on pricing		
Rio Grande Lane			Crack Seal		working on pricing		
Los Poblanos Place			Crack Seal		working on pricing		
Los Poblanos Lane			Crack Seal		working on pricing		
El Pueblo			Stripping		\$ 6,000.00	Sep-21	NM Coop Road Fund
Osuna/Chavez			Stripping		\$ 10,500.00	Sep-21	NM Coop Road Fund
Green valley			Stripping		\$ 2,000.00	Sep-21	NM Coop Road Fund
Ranchitos			Stripping		\$ 1,500.00	Sep-21	NM Coop Road Fund
Los Ranchos			Stripping		\$ 1,500.00	Sep-21	NM Coop Road Fund
Rio Grande Blvd.			Stripping	summer 2022	\$ 25,000.00		
4th St.			Stripping	summer 2022	\$ 10,100.00		
Ortega			Stripping	summer 2022	\$ 3,050.00		
Calle De Pajarito		2 large infiltrator	Drainage	March, 2021	\$9,000.00	March, 2021	
300 Block Tyler Rd.		2 large & 2 small	Drainage		\$ 13,000.00		
Garduno Rd.	1 large installed 2014	1 Large & 4 small	Drainage	Oct. 2021	\$ 12,500.00		
Schulte		1 large infiltrator	Drainage	March, 2022	\$ 4,500.00		
4609 Rio Grande		1 large infiltrator	Drainage		\$ 4,500.00		
813 Ranchitos		1 large infiltrator	Drainage		\$ 4,500.00		
4920 Rio Grande		Small Infiltrator	Drainage		\$ 2,000.00		
1148 Ortega		Small Infiltrator	Drainage		\$ 2,000.00		
8633 Rio Grande		2 small infiltrator	Drainage	1 Scheduled for March 202	\$ 4,000.00		
1020 Green Valley		Small Infiltrator	Drainage		\$ 2,000.00		
Applewood at Guadulpe		Small Infiltrator	Drainage		\$ 2,000.00		
Enchantend Valley		2 small Infiltrator	Drainage	1 Scheduled for March 202	\$ 4,000.00		
Gaudalupe at mullen		1 large infiltrator	Drainage		\$ 4,500.00		
Nara Visa at ditch		1 large infiltrator	Drainage		\$ 4,500.00		
Gaudalupe south of Chavez		2 small Infiltrator	Drainage		\$ 4,000.00		
Edgewood Dr. at the park		1 larger infiltrator	Drainage	March, 2022	\$ 4,500.00		
307 Del Aker		1 small infiltrator	Drainage		\$ 2,000.00		
315 Pueblo Solano		1 small infiltrator	Drainage		\$ 2,000.00		
7012 Rio Grande		Small Infiltrator	Drainage		\$2,000.00		



Village of Los Ranchos de Albuquerque
Transportation Alternatives Program Application
For Federal Fiscal Years 2023/2024
Chavez Road Multiuse Trail

Exhibit G.

Photos of Existing Conditions









Village of Los Ranchos de Albuquerque
Transportation Alternatives Program Application
For Federal Fiscal Years 2023/2024
Chavez Road Multiuse Trail

Exhibit H.

Potential Economic Impacts

- **4th Street Commercial District**
- **National and International Destinations**
- **Los Ranchos Market Biking Access Model**
- **Los Ranchos Market Walking Access Model**
- **Samples of Real Estate and Short-Term Rental Listings**



Oct 2 and Oct 9 from 9:00am to 1:00pm
Los Ranchos de Albuquerque



Los Ranchos *Village* VISION

Holiday 2018

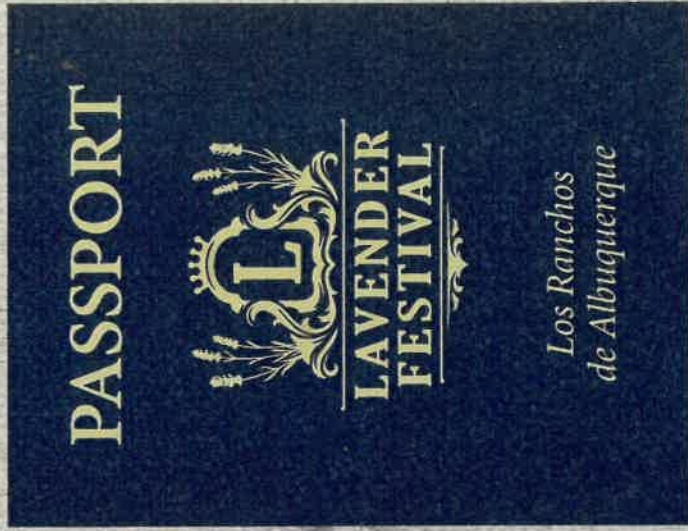


North Fourth Street

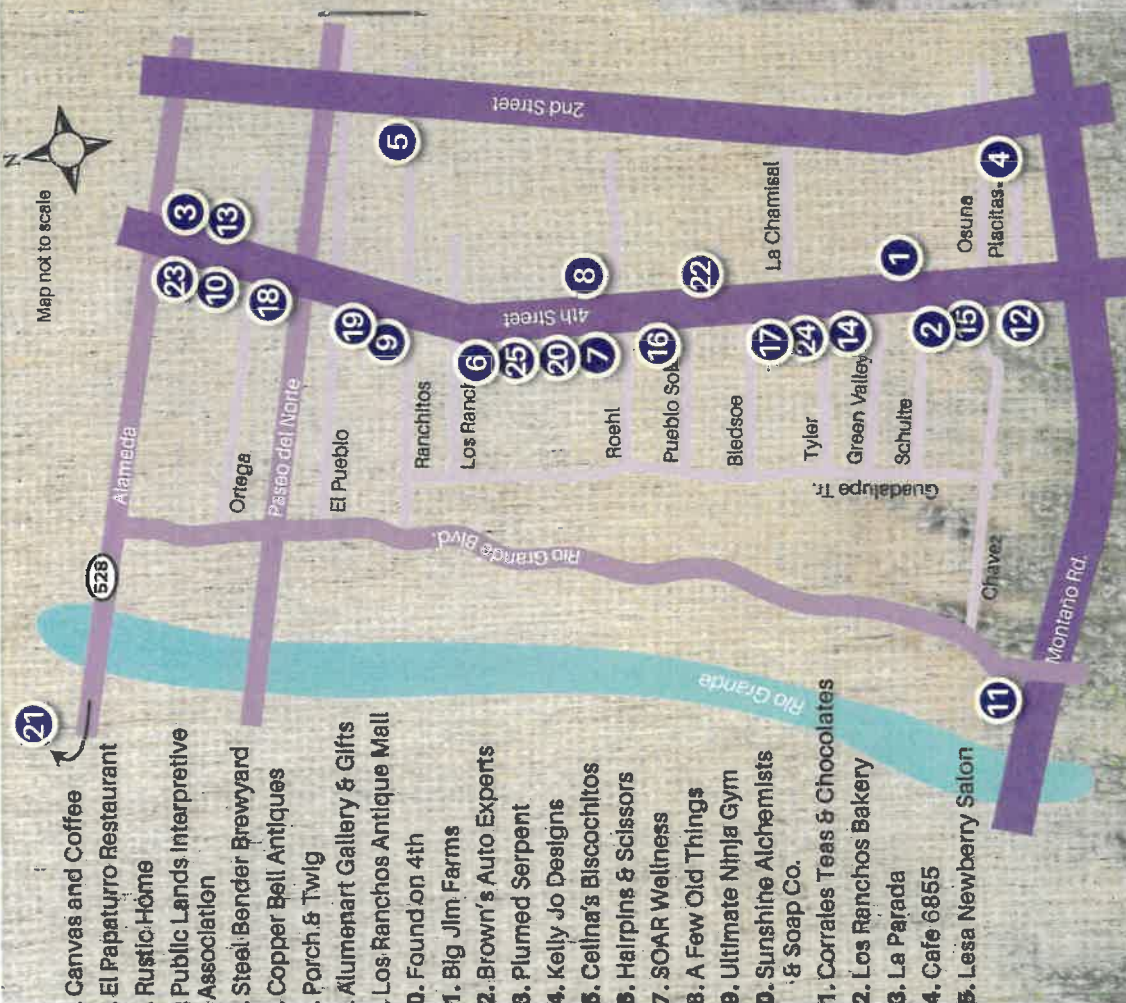
Holiday Stop & Shop



Lavender Festival



Visit wonderful, local Los Ranchos businesses during the month of July and win amazing prizes!



- Canvas and Coffee
- El Papaturo Restaurant
- Rustic Home
- Public Lands Interpretive Association
- Steal Bender Brewery
- Copper Bell Antiques
- Porch & Twig
- Alumenart Gallery & Gifts
- Los Ranchos Antique Mall
- 0. Found on 4th
- 1. Big Jim Farms
- 2. Brown's Auto Experts
- 3. Plumed Serpent
- 4. Kelly Jo Designs
- 5. Cellina's Biscochitos
- 6. Hairpins & Scissors
- 7. SOAR Wellness
- 8. A Few Old Things
- 9. Ultimate Ninja Gym
- 0. Sunshine Alchemists & Soap Co.
- 1. Corrales Teas & Chocolates
- 2. Los Ranchos Bakery
- 3. La Parada
- 4. Cafe 6855
- 5. Lesa Newberry Salon

Lavender Festival Passport made possible by:

NMDA sarabande & b
New Mexico Department of Agriculture

BLUE RIVER PRODUCTIONS

Welcome to the Agri-Nature Center

What do we do?

The Agri-Nature Center's goal is to support agriculture in Los Ranchos. We grow a variety of produce using several methods. We grow lavender, grapes, hops, and a different kinds of fruit and veggies.

We have an orchard that contains crab apples, plums, cherries, and peaches. In our vineyard we have 2 varieties of grapes that are in the process of being identified. We also grow 3 varieties of hops in our 1 acre hops yard.

We grow these crops in different methods in order to support our local farmers through providing resources and our experience in growing. We bring in resources from around the state through classes, webinars, and distributing information on grants and opportunities.

Supporting agriculture in the Village is a priority to The Village of Los Ranchos. Outlined below are objectives from the 2035 Master Plan of Los Ranchos.

The Village of Los Ranchos has its roots in agriculture, and we will

Wash Station Rental





WINERY

BECOME A MEMBER

GIFT CERTIFICATES

WEDDINGS & PRIVATE EVENTS

OUR EVENTS

VIRTUAL TOUR

WINE SHOP

Escape to a place steeped in
rich heritage and culture



Read our Well-being Model. Please note, masks are required in all indoor spaces per the New Mexico public health order. [READ MORE](#)



LOS POBLANOS

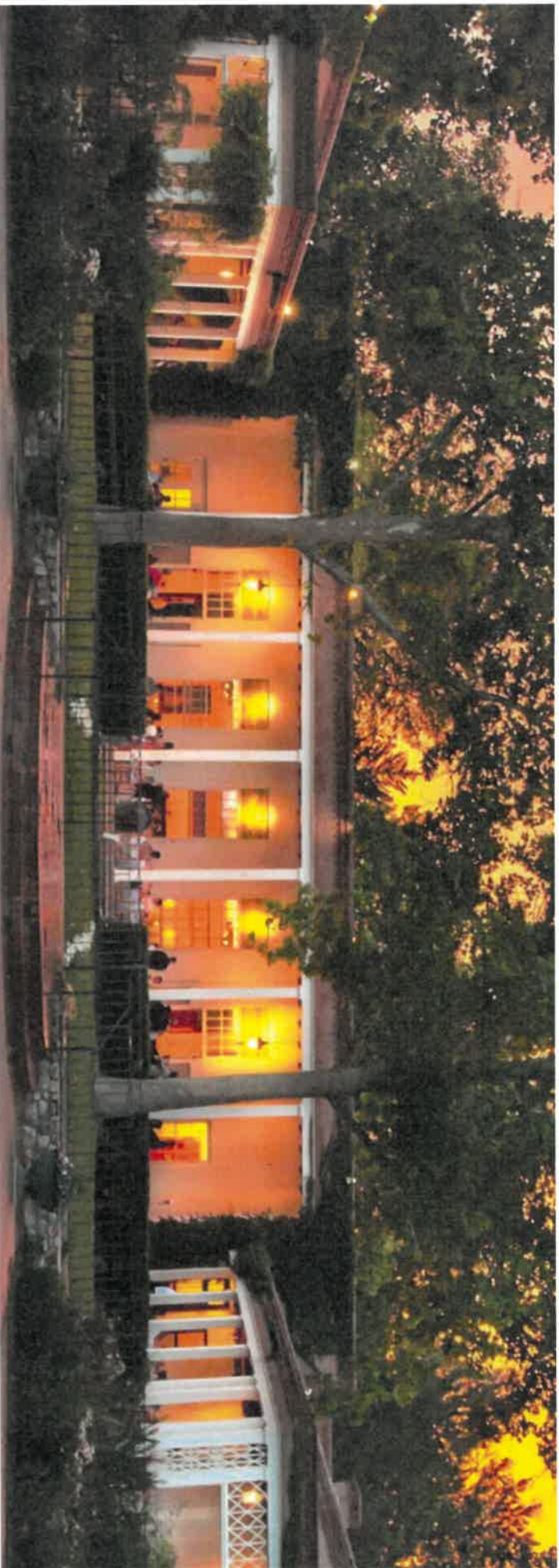
HISTORIC INN & ORGANIC FARM

[NEWSLETTER](#)

[RESERVATIONS](#)

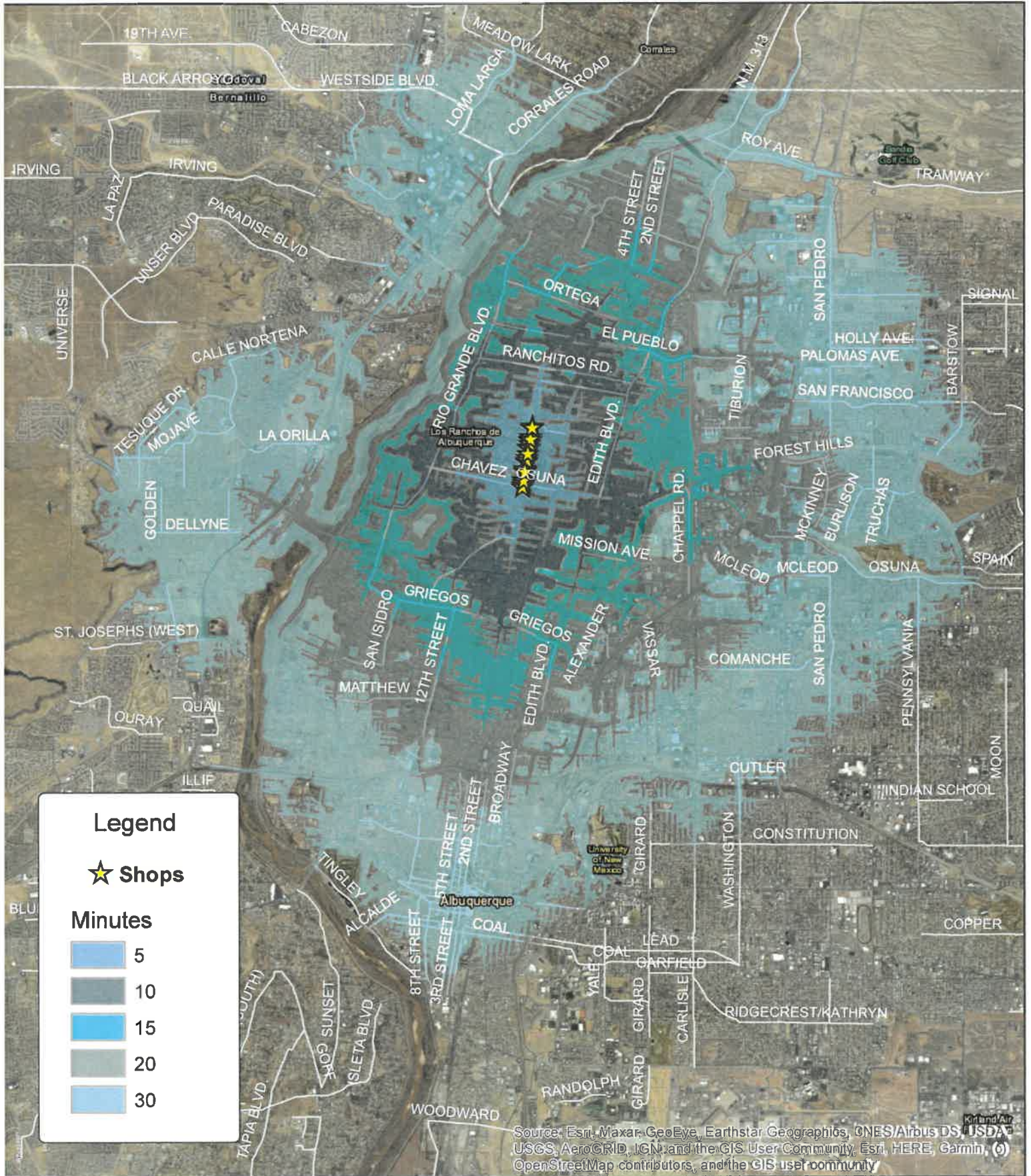
[BUY A GIFT CARD](#)

- [ABOUT](#)
- [ACCOMMODATIONS](#)
- [HACIENDA SPA](#)
- [FARM SHOP](#)
- [DINING](#)
- [PRIVATE CELEBRATIONS](#)
- [LAVENDER & FARM](#)
- [CALENDAR](#)



Los Ranchos Market Biking Access

Modeling Average Bike Travel Time to Businesses from Chavez Rd Trail to Pueblo Solano

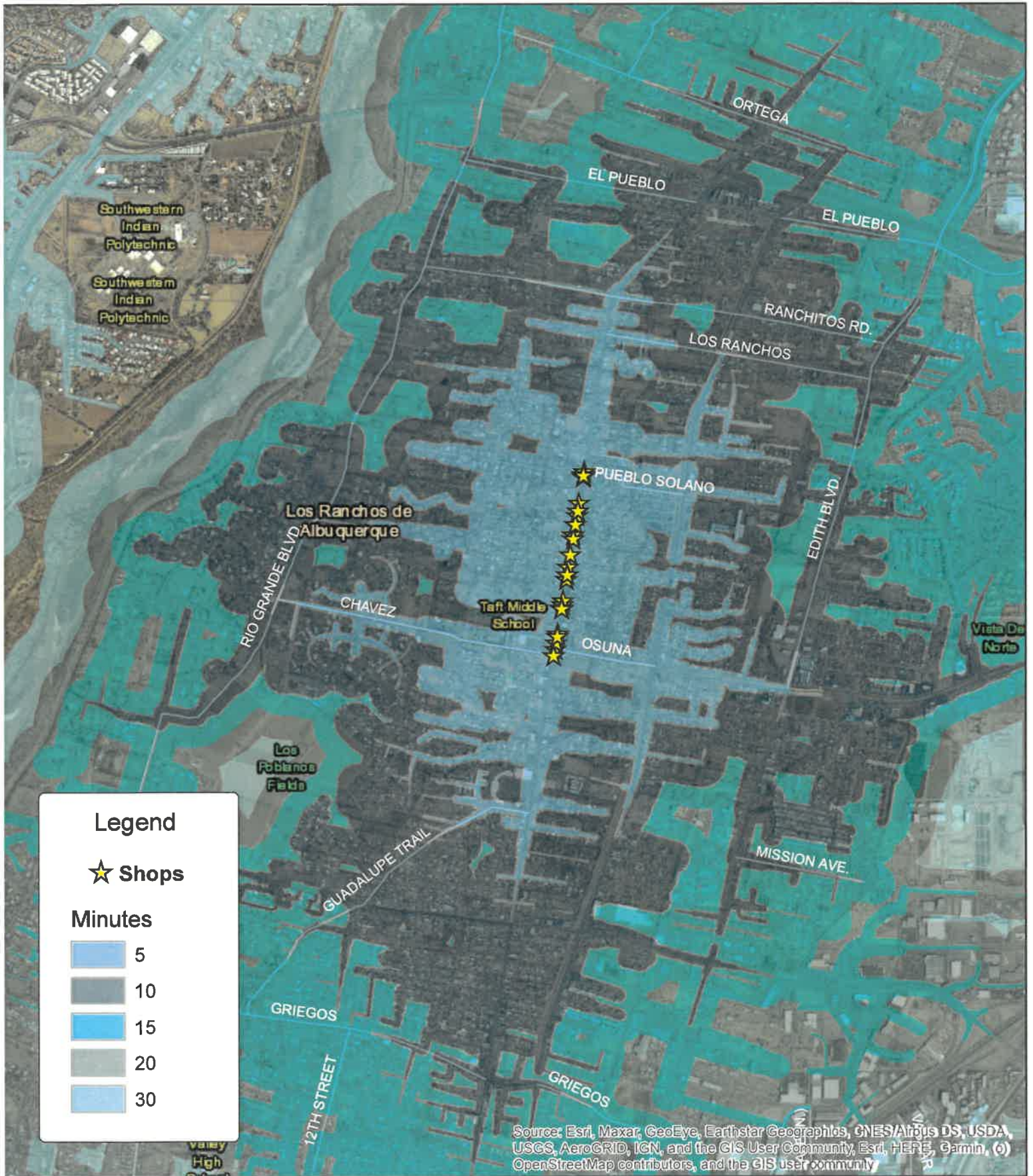


0 0.75 1.5 3 Miles



Los Ranchos Market Biking Access

Modeling Average Bike Travel Time to Businesses from Chavez Rd Trail to Pueblo Solano

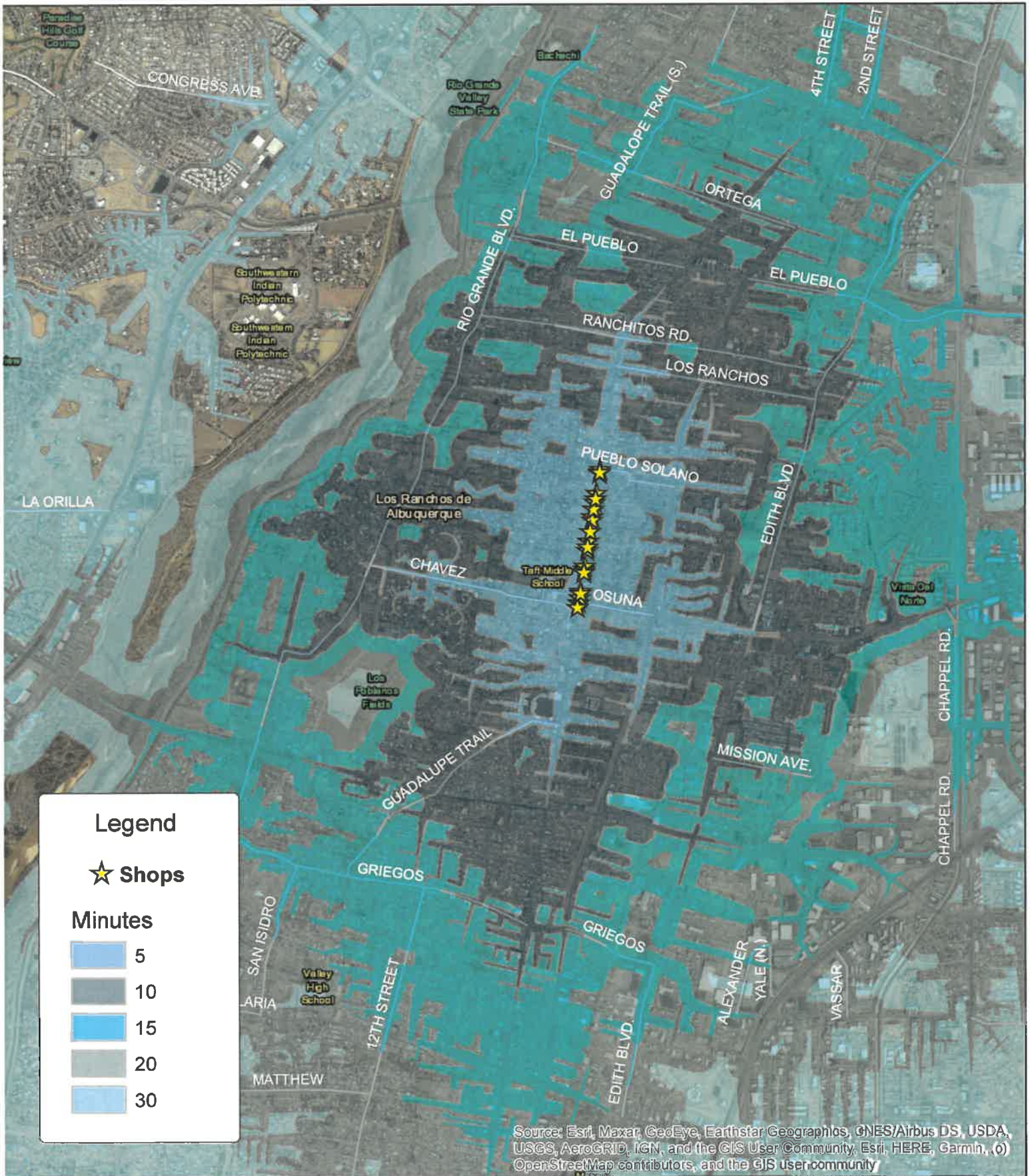


0 0.3 0.6 1.2 Miles



Los Ranchos Market Biking Access

Modeling Average Bike Travel Time to Businesses from Chavez Rd Trail to Pueblo Solano

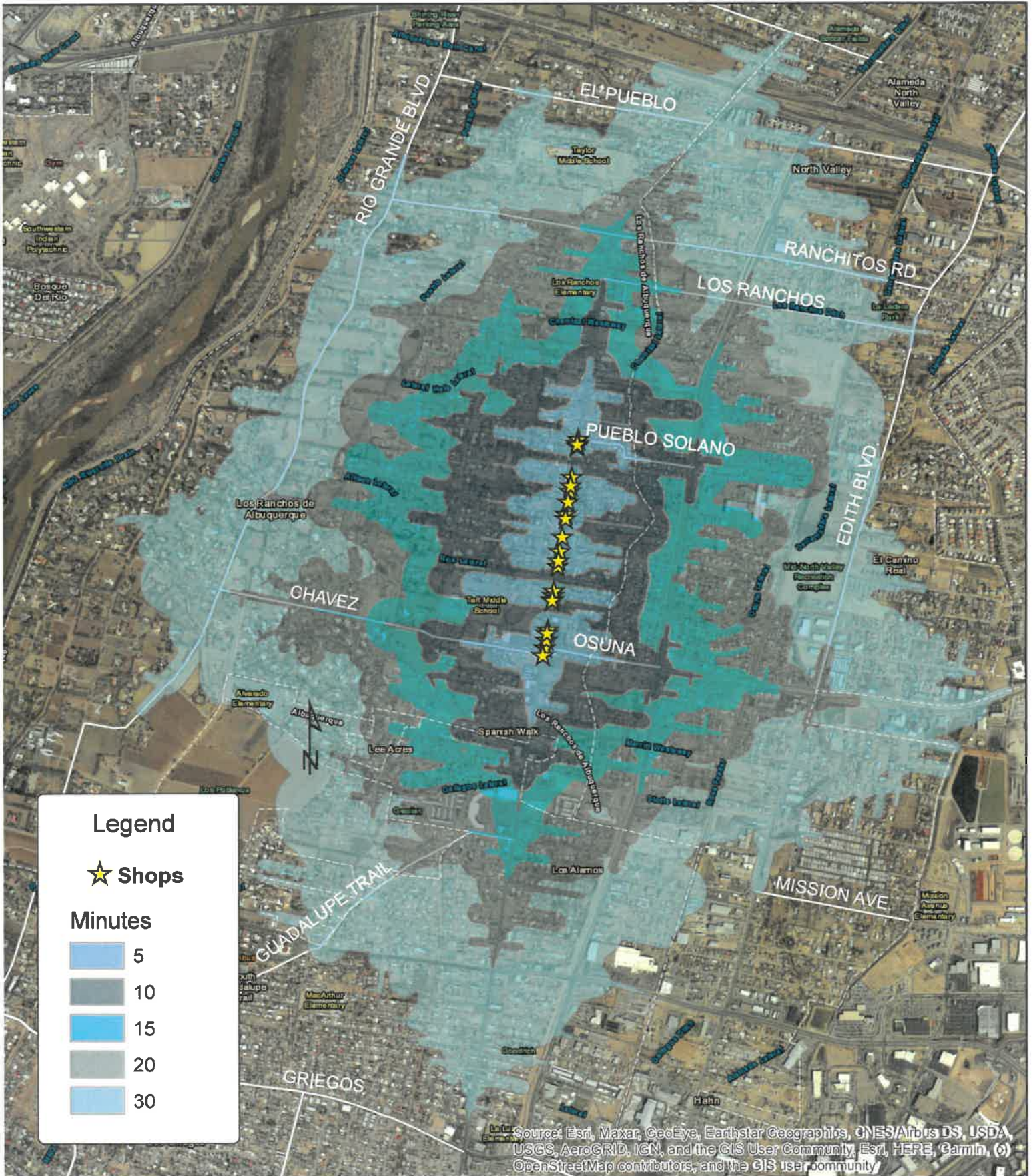


0 0.425 0.85 1.7 Miles



Los Ranchos Market Walking Access

Modeling Average Walk Time to Businesses from Chavez Rd Trail to Pueblo Solano



0 0.25 0.5 1 Miles





Area: 100 - North Valley
 Zone Atlas: D13
 Property Sub-Type: Detached
 Build Description: Resale
 Bedrooms: 6
 Baths(FTH): 5 (4 1 0)
 Stories: 2
 Subdivision: Tinnin Farms
 Builder: Brennan
 Faces: West
 On Market Date: 09/16/2021
 DOM: 12 /

Age: 21 - 30
 Apx Structured SqFt: 5,875
 SqFt Source: Per Appraisal
 Price/SqFt: 280.85
 Lot SqFt: 43,560
 Lot Acres: 1
 Lot Size Source: On-Line
 Garage Spaces: 3
 Elementary School: Alvarado
 Middle School: Taft
 High School: Valley
 Offsite Built: No
 Permanent Foundation: Yes

Public Remarks: Beautiful Tinnin Farms home, situated on a lush, shaded lot, close to river trails and Los Poblanos is awaiting a new owner. The 5,875sf home has a newly updated kitchen overlooking the beautiful gardens, several living spaces, including a great room with fireplace, a den with fireplace, exercise room, guest bedroom with bath, office, and attached guest house on the first floor. The 2nd floor with cherry hardwood floors includes a large owners' suite with sitting room and fireplace, large bath with walk in closet, & abundant windows overlooking the back yard and acequia. Three other bedrooms, one with en suite bath, the other with jack and jill bath, have built in desks and bookcases. The guest house is completely self sufficient with a one car garage. Photovoltaic system w warranty.

Interior & Exterior Features	Room Details	Construction & Utilities																
Interior Features: 2+ Living Areas; Alarm System; Beam Ceiling; Cable TV; Formal DR; Foyer; Great Room; In Law Suite; Jack and Jill Bath; Kitchen Island; MB Dbl Sink; MB Jetted Tub; Separate Entrance; Study/Office; Walk-In Closet(s); Wet Bar Flooring: Tile; Wood Fireplace: Yes (3) Custom; Kiva MBR on Main: No Master Bath Desc: Full Bath Appliances: Cooktop; Dishwasher; Disposal; Double Oven; Refrigerator; Wine Cooler Exterior Features: Courtyard; Patio Covered; Solar Panels; Storage; Walled Backyard Landscape: Front and Back; Lawn/Grass; Trees Private Pool: No General Access: Paved Road Disability Access: Unknown Guard House/Service: No Garage Type: Attached; Two Doors Lot Description: Wooded and Meadow	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td>22</td> <td>15</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>18</td> <td>12</td> <td>Main</td> </tr> <tr> <td>Master Bedroom</td> <td>22</td> <td>20</td> <td>Upper</td> </tr> </tbody> </table> Basement: Guest House: Guest House Fnshd: Yes; Guest House Heated: Yes; Guest House SqFt: 800; Guest House SF Incl: Yes Sunroom: Sunroom: No Loft: No	Room Name	Length	Width	Level	Living Room	22	15	Main	Kitchen	18	12	Main	Master Bedroom	22	20	Upper	Style: Pueblo Construction: Frame Exterior Material: Stucco Roof: Flat Windows: Thermal(multi-part) Laundry Power: NG & Electric Laundry Location: Service Room Utilities: Electricity Connected; Natural Gas Connected; Sewer Connected; Water Connected Electric Provider: Public Utility Heating: Baseboard; Hot Water Cooling: 2+ Units; Evaporative Cooling Water Source: City Water Wastewater: Public Sewer Water Conservation: Irrigation Source: Green Energy Generation: Solar Green Electric Type: Photovoltaics Seller Owned Green Certifications: No HERS: No
Room Name	Length	Width	Level															
Living Room	22	15	Main															
Kitchen	18	12	Main															
Master Bedroom	22	20	Upper															
Listing & Contract Info	HOA/PID & Misc Disclosures	County Data																
Original List Price: \$1,730,000 Finance Considered: Cash; Conventional Possession: Day of Funding	HOA: Yes HOA Mandatory: Yes HOA Dues/Month: 30 HOA Covers Type: Common Area; Streets PID: No Hist Prop/Lndmk: No Tenant Stays: Bank Owned: No LBP Disclosure: No Rented: No	County: Bernalillo Current Taxes: \$9,189.64 GRT Code: 02-200 Tax Exemption: Unknown Zoning: A-1 Flood Zone: X Land Lease: No UPC Code: 101306345206240410 Short Legal Desc: LT 50 AMENDED SUBD MAP OF TRS 2A & 2C MRGCD MAP 26 & 30 & L OTS 8 & 9 TOMAS HERRERA ADDN TINNIN FARMS CONT 43,621 SF +- Land Use:																

Directions: From Rio Grande Blvd and Chavez, go west on Chavez to entrance of Tinnin Farms. Go North until road curves to the west, go over ditch, property on the left.



Presented by
 Kate Southard Real Estate 505-264-9586
 505-264-9586
kate.southard@gmail.com
<http://www.katesouthard.com>



Information is deemed to be reliable, but is not guaranteed. © 2021 SWMLS and FBS. Prepared by Kate M Southard on Tuesday, September 28, 2021 1:39 PM. The information on this sheet has been made available by SWMLS and may not be the listing of the provider. Please be advised audio or video surveillance equipment may be in use.



Area: 100 - North Valley
 Zone Atlas: C14
 Property Sub-Type: Detached
 Build Description: Resale
 Bedrooms: 4
 Possible Bedrooms: 5
 Baths(FTH): 5 (1 2 2)
 Stories: 2
 Subdivision:
 Builder: Unknown
 Faces: East
 On Market Date: 07/24/2021
 DOM: 66 /

Age: 31 - 40
 Year Built: 1985
 Apx Structured SqFt: 3,858
 SqFt Source: Professional
 Price/SqFt: 414.46
 Lot SqFt: 43,560
 Lot Acres: 1
 Lot Size Source: On-Line
 Garage Spaces: 3
 Elementary School: Los Ranchos
 Middle School: Taylor
 High School: Valley
 Offsite Built: No

Public Remarks: Exquisite horse property settled off the scenic Rio Grande Blvd. Perfect entertainers dream home that has an amazing kitchen with double islands and opens up to the pool, hot tub and gorgeous sitting area. This beautiful home has been completely remodeled with no details spared. Two master bedrooms with on suite baths and walk in closets on main floor. Spacious office with storage/closet. Oversized garage with RV parking, dog wash, tons of storage and separate workshop. Beautiful show barn with three stalls, 3/4 inch rubber mats throughout. Tack room with washer/dryer hookups. The barn can easily converted to a garage or workshop. **This property has direct access to the walking trails and open space.** Please see our list of amenities uploaded in the documents as there are too many to list.

Interior & Exterior Features	Room Details	Construction & Utilities																																
Interior Features: 2+MBR; Attic; Ceiling Fan(s); Dressing Area; Family DR; High Speed Internet; Hobby Room; Hot Tub; Jack and Jill Bath; Kitchen Island; MB Dbl Sink; MB Garden Tub; MB Shower/Tub; Pantry; Separate Shower; Smoke Alarm(s); Study/Office; Walk-In Closet(s) Flooring: Laminated; Stone; Wood Fireplace: Yes (1) Custom; Gas Log; Glass Door; Thermal Control; Vent Blower MBR on Main: Yes Master Bath Desc: Full Bath Appliances: Blt In Gas Stve/Oven; Convection Oven; Dishwasher; Disposal; Double Oven; Dryer H/U; Microwave; Range Hood; Refrigerator; Self Clean Oven; Washer H/U; Water Softn. Owned; Wine Cooler Exterior Features: Back Yard Access; Barn Stalls/Other; Courtyard; Fenced Backyard; Gated; Hot Tub; Patio Covered; RV Hookup; RV Pad; Storage; Workshop Landscape: Auto sprinklers (G); Bubble Drip (G); Front and Back; Full Sprinklers; Lawn/Grass; Part Sprinklers; SW Gravel Lndscp; Trees Private Pool: Yes Pool: Automatic Cover; Heated; Inground Gunite General Access: Disability Access: Unknown Guard House/Service: No Garage Type:	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td>20.3</td> <td>19.2</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>23.6</td> <td>21.1</td> <td>Main</td> </tr> <tr> <td>Master Bedroom</td> <td>17</td> <td>20.1</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>16.7</td> <td>17.6</td> <td>Main</td> </tr> <tr> <td>Office</td> <td>11.7</td> <td>11.11</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>16.8</td> <td>19.11</td> <td>Upper</td> </tr> <tr> <td>Bedroom 4</td> <td>14.11</td> <td>13.8</td> <td>Upper</td> </tr> </tbody> </table> Basement: Guest House: Sunroom: Sunroom: No Loft: No	Room Name	Length	Width	Level	Living Room	20.3	19.2	Main	Kitchen	23.6	21.1	Main	Master Bedroom	17	20.1	Main	Bedroom 2	16.7	17.6	Main	Office	11.7	11.11	Main	Bedroom 3	16.8	19.11	Upper	Bedroom 4	14.11	13.8	Upper	Style: Contemporary; Custom Construction: Frame Exterior Material: Stucco-Synthetic Roof: Flat; Metal; TPO (G) Windows: Thermal-Double Pane; Wood Laundry Power: NG & Electric Laundry Location: Service Room Utilities: Electricity Connected; Natural Gas Connected; Sewer Connected; Water Connected Electric Provider: Public Utility Heating: 2+ Units; Central Forced Air; Natural Gas Cooling: 2+ Units; Central Air; Refrigerated Water Source: City Water Wastewater: Public Sewer Water Conservation: Irrigation Source: Irrigation Possible Green Energy Generation: Green Electric Type: None Green Certifications: No HERS: No
Room Name	Length	Width	Level																															
Living Room	20.3	19.2	Main																															
Kitchen	23.6	21.1	Main																															
Master Bedroom	17	20.1	Main																															
Bedroom 2	16.7	17.6	Main																															
Office	11.7	11.11	Main																															
Bedroom 3	16.8	19.11	Upper																															
Bedroom 4	14.11	13.8	Upper																															
Listing & Contract Info	HOA/PID & Misc Disclosures	County Data																																
Original List Price: \$1,750,000 Finance Considered: Cash; Conventional Possession: Day of Funding	HOA: No HOA Mandatory; HOA Dues/Month: HOA Covers Type: PID: No Hist Prop/Lndmk: No Tenant Stays: Bank Owned: No LBP Disclosure: No Rented: No	County: Bernalillo Current Taxes: \$6,658.44 GRT Code: 02-200 Tax Exemption: Unknown Zoning: A-1 Flood Zone: X Land Lease: No UPC Code: 101406429424840144 Short Legal Desc: "D-1 AMENDED REPL OF LTS C & D WAINWRIGHT SUBD CONT 1.00 AC Land Use:																																

Directions: From second street and El Pueblo go west to Rio Grande north at the stop sign then west to 8527.



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<http://www.katesouthard.com>





Area: 100 - North Valley
Zone Atlas: E13
Property Sub-Type: Detached
Build Description: Resale
Bedrooms: 3
Possible Bedrooms: 3
Baths(FTH): 3 (2 0 1)
Stories: 1
Subdivision: Tinnin Farms
Builder: Roger Smith
Faces: Northeast
On Market Date: 08/26/2021
DOM: 6 /

Age: 31 - 40
Year Built: 1990
Apx Structured SqFt: 3,295
SqFt Source: Floorplan
Price/SqFt: 288.32
Lot SqFt: 44,431
Lot Acres: 1.02
Lot Size Source: On-Line
Garage Spaces: 3
Carport Spaces: 0
Elementary School: Alvarado
Middle School: Taft
High School: Valley
Offsite Built: No

Public Remarks: Beautifully refreshed one level oasis on idyllic acre in coveted Tinnin Farms Neighborhood of Los Ranchos de Albuquerque. Perfect cul de sac location, steps away to miles of Bosque trails, Rio Grande River and Los Ranchos Farmers Market. Stunning updated owner's retreat. High ceilings, open spaces & warm cozy spaces. 3 bedrms, full office and flex room. New since 2016: hardwood & brick floors, entire interior painted, new SBS roof & skylights, 2 new aerocoolers, new boiler for warm floors in winter. Nestled amidst private lush mature irrigation 'well' watered trees and lawns. Great Indoor outdoor flow beckons you to private courtyards and a 'botanical garden' experience of paths, hummingbirds, wildlife, pergola, rose garden, fruit trees and rock waterfall. Many more details attached.

Interior & Exterior Features	Room Details	Construction & Utilities																																
Interior Features: 2+ Living Areas; Alarm System; Bar In Kitchen; Beam Ceiling; Breakfast Nook; Built-In Bookcase; Cathedral Ceiling; Ceiling Fan(s); Formal DR; Foyer; Great Room; High Speed Internet; Jack and Jill Bath; MB Dbl Sink; MB Garden Tub; Pantry; Separate Shower; Separate Tub; Skylights(s); Study/Office; Walk-In Closet(s) Flooring: Brick; Tile; Wood Fireplace: Yes (3) Decorative Only; Log Lighter; Wood Burning MBR on Main: Yes Master Bath Desc: Full Bath Appliances: Blt In Elec Stve/Ovn; Cooktop; Dishwasher; Disposal; Dryer; Dryer H/U; Microwave; Range Hood; Refrigerator; Washer; Washer H/U Exterior Features: Back Yard Access; Courtyard; Gazebo; Patio Covered; Patio Open Landscape: Front and Back; Lawn/Grass Private Pool: No General Access: Paved Road Disability Access: Unknown Guard House/Service: No Garage Type: Attached; Finished; Workshop Area Lot Description: Corner; Cul De Sac	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td>17</td> <td>11</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>22.5</td> <td>10</td> <td>Main</td> </tr> <tr> <td>Master Bedroom</td> <td>18.8</td> <td>13</td> <td>Main</td> </tr> <tr> <td>Dining Room</td> <td>14</td> <td>12</td> <td>Main</td> </tr> <tr> <td>Family Room</td> <td>23</td> <td>19</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>16.5</td> <td>11</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>12.8</td> <td>12.8</td> <td>Main</td> </tr> </tbody> </table> Basement: Guest House: Sunroom: Sunroom: No Loft: No	Room Name	Length	Width	Level	Living Room	17	11	Main	Kitchen	22.5	10	Main	Master Bedroom	18.8	13	Main	Dining Room	14	12	Main	Family Room	23	19	Main	Bedroom 2	16.5	11	Main	Bedroom 3	12.8	12.8	Main	Style: Pueblo Construction: Frame Exterior Material: Stucco-Natural (G) Roof: Flat; Rolled Roofing Windows: Casement; Thermal-Double Pane; Wood Laundry Power: Electric Laundry Location: Service Room Utilities: Electricity Connected; Sewer Connected; Water Connected Electric Provider: Public Utility Heating: In-Floor; Radiant Cooling: 2+ Units; Central Air; Evaporative Cooling Water Source: City Water Wastewater: Public Sewer Water Conservation: Irrigation Source: Green Energy Generation: Green Electric Type: None Green Certifications: No HERS: No
Room Name	Length	Width	Level																															
Living Room	17	11	Main																															
Kitchen	22.5	10	Main																															
Master Bedroom	18.8	13	Main																															
Dining Room	14	12	Main																															
Family Room	23	19	Main																															
Bedroom 2	16.5	11	Main																															
Bedroom 3	12.8	12.8	Main																															
Listing & Contract Info	HOA/PID & Misc Disclosures	County Data																																
Original List Price: \$950,000 Finance Considered: Cash; Conventional; VA Possession: Day of Funding	HOA: Yes HOA Mandatory: Yes HOA Dues/Month: 29 HOA Covers Type: Common Area; Streets PID: No Hist Prop/Lndmk: No Tenant Stays: Bank Owned: No LBP Disclosure: No Rented: No	County: Bernalillo Current Taxes: \$8,712.00 GRT Code: 02-200 Tax Exemption: Unknown Zoning: A-1 Flood Zone: X Land Lease: No UPC Code: 101306227948810405 Short Legal Desc: LOT 23 AMENDED SUBD MAP OF TRS 2A & 2C MRGCD MAP 26 & 30 & L OTS 8 & 9 TOMAS HERRERA ADDN TINNIN FARMS CONT 44,274 SF +- Land Use: Subdivided																																

Directions: From Rio Grande Blvd., west on Chavez Rd., north on Tinnin Rd., west on Francisca over the Acequia to the far side of Tinnin Farms neighborhood to the property at the intersection of Francisca Rd. and Eduardo y Juanita Ct.



Presented by
 Kate Southard Real Estate 505-264-9586
 505-264-9586
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<http://www.katesouthard.com>





Area: 100 - North Valley
Zone Atlas: E14
Property Sub-Type: Detached
Build Description: Resale
Bedrooms: 4
Baths(FTH): 5 (2 2 1)
Stories: 1
Subdivision:
Builder: HL Cleff
Faces: Southeast
On Market Date: 08/31/2021
DOM: 4 /

Age: 41 - 50
Year Built: 1979
Apx Structured SqFt: 4,627
SqFt Source: Floorplan
Price/SqFt: 237.74
Lot SqFt: 37,026
Lot Acres: 0.85
Lot Size Source: On-Line
Garage Spaces: 4
Elementary School: Alvarado
Middle School: Taft
High School: Valley
Offsite Built: No

Public Remarks: Located in El Caballero, one of the North Valley's most coveted subdivisions, this elegant home is a truly rare find. This home features a bright and open floor plan designed around a central courtyard. Each of the 4 bedrooms feature an en-suite bathroom. There are formal and informal living and dining areas, and great outdoor living space for entertaining. This home has been lovingly maintained by the current owners for over 29 years. El Caballero offers a premier location within the Village of Los Ranchos. It is within walking distance of Casa Rodena Winery, the village farmers market, parks, tennis courts, and the Bosque Trail system that runs along the river. This home is in a private and quiet cul-de-sac location. It also features an attached 4 car garage!

Interior & Exterior Features	Room Details	Construction & Utilities																																				
Interior Features: 2+ Living Areas; 2+MBR; Bar In Kitchen; Beam Ceiling; Breakfast Nook; Cathedral Ceiling; Formal DR; Foyer; Great Room; In Law Suite; Kitchen Island; LR/DR Combo; MB Dbl Sink; Pantry; Walk-In Closet(s) Flooring: Brick; Carpet; Tile Fireplace: Yes (4) Kiva; Wood Burning MBR on Main: Yes Master Bath Desc: Full Bath Appliances: Compactor; Dishwasher; Dryer; Frestnd Elec Stv/Ovn; Refrigerator; Washer Exterior Features: Back Yard Access; Courtyard; Patio Combination; Patio Covered Landscape: Front and Back; Lawn/Grass; Trees Private Pool: No General Access: Paved Road Disability Access: Unknown Guard House/Service: Yes Garage Type: Attached; Finished; Opener(s) Lot Description: Cul De Sac; Planned Community	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> </tr> </thead> <tbody> <tr><td>Living Room</td><td>20</td><td>13.1</td><td>Main</td></tr> <tr><td>Kitchen</td><td>13.2</td><td>18.7</td><td>Main</td></tr> <tr><td>Dining Room</td><td>17.7</td><td>21.1</td><td>Main</td></tr> <tr><td>Family Room</td><td>29.1</td><td>24.2</td><td>Main</td></tr> <tr><td>Bedroom 2</td><td>15.1</td><td>15.1</td><td>Main</td></tr> <tr><td>Bedroom 3</td><td>18.1</td><td>15.1</td><td>Main</td></tr> <tr><td>Bedroom 4</td><td>12</td><td>20.7</td><td>Main</td></tr> <tr><td>Master Bedroom</td><td>20.9</td><td>15</td><td>Main</td></tr> </tbody> </table> Basement: Guest House: Sunroom: Sunroom: No Loft: No	Room Name	Length	Width	Level	Living Room	20	13.1	Main	Kitchen	13.2	18.7	Main	Dining Room	17.7	21.1	Main	Family Room	29.1	24.2	Main	Bedroom 2	15.1	15.1	Main	Bedroom 3	18.1	15.1	Main	Bedroom 4	12	20.7	Main	Master Bedroom	20.9	15	Main	Style: Pueblo Construction: Frame Exterior Material: Stucco-Synthetic Roof: TPO (G) Windows: Thermal-Double Pane; Wood Laundry Power: Electric Laundry Location: Service Room Utilities: Cable Available; Electricity Connected; Natural Gas Connected; Phone Available; Sewer Connected; Underground Utilities; Water Connected Electric Provider: Public Utility Heating: Central Forced Air; Natural Gas; Radiant Cooling: 2+ Units; Refrigerated Water Source: City Water Wastewater: Public Sewer Water Conservation: Irrigation Source: Irrigation Well Green Energy Generation: Green Electric Type: None Green Certifications: No HERS: No
Room Name	Length	Width	Level																																			
Living Room	20	13.1	Main																																			
Kitchen	13.2	18.7	Main																																			
Dining Room	17.7	21.1	Main																																			
Family Room	29.1	24.2	Main																																			
Bedroom 2	15.1	15.1	Main																																			
Bedroom 3	18.1	15.1	Main																																			
Bedroom 4	12	20.7	Main																																			
Master Bedroom	20.9	15	Main																																			
Listing & Contract Info	HOA/PID & Misc Disclosures	County Data																																				
Original List Price: \$1,100,000 Finance Considered: Cash; Conventional; VA Possession: Day of Funding	HOA: Yes HOA Mandatory: Yes HOA Dues/Month: 162.5 HOA Covers Type: Common Area; Guard/Guardhouse; Security PID: No Hist Prop/Lndmk: No Tenant Stays: Bank Owned: No LBP Disclosure: No Rented: No	County: Bernalillo Current Taxes: \$8,636.14 GRT Code: 02-200 Tax Exemption: Yes Zoning: A-1 Flood Zone: X Land Lease: No UPC Code: 101406231526120242 Short Legal Desc:* 013 001EL CABALLERO RANCHITOS SUBD Land Use: Restricted; Subdivided																																				

Directions: From Rio Grande and Chavez Rd, Head East on Chavez Rd, Turn Right on Caballero Parkway, Turn Left on Salamanca, Turn Left on Avenida La Cuchilla to the home on your Left.



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Area: 100 - North Valley
Zone Atlas: E14
Property Sub-Type: Detached
Build Description: Resale
Bedrooms: 2
Possible Bedrooms: 3
Baths(FTH): 2 (1 1 0)
Stories: 1
Subdivision:
Builder: unknown
Faces: North
On Market Date: 04/27/2021
DOM: 2 /

Age: 71 - 80
Year Built: 1952
Apx Structured SqFt: 1,400
SqFt Source: Broker
Price/SqFt:
Lot SqFt: 21,780
Lot Acres: 0.5
Lot Size Source: Survey
Garage Spaces: 0
Elementary School: Alvarado
Middle School: Taft
High School: Valley
Offsite Built: No

Public Remarks: An incredible opportunity to buy in coveted los Ranchos De Albuquerque! Situated on 1/2 an acre made up of two lots, this little casa is the epitome of charming. So very clean! The hardwood floors are freshly redone and they look AMAZING! The natural light in this house is fantastic! Way too many updates to mention here but highlights include all appliances, counter tops, lighting, flooring, windows and on and on. The possibilities with this lot are endless; a massive garden, animals, a pool and big addition...or live in the front while you build your dream house in the back! Supremely located a stones throw from the 4th street retail corridor, the acequias, Bike trails public transport and every conceivable service an amenity. Please see showing instructions! Request a private showing today

Interior & Exterior Features	Room Details	Construction & Utilities																								
Interior Features: 2+ Living Areas; Country Kitchen; Hobby Room Flooring: Tile; Wood Fireplace: Yes (1) Custom; Wood Burning MBR on Main: Yes Master Bath Desc: 3/4 Bath Appliances: Dryer; Frestnd Elec Stv/Ovn; Refrigerator; Washer Exterior Features: Back Yard Access; Fenced Backyard; Patio Covered; Storage; Workshop; Outbuilding Landscape: Private Pool: No General Access: Disability Access: Unknown Guard House/Service: No Garage Type:	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td>0</td> <td>0</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>0</td> <td>0</td> <td>Main</td> </tr> <tr> <td>Master Bedroom</td> <td>0</td> <td>0</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>0</td> <td>0</td> <td>Main</td> </tr> <tr> <td>Family Room</td> <td>0</td> <td>0</td> <td>Main</td> </tr> </tbody> </table> Basement: Guest House: Sunroom: Sunroom: No Loft: No	Room Name	Length	Width	Level	Living Room	0	0	Main	Kitchen	0	0	Main	Master Bedroom	0	0	Main	Bedroom 2	0	0	Main	Family Room	0	0	Main	Style: Pueblo Construction: Block; Frame Exterior Material: Stucco Roof: Flat Windows: Thermal-Double Pane Laundry Power: Electric Laundry Location: Service Room Utilities: Electricity Connected; Natural Gas Connected; Sewer Connected; Water Connected Electric Provider: Public Utility Heating: Central Forced Air Cooling: Evaporative Cooling Water Source: City Water Wastewater: Public Sewer Water Conservation: Irrigation Source: Green Energy Generation: Green Electric Type: None Green Certifications: No HERS: No
Room Name	Length	Width	Level																							
Living Room	0	0	Main																							
Kitchen	0	0	Main																							
Master Bedroom	0	0	Main																							
Bedroom 2	0	0	Main																							
Family Room	0	0	Main																							

Listing & Contract Info	HOA/PID & Misc Disclosures	County Data
Original List Price: \$349,900 Finance Considered: Cash; Conventional; VA Possession: Day of Funding	HOA: No HOA Mandatory; HOA Dues/Month: HOA Covers Type: PID: No Hist Prop/Lndmk: No Tenant Stays: Bank Owned: No LBP Disclosure: Yes Rented: No	County: Bernalillo Current Taxes: \$2,508.00 GRT Code: 02-200 Tax Exemption: Unknown Zoning: R-2 Flood Zone: X Land Lease: No UPC Code: 101406245346010638 Short Legal Desc: LT 8 BLK 5 GREEN VALLEY ADD'N TOGETHER WITH TR 78 C-1 MRGCD MAP NO 29 CONT .5050 AC Land Use:

Directions: From Osuna and 4th go north on 4th to Green Valley . West on Green Valley to the property on the south side of the street



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Area: 100 - North Valley
Zone Atlas: D14
Property Sub-Type: Detached
Build Description: Resale
Bedrooms: 3
Baths(FTH): 2 (1 1 0)
Stories: 1
Subdivision:
Builder: unknown
Faces: North
On Market Date: 01/20/2021
DOM: 4 /

Age: 71 - 80
Year Built: 1943
Apx Structured SqFt: 1,557
SqFt Source: Professional
Price/SqFt:
Lot SqFt: 33,105.6
Lot Acres: 0.76
Lot Size Source: On-Line
Garage Spaces: 1
Carport Spaces: 0
Elementary School: Los Ranchos
Middle School: Taft
High School: Valley
Offsite Built: No
Permanent Foundation: Yes

Public Remarks: Charming Pueblo style 3 bedroom, 2 bath 1557 sf home on large .76 acre lot in beautiful village of Los Ranchos. Narrow-slat oak hardwood floors, coved ceilings, sky lights, refrig AC, handmade wood plank doors, 2 remodeled baths including heated towel bar, new foam roof 2019. Pella doors bring lots of light into the kitchen. Huge fully fenced backyard has MRGCD ditch irrigation for garden, shed style barn for storage or animals, many fruit trees including apple, pear, plum & apricot. Sellers gardened organically for 26 years- no pesticides! Need to add more space or build a casita? Lots of room on lot for more building. Low utility bills. Seller owned solar panels provide energy for water heater & exterior insulation has been added to house. **Walk or bike on nearby trails.** Come see it!

Interior & Exterior Features	Room Details	Construction & Utilities																												
Interior Features: Alarm System; Ceiling Fan(s); Cove Ceiling; Formal DR; High Speed Internet; MB Shower/Tub; Skylights(s); Study/Office Flooring: Tile; Vinyl; Wood Fireplace: Yes (1) MBR on Main: Yes Master Bath Desc: Full Bath Appliances: Dishwasher; Disposal; Dryer; Dryer H/U; Frestnd Elec Stv/Ovn; Microwave; Range Hood; Refrigerator; Washer; Washer H/U Exterior Features: Barn Stalls/Other; Fenced Backyard; Patio Open; Solar Panels; Storage Landscape: Garden; Trees Private Pool: No General Access: Paved Road; Public Road Disability Access: Yes Guard House/Service: No Garage Type: Attached Lot Description: Wooded	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td>21</td> <td>13</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>11</td> <td>11</td> <td>Main</td> </tr> <tr> <td>Master Bedroom</td> <td>13</td> <td>11</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>13</td> <td>12</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>13</td> <td>12</td> <td>Main</td> </tr> <tr> <td>Dining Room</td> <td>12</td> <td>11</td> <td>Main</td> </tr> </tbody> </table> Basement: Guest House: Sunroom: Sunroom: No Loft: No	Room Name	Length	Width	Level	Living Room	21	13	Main	Kitchen	11	11	Main	Master Bedroom	13	11	Main	Bedroom 2	13	12	Main	Bedroom 3	13	12	Main	Dining Room	12	11	Main	Style: Pueblo Construction: Block Exterior Material: Stucco-Natural (G) Roof: Foam Windows: Single Pane; Thermal-Double Pane Laundry Power: Electric Laundry Location: Service Room Utilities: Cable Connected; Electricity Available; Electricity Connected; Natural Gas Connected; Phone Connected; Sewer Connected; Water Connected Electric Provider: Public Utility Heating: Central Forced Air; In-Floor; Natural Gas Cooling: Refrigerated Water Source: City Water Wastewater: Public Sewer Water Conservation: Greywater Reuse (G); Low-Flow Fixtures Irrigation Source: Ditch; Irrigation Possible Green Energy Generation: Solar Green Electric Type: Photovoltaics Seller Owned Green Certifications: No HERS: No
Room Name	Length	Width	Level																											
Living Room	21	13	Main																											
Kitchen	11	11	Main																											
Master Bedroom	13	11	Main																											
Bedroom 2	13	12	Main																											
Bedroom 3	13	12	Main																											
Dining Room	12	11	Main																											
Listing & Contract Info	HOA/PID & Misc Disclosures	County Data																												
Original List Price: \$430,000 Finance Considered: Cash; Conventional; FHA; VA Possession: Day of Funding	HOA: No HOA Mandatory; HOA Dues/Month: HOA Covers Type: PID: No Hist Prop/Lndmk: No Tenant Stays: Bank Owned: No LBP Disclosure: Yes Rented: No	County: Bernalillo Current Taxes: \$2,542.48 GRT Code: 02-200 Tax Exemption: No Zoning: A-1 Flood Zone: X Land Lease: No UPC Code: 101406340612040171 Short Legal Desc: 024 GUADALUPE GARDENS Land Use: Horses; Irrigation																												

Directions: From Chavez Rd and Guadalupe Trail , go north 3 blocks to Pueblo Solano, turn left . House is second on the south side of the street.



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Area: 100 - North Valley
Zone Atlas: C15
Property Sub-Type: Detached
Build Description: Resale
Bedrooms: 3
Baths(FTH): 2 (2 0 0)
Stories: 1
Subdivision:
Builder: Unknown
Faces: South
On Market Date: 02/22/2021
DOM: 6 /

Age: 51 - 60
Year Built: 1963
Apx Structured SqFt: 2,082
SqFt Source: Per Appraisal
Price/SqFt:
Lot SqFt: 34,412.4
Lot Acres: 0.79
Lot Size Source: On-Line
Garage Spaces: 2
Carpport Spaces: 1
Elementary School: Los Ranchos
Middle School: Taylor
High School: Valley
Offsite Built: No

Public Remarks: A True LOS RANCHOS BEAUTY! This property will Wow you at the end of a cul da sac with access to bike paths and walking trails. The Home is nestled on .79 acres with irrigation access, fully lined with large lush trees and roses with a chicken coop, rabbit pen, a barn, a garden, room for an RV, a detached studio, and owned solar. The home is spacious and has plenty of natural light with tons of windows, a beautiful appointed country kitchen and updated bathrooms. This North Valley gem is perfect for entertaining, perfect for horses and close to local shops/breweries/restaurants.

Interior & Exterior Features	Room Details	Construction & Utilities																												
Interior Features: Breakfast Nook; Ceiling Fan(s); Formal DR; Foyer; MB Shower/Tub; Skylights(s) Flooring: Tile; Wood Fireplace: Yes (1) Custom; Wood Burning MBR on Main: Yes Master Bath Desc: Full Bath Appliances: Dishwasher; Disposal; Dryer H/U; Frestnd Elec Stv/Ovn; Microwave; Washer H/U Exterior Features: Back Yard Access; Barn Stalls/Other; Courtyard; Fenced All; Patio Covered; Solar Panels; Workshop Landscape: Lawn/Grass Private Pool: No General Access: Public Road Disability Access: Unknown Guard House/Service: No Garage Type: Attached Lot Description: Cul De Sac	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td>22.4</td> <td>15.7</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>19.1</td> <td>9.8</td> <td>Main</td> </tr> <tr> <td>Dining Room</td> <td>15.7</td> <td>9.2</td> <td>Main</td> </tr> <tr> <td>Bedroom 2</td> <td>1.2</td> <td>13.2</td> <td>Main</td> </tr> <tr> <td>Bedroom 3</td> <td>14.3</td> <td>10.9</td> <td>Main</td> </tr> <tr> <td>Master Bedroom</td> <td>16.9</td> <td>12.5</td> <td>Main</td> </tr> </tbody> </table> Basement: Guest House: Sunroom: Sunroom: Yes; Sunroom Finished: Yes; Sunroom Heated: Yes; Sunroom SqFt: 152; Sunroom SqFt Incl: Yes Loft: No	Room Name	Length	Width	Level	Living Room	22.4	15.7	Main	Kitchen	19.1	9.8	Main	Dining Room	15.7	9.2	Main	Bedroom 2	1.2	13.2	Main	Bedroom 3	14.3	10.9	Main	Master Bedroom	16.9	12.5	Main	Style: Custom Construction: Frame Exterior Material: Stucco Roof: Pitched; Shingle Windows: Wood Laundry Power: NG & Electric Laundry Location: Service Room Utilities: Electricity Connected; Natural Gas Connected; Sewer Connected; Water Connected Electric Provider: Public Utility Heating: Central Forced Air Cooling: Refrigerated Water Source: City Water Wastewater: Public Sewer Water Conservation: Irrigation Source: Irrigation Possible; Irrigation Well Green Energy Generation: Green Electric Type: Photovoltaics Seller Owned Green Certifications: No HERS: No
Room Name	Length	Width	Level																											
Living Room	22.4	15.7	Main																											
Kitchen	19.1	9.8	Main																											
Dining Room	15.7	9.2	Main																											
Bedroom 2	1.2	13.2	Main																											
Bedroom 3	14.3	10.9	Main																											
Master Bedroom	16.9	12.5	Main																											
Listing & Contract Info	HOA/PID & Misc Disclosures	County Data																												
Original List Price: \$475,000 Finance Considered: Cash; Conventional; FHA; VA Possession: Day of Funding	HOA: No HOA Mandatory; HOA Dues/Month: HOA Covers Type: PID: No Hist Prop/Lndmk: No Tenant Stays: Bank Owned: No LBP Disclosure: Yes Rented: No	County: Bernalillo Current Taxes: \$4,130.64 GRT Code: 02-200 Tax Exemption: Unknown Zoning: R-2 Flood Zone: X Land Lease: No UPC Code: 101506412420730668 Short Legal Desc: LT 1 BLK 2 LANDMARK ESTATES SUBD CONT 34,412 SQ FT M/L Land Use:																												

Directions: From 4th Street NW and Osuna, go North on 4th, Before Paseo Del Norte, Turn Left on Calle Del Pajarito, Follow all the way to the end of Cul De Sac to last property, Home is on the Right, no house number.



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Area: 100 - North Valley
Zone Atlas: D14
Property Sub-Type: Detached
Build Description: Resale
Bedrooms: 5
Baths(FTH): 5 (4 1 0)
Stories: 2
Subdivision:
Builder: Custom
Faces: Southwest
On Market Date: 05/18/2020
DOM: 179 /

Age: 21 - 30
Year Built: 1993
Apx Structured SqFt: 5,996
SqFt Source: Per Appraisal
Price/SqFt:
Lot SqFt: 45,258.84
Lot Acres: 1.04
Lot Size Source: On-Line
Garage Spaces: 4
Elementary School: Alvarado
Middle School: Taft
High School: Valley
Offsite Built: Yes

Public Remarks: Nestled along the Rio Grande River Bosque, Tinnin Farms is a verdant oasis in the middle of the city. Defined by large grassy lawns, canopies of mature trees, and access to the Bosque trail system and acequias, it truly is a bucolic paradise. This homesite is located at the end of a quiet cul de sac and is surrounded by other gracious estates. The current owners have lovingly renovated this home to reflect the most current design trends including white shaker style cabinetry, herringbone porcelain tile, rich granite and classic quartz countertops, and crisp white millwork. The neutral palette of grey, white and ivory allow for bright and open spaces flooded with natural light. Grand in scale, yet warm and inviting, this home offers plenty of space. The oversized lot offers many options.

Interior & Exterior Features	Room Details				Construction & Utilities
Interior Features: 2+ Living Areas; 2+MBR; Bar In Kitchen; Breakfast Nook; Cathedral Ceiling; Formal DR; Great Room; Hobby Room; In Law Suite; Jack and Jill Bath; Kitchen Island; MB Dbl Sink; MB Garden Tub; Pantry; Walk-In Closet(s) Flooring: Carpet; Tile Fireplace: Yes (1) Gas Log MBR on Main: No Master Bath Desc: Full Bath Appliances: Dishwasher; Frestnd Gas Stv/Ovn; Microwave; Range Hood; Refrigerator Exterior Features: Back Yard Access; Gazebo; Patio Covered; Storage; Tennis Court; Walled Backyard Landscaping: Front and Back; Lawn/Grass Private Pool: No General Access: Paved Road Disability Access: Unknown Guard House/Service: No Garage Type: Attached; Detached; Oversized Lot Description: Planned Community	Room Name	Length	Width	Level	Style: Mediterranean Construction: Frame Exterior Material: Stucco Roof: Flat; Pitched; Tile Windows: Thermal-Double Pane; Wood Laundry Power: NG & Electric Laundry Location: Service Room Utilities: Cable Available; Electricity Connected; Natural Gas Connected; Phone Available; Sewer Connected; Water Connected Electric Provider: Public Utility Heating: 2+ Units; Central Forced Air Cooling: 2+ Units; Refrigerated Water Source: City Water Wastewater: Public Sewer Water Conservation: Irrigation Source: Irrigation Well Green Energy Generation: Green Electric Type: None Green Certifications: No HERS: No
	Living Room	18.5	26.5	Main	
	Kitchen	15.5	16.8	Main	
	Master Bedroom	23	20	Upper	
	Bedroom 2	14.11	13.9	Upper	
	Bedroom 3	11.3	16.1	Upper	
	Bedroom 4	12.8	15.7	Upper	
	Dining Room	17.4	14.4	Main	
	Family Room	18	22.6	Main	
	Bedroom 5	21.6	29.3	Main	
Basement: Guest House: Sunroom: Sunroom: No Loft: No					

Listing & Contract Info	HOA/PID & Misc Disclosures	County Data
Original List Price: \$1,100,000 Finance Considered: Cash; Conventional; VA Possession: Day of Funding	HOA: Yes HOA Mandatory: Yes HOA Dues/Month: 33 HOA Covers Type: Common Area PID: No Hist Prop/Lndmk: No Tenant Stays: Bank Owned: No LBP Disclosure: No Rented: No	County: Bernalillo Current Taxes: \$8,154.92 GRT Code: 02-200 Tax Exemption: Yes Zoning: A-1 Flood Zone: X Land Lease: No UPC Code: 101406302407730358 Short Legal Desc: LOT 80 AMENDED SUBD MAP OF TRS 2A & 2C MRGCD MAP 26 & 30 & L OTS 8 & 9 TOMAS HERRERA ADDN TINNIN FARMS CONT 45,237 SF +- Land Use:

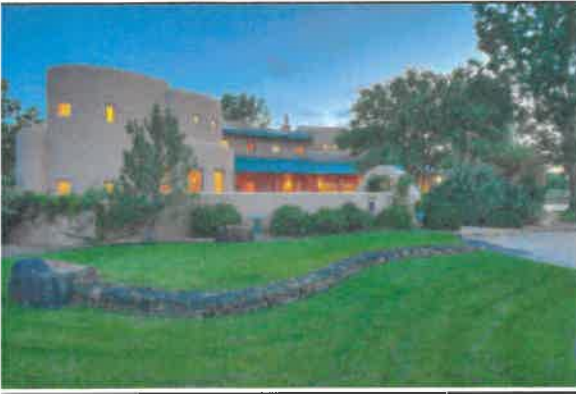
Directions: Head west on Osuna Rd NW toward 4th St NW, Continue onto Chavez Rd NW, turn right onto Tinnin Rd NW, Make a right onto Bonito Suenos Ct NW.



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Area: 100 - North Valley
Zone Atlas: C14
Property Sub-Type: Detached
Build Description: Resale
Bedrooms: 3
Possible Bedrooms: 4
Baths(FTH): 4 (3 1 0)
Stories: 2
Subdivision:
Builder: Custom
Faces: Northeast
On Market Date: 04/09/2021
DOM: 4 /

Age: 21 - 30
Year Built: 1999
Apx Structured SqFt: 4,672
SqFt Source: Floorplan
Price/SqFt:
Lot SqFt: 66,647
Lot Acres: 1.53
Lot Size Source: On-Line
Garage Spaces: 4
Elementary School: Los Ranchos
Middle School: Taylor
High School: Valley
Offsite Built: No

Public Remarks: New Mexico at it's finest! Truly a living piece of handcrafted art in the Village of los Ranchos on irrigated 1.54 acres. Sandia Mountain views. End of the road, quiet cul de sac. Head out your back gate to miles of Rio Grande River Bosque trails. Character laden casa with countless hand carved details, massive vigas and beams; exquisite form and function. 12" double walls. Diamond plaster. Massive kitchen, granite, Dacor, SubZero, walk-in pantry, Ambrosia Maple Cabinetry thru-out. 3 Grande Owner's Suites plus sweet flex wing for music, gym, retreat, library or 4th bedrm. Relaxing outdoor spaces; built in Wolf grill, covered gazebo, sun shade, raised beds. 4 CAR GARAGE! Horse ready, east facing loafing barn, tack storage & hay storage. Irrigation well & MRGCD water.

Interior & Exterior Features	Room Details	Construction & Utilities																																
<p>Interior Features: Skylights(s) Flooring: Tile; Wood Fireplace: Yes (5) MBR on Main: No Master Bath Desc: Full Bath Appliances: Dryer; Microwave; Refrigerator; Washer Exterior Features: Balcony; Walled Backyard Landscape: Private Pool: No General Access: Disability Access: Unknown Guard House/Service: No Garage Type:</p>	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> </tr> </thead> <tbody> <tr><td>Living Room</td><td>26.6</td><td>23.1</td><td>Main</td></tr> <tr><td>Kitchen</td><td>16.1</td><td>20.4</td><td>Main</td></tr> <tr><td>Master Bedroom</td><td>16.4</td><td>12.7</td><td>Second</td></tr> <tr><td>Dining Room</td><td>12.9</td><td>13.2</td><td>First</td></tr> <tr><td>Bedroom 2</td><td>15.2</td><td>17.9</td><td>First</td></tr> <tr><td>Office</td><td>11.1</td><td>13</td><td>First</td></tr> <tr><td>Bedroom 3</td><td>16.1</td><td>22.2</td><td>Second</td></tr> </tbody> </table> <p>Basement: Guest House: Sunroom: Sunroom: No Loft: No</p>	Room Name	Length	Width	Level	Living Room	26.6	23.1	Main	Kitchen	16.1	20.4	Main	Master Bedroom	16.4	12.7	Second	Dining Room	12.9	13.2	First	Bedroom 2	15.2	17.9	First	Office	11.1	13	First	Bedroom 3	16.1	22.2	Second	<p>Style: Construction: Frame Exterior Material: Stucco Roof: Flat Windows: Thermal-Double Pane Laundry Power: Electric Laundry Location: Service Room Utilities: Cable Available; Electricity Connected; Sewer Connected; Water Connected Electric Provider: Public Utility Heating: Radiant Cooling: 2+ Units; Evaporative Cooling Water Source: City Water Wastewater: Public Sewer Water Conservation: Irrigation Source: Green Energy Generation: Green Electric Type: None Green Certifications: No HERS: No</p>
Room Name	Length	Width	Level																															
Living Room	26.6	23.1	Main																															
Kitchen	16.1	20.4	Main																															
Master Bedroom	16.4	12.7	Second																															
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Office	11.1	13	First																															
Bedroom 3	16.1	22.2	Second																															
Listing & Contract Info	HOA/PID & Misc Disclosures	County Data																																
<p>Original List Price: \$1,100,000 Finance Considered: Cash; Conventional; FHA; VA Possession: Day of Funding</p>	<p>HOA: No HOA Mandatory; HOA Dues/Month: HOA Covers Type: PID: No Hist Prop/Lndmk: No Tenant Stays: Bank Owned: No LBP Disclosure: No Rented: No</p>	<p>County: Bernalillo Current Taxes: \$11,231.90 GRT Code: 02-200 Tax Exemption: Unknown Zoning: A-1 Flood Zone: X Land Lease: No UPC Code: 101406428920140146 Short Legal Desc: LT 5 PLAT OF LANDS OF BOND LOTS 1, 2, 3, 4 AND 5 (BEING A REPLAT OF TRACTS 38, 39, 48, 102 & 103 MRGCD MAP NO 25) CONT 1 Land Use:</p>																																

Directions: From the intersection of Rio Grande Boulevard and El Pueblo, head south on Rio Grande and take the first right just to the south of El Pueblo. Travel to the end of the cul de sac to 8415 Rio Grande Boulevard.



Presented by
 Kate Southard Real Estate 505-264-9586
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kate.southard@gmail.com
<http://www.katesouthard.com>



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Area: 100 - North Valley
Zone Atlas: E14
Property Sub-Type: Detached
Build Description: Resale
Bedrooms: 5
Possible Bedrooms: 6
Baths(FTH): 6 (5 1 0)
Stories: 2
Subdivision: El Caballero Norte
Builder: unknown
Faces: East
On Market Date: 11/10/2020
DOM: 16 /

Age: 41 - 50
Year Built: 1978
Apx Structured SqFt: 6,784
SqFt Source: Floorplan
Price/SqFt:
Lot SqFt: 76,230
Lot Acres: 1.75
Lot Size Source: On-Line
Garage Spaces: 4
Elementary School: Alvarado
Middle School: Taft
High School: Valley
Offsite Built: No

Public Remarks: Light filled and architecturally significant! Enjoy the new lifestyle that the quarantine has created. This home has room for all, including 2 office spaces, 5-6 bedrooms, dedicated room for homeschooling, outdoor sports court, 1.74 acre lot near the acequia in the Village of Los Ranchos, large living spaces, large kitchen, and each bedroom has ensuite bath. Sheltered pool and hot tub, 4 car garage. You never have to leave home, but if you do, bike to Los Poblanos, the Grower's Market, or [the Bosque trails](#). Central location makes it easy to get to anywhere in Albuquerque in 20 minutes.

Interior & Exterior Features	Room Details	Construction & Utilities																																												
Interior Features: 2+ Living Areas; 2+MBR; Alarm System; Ceiling Fan(s); Formal DR; High Speed Internet; Hot Tub; Kitchen Island; MB Dbl Sink; MB Garden Tub; Pantry; Separate Shower; Study/Office; Walk-In Closet(s) Flooring: Carpet; Stone; Wood Fireplace: Yes (2) Custom; Gas Log; Wood Burning MBR on Main: No Master Bath Desc: Full Bath Appliances: Dishwasher; Disposal; Dryer; Frestnd Gas Stv/Ovn; Refrigerator; Washer Exterior Features: Fenced All; Hot Tub; Patio Covered Landscape: Auto sprinklers (G); Front and Back; Lawn/Grass; Trees Private Pool: Yes Pool: Automatic Cover; Heated; Inground Gunite General Access: Paved Road Disability Access: Unknown Guard House/Service: No Garage Type: Attached; Oversized; Storage Lot Description: Views; Wooded	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> </tr> </thead> <tbody> <tr><td>Living Room</td><td>20.1</td><td>16.9</td><td>Main</td></tr> <tr><td>Kitchen</td><td>24</td><td>16.5</td><td>Main</td></tr> <tr><td>Master Bedroom</td><td>20.4</td><td>17</td><td>Upper</td></tr> <tr><td>Bedroom 2</td><td>14.1</td><td>12.3</td><td>Main</td></tr> <tr><td>Bedroom 3</td><td>16.8</td><td>12</td><td>Main</td></tr> <tr><td>Bedroom 4</td><td>14.6</td><td>13.9</td><td>Main</td></tr> <tr><td>Bedroom 5</td><td>16.3</td><td>13.7</td><td>Main</td></tr> <tr><td>Office</td><td>14.7</td><td>10.3</td><td>Upper</td></tr> <tr><td>Dining Room</td><td>20.1</td><td>16</td><td>Main</td></tr> <tr><td>Family Room</td><td>31.1</td><td>14.11</td><td>Main</td></tr> </tbody> </table> Basement: Guest House: Sunroom: Sunroom: No Loft: No	Room Name	Length	Width	Level	Living Room	20.1	16.9	Main	Kitchen	24	16.5	Main	Master Bedroom	20.4	17	Upper	Bedroom 2	14.1	12.3	Main	Bedroom 3	16.8	12	Main	Bedroom 4	14.6	13.9	Main	Bedroom 5	16.3	13.7	Main	Office	14.7	10.3	Upper	Dining Room	20.1	16	Main	Family Room	31.1	14.11	Main	Style: Contemporary Construction: Frame Exterior Material: Stucco Roof: Flat Windows: Thermal-Double Pane Laundry Power: NG & Electric Laundry Location: Service Room Utilities: Cable Connected; Electricity Connected; Sewer Connected; Water Connected Electric Provider: Public Utility Heating: 2+ Units; Central Forced Air; Natural Gas Cooling: 2+ Units; Central Air; Refrigerated Water Source: City Water Wastewater: Public Sewer Water Conservation: Irrigation Source: Ditch; Irrigation Well Green Energy Generation: Green Electric Type: None Green Certifications: No HERS: No
Room Name	Length	Width	Level																																											
Living Room	20.1	16.9	Main																																											
Kitchen	24	16.5	Main																																											
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Family Room	31.1	14.11	Main																																											
Listing & Contract Info	HOA/PID & Misc Disclosures	County Data																																												
Original List Price: \$1,475,000 Finance Considered: Cash; Conventional Possession: Day of Funding	HOA: Yes HOA Mandatory: Yes HOA Dues/Month: 130 HOA Covers Type: Common Area; Streets PID: No Hist Prop/Lndmk: No Tenant Stays: Bank Owned: No LBP Disclosure: Yes Rented: No	County: Bernalillo Current Taxes: \$11,212.28 GRT Code: 02-200 Tax Exemption: Unknown Zoning: A-1 Flood Zone: X Land Lease: No UPC Code: 101406216947020831 Short Legal Desc: *0014 EL CABALLERO NORTE SUBD Land Use: Horses																																												

Directions: From Rio Grande Blvd turn east on Chavez Rd to El Alhambra Circle on North side of Chavez, turn left or right at stop sign to property.



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Area: 100 - North Valley
Zone Atlas: D13
Property Sub-Type: Detached
Build Description: Resale
Bedrooms: 4
Baths(FTH): 5 (2 3 0)
Stories: 2
Subdivision: Tinnin Farms
Builder: Kinney/Scott
Faces: East
On Market Date: 05/13/2021
DOM: 3 /

Age: 21 - 30
Year Built: 1994
Apx Structured SqFt: 5,844
SqFt Source: Floorplan
Price/SqFt:
Lot SqFt: 43,560
Lot Acres: 1
Lot Size Source: On-Line
Garage Spaces: 3
Elementary School: Alvarado
Middle School: Taft
High School: Valley
Offsite Built: No

Public Remarks: Once in a lifetime. Live in luxury and beauty in this California Mission estate under tall cottonwoods on Tinnin Farm's prime acre lot. Immaculately maintained; remodeled twice since construction. Handcrafted 10 foot entry doors open to oversized french limestone floors and a view of the bosque and pool. A Wm Ohs kitchen, high end appliances, beamed ceilings & tall windows topped by clerestory enhance light filled gathering spaces. Gardeners will love the lush grounds and pool area surrounded by seasonal bulbs, roses & perennials. An outdoor gazebo w/fireplace extends the seasons. Single level living for the owners, yet upstairs bedrooms and a private "treehouse" guest apartment with bedroom/bath provide flexibility. Easy access to bosque walking, biking/running trails & fabulous restaurants.

Interior & Exterior Features	Room Details	Construction & Utilities																				
Interior Features: 2+ Living Areas; Beam Ceiling; Breakfast Nook; Built-In Bookcase; Formal DR; Foyer; Great Room; In Law Suite; Kitchen Island; MB Dbl Sink; MB Shower/Tub; Pantry; Raised Ceiling; Separate Shower; Skylights(s); Study/Office; Walk-In Closet(s) Flooring: Carpet; Stone; Wood Fireplace: Yes (4) Custom; Log Lighter; Wood Burning MBR on Main: Yes Master Bath Desc: Full Bath Appliances: Central Vac; Dishwasher; Disposal; Double Oven; Dryer H/U; Frestnd Gas Stv/Ovn; Microwave; Range Hood; Refrigerator; Washer H/U Exterior Features: Back Yard Acc. Poss.; Balcony; Courtyard; Fireplace; Patio Covered; Wall Privacy Landscape: Bubble Drip (G); Full Sprinklers; Lawn/Grass; Trees Private Pool: Yes Pool: Automatic Cover; Inground Gunite General Access: Private Road; Public Road Disability Access: No Guard House/Service: No Garage Type: Attached; Finished; Two Doors Lot Description: Wooded and Meadow	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td>20</td> <td>19</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>22</td> <td>19</td> <td>Main</td> </tr> <tr> <td>Master Bedroom</td> <td>22</td> <td>17</td> <td>Main</td> </tr> <tr> <td>Family Room</td> <td>30</td> <td>26</td> <td>Main</td> </tr> </tbody> </table> Basement: Guest House: Sunroom: Sunroom: No Loft: No	Room Name	Length	Width	Level	Living Room	20	19	Main	Kitchen	22	19	Main	Master Bedroom	22	17	Main	Family Room	30	26	Main	Style: Custom; Mediterranean Construction: Frame Exterior Material: Stucco Roof: Flat; Pitched; Tile Windows: Clerestory; Metal Clad; Thermal-Double Pane; Wood Laundry Power: Electric Laundry Location: Service Room Utilities: Cable Available; Natural Gas Connected; Sewer Connected; Underground Utilities; Water Connected Electric Provider: Public Utility Heating: Radiant Cooling: 2+ Units; Refrigerated Water Source: City Water Wastewater: Public Sewer Water Conservation: Irrigation Source: Green Energy Generation: Green Electric Type: None Green Certifications: No HERS: No
Room Name	Length	Width	Level																			
Living Room	20	19	Main																			
Kitchen	22	19	Main																			
Master Bedroom	22	17	Main																			
Family Room	30	26	Main																			
Listing & Contract Info	HOA/PID & Misc Disclosures	County Data																				
Original List Price: \$1,690,000 Finance Considered: Cash; Conventional Possession: Day of Funding	HOA: Yes HOA Mandatory: Yes HOA Dues/Month: 29.16 HOA Covers Type: Streets PID: No Hist Prop/Lndmk: No Tenant Stays: No Bank Owned: No LBP Disclosure: No Rented: No	County: Bernalillo Current Taxes: \$10,124.68 GRT Code: 02-200 Tax Exemption: Yes Zoning: A-1 Flood Zone: X Land Lease: No UPC Code: 101306330602740103 Short Legal Desc: LOT 16 AMENDED SUBD MAP OF TRS 2A & 2C MRGCD MAP 26 & 30 & LOTS 8 & 9 TOMAS HERRERA ADDN TINNIN FARMS CONT 44,566 SF +- Land Use: Restricted; Subdivided																				

Directions: West on Chavez from Rio Grande into Tinnin Farms, Left on Francisca Rd which turns into Padre Roberto as you follow the circle. Backs to bosque.



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<http://www.katesouthard.com>





Private room in townhouse hosted by Terri

3 guests · 1 bedroom · 2 beds · 1 private bath



\$40 / night

★ 5.0 (17 reviews)

Enhanced Clean

This host committed to Airbnb's 5-step enhanced cleaning process. [Show more](#)

Self check-in

Check yourself in with the keypad.

Great location in Village of Los Ranchos de Albuquerque, easy access to Balloon Field, 10 minutes to downtown and Old Town, 20 minutes to Sandia Tramway or airport, 50 minutes north to SantaFe and MeowWolf. **Easy walking area with quick access to irrigation paths and metro bicycle trails. Rio Grande Nature Center minutes away.** Clean, private room has queen bed plus twin sofa bed with private bathroom, keyless entry and driveway parking. ...

[Show more](#) >

CHECKIN	CHECKOUT
Add date	Add date
GUESTS	
1 guest	

[Check availability](#)

[Report this listing](#)



Entire residential home hosted by Ann

8 guests · 3 bedrooms · 7 beds · 2 baths



\$186 / night

★ 4.93 (211 reviews)

Entire home

You'll have the house to yourself.

Enhanced Clean

This host committed to Airbnb's 5-step enhanced cleaning process. [Show more](#)

Great location

94% of recent guests gave the location a 5-star rating.

Great check-in experience

100% of recent guests gave the check-in process a 5-star rating.

The quarantine has now been lifted so my house is now available for short-term rentals of 2 or more days. It is a roomy house but not fancy. It has a big back yard which is visited by peacocks and roadrunners when there is no dog staying there. **Treats along the irrigation ditches are quiet and peaceful places to walk or run.** This home is great for people looking for a comfortable, clean house to stay in while visiting Albuquerque. NO

CHECK-IN	CHECKOUT
Add date	Add date
GUESTS	
1 guest	

Check availability

Report this listing

1 Reminder

Today's TPTG Meeting

Zoom Invite

Now

Snooze Dismiss

Entire guesthouse
4 guests · Studio · 2 bedrooms

- Entire home
- Enhanced Clean
- Self check-in
- Great location

Nestled in the North Valley, this casita sleeps a max of 2 adults and comes fully furnished with a toaster, and coffee maker. Additional towels, linens, blankets, and pillows are available upon request to ensure you are comfortable. The bathroom comes with a hair dryer. We are available if you need anything but will give you your space. There is plenty of parking available. Off street or on street. The street is wide and fairly quiet.

Only guests on the reservation are allowed unless otherwise approved.

There is access to the patio which is shared with the owners.

Entire private space is approx 275 sq ft; bedroom/living area is approx 210 sq ft, walk in closet is 25 sq ft, and bathroom is approx 40 sq ft.

Guest access

The casita is tucked behind the detached garage with a separate entrance off the covered patio.

Guests are welcome to use the covered patio between our home and the casita. There is off-street parking for two cars.

Other things to note

Our dogs like to say "hi!"

There are some lovely trails along the acequias just a short walk from our home.

4.98 (59 reviews)

Show all photos

Check out date

Save



Village of Los Ranchos de Albuquerque
Transportation Alternatives Program Application
For Federal Fiscal Years 2023/2024
Chavez Road Multiuse Trail

Exhibit I.

Mid Region Council of Governments (MRCOG) 2019 Traffic Flows

2019 Traffic Flows for the Greater Albuquerque Area

Map prepared by the Mid-Range Council of Governments (MRCOG) in cooperation with the New Mexico Department of Transportation, the local governments in the Albuquerque Metropolitan Planning Area and the U.S. Department of Transportation, Federal Highway Administration. Map prepared September 2023.

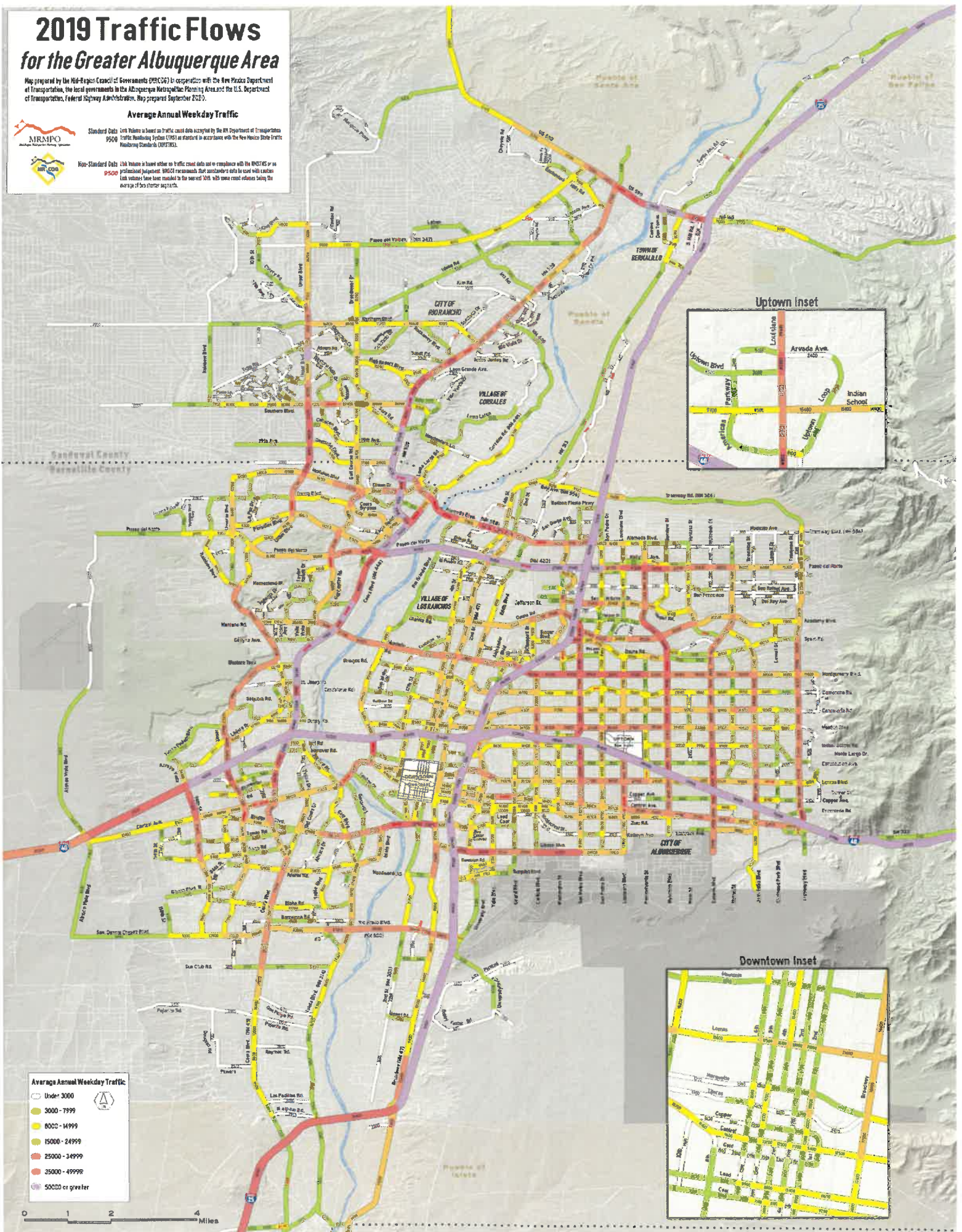


Standard Data: Link Volume is based on traffic count data accepted by the NM Department of Transportation Traffic Monitoring System (TMS) as standard in accordance with the New Mexico State Traffic Monitoring Standards (OETMS).



Non-Standard Data: Link Volume is based on traffic count data not in compliance with the OETMS or as professional judgement. 9500+ measurements that are more than 10% over the count will cause link volume to be based on the reported link with some count volume being the average of two shorter segments.

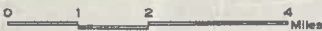
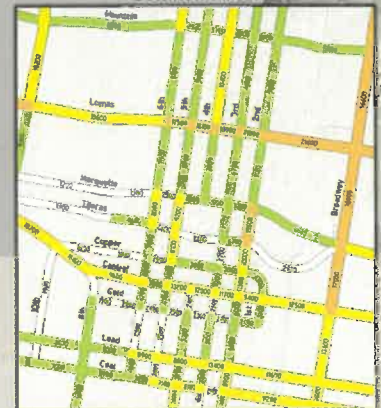
Average Annual Weekday Traffic



Uptown Inset



Downtown Inset





Village of Los Ranchos de Albuquerque
Transportation Alternatives Program Application
For Federal Fiscal Years 2023/2024
Chavez Road Multiuse Trail

Exhibit J.

Transportation System Maps

- **MRCOG Long Range Bikeways System Map**
- **MRGCD Irrigation Ditch Trail Map**
- **2020 Albuquerque Bicycle and Trail Map**
- **ABQ Ride System Map**



Long Range System Maps

Reference Material

Home » Programs » Transportation » Metropolitan Planning Organization » Transportation Planning » Metropolitan Transportation Plan » Long Range Transportation System Guide » Long Range System Maps

Long Range System Maps

The Long Range System Maps in this guide provide information on the current and future planned transportation facilities that support travel by different modes to major destinations. The future facilities help ensure the region has an overall transportation system that is well connected. These recommendations help ensure that important network links are not overlooked as opportunities to improve the transportation system arise. The Long Range System Maps are as follows:

Long Range Roadway System (LRRS)



The LRRS shows the regional role for existing and future roadways in the overall network. The categories for regional roles are based upon functional classification, but principle entities are broken into two groups: Regional and Community. Principal entities in the region vary widely in terms of character and purpose, such as whether they are limited access or have a more diverse mix of land uses adjacent to them. These new categories allow for these differences to be recognized in conceptual designs and other efforts.

- [View interactive map](#)
- [Download LRRS PDF map](#)

Long Range Bikeway System (LRBS)



The LRBS shows both existing and future bikeways and paved trails. The map shows recommended types of bikeway facilities based on the safest and best option, however, the type of facility that ultimately gets implemented may vary based on local engineering assessments. The interactive web map also shows alignments such as the 50 Mile Activity Loop developed by the City of Albuquerque.

- [View interactive map](#)
- [Download LRBS PDF map](#)

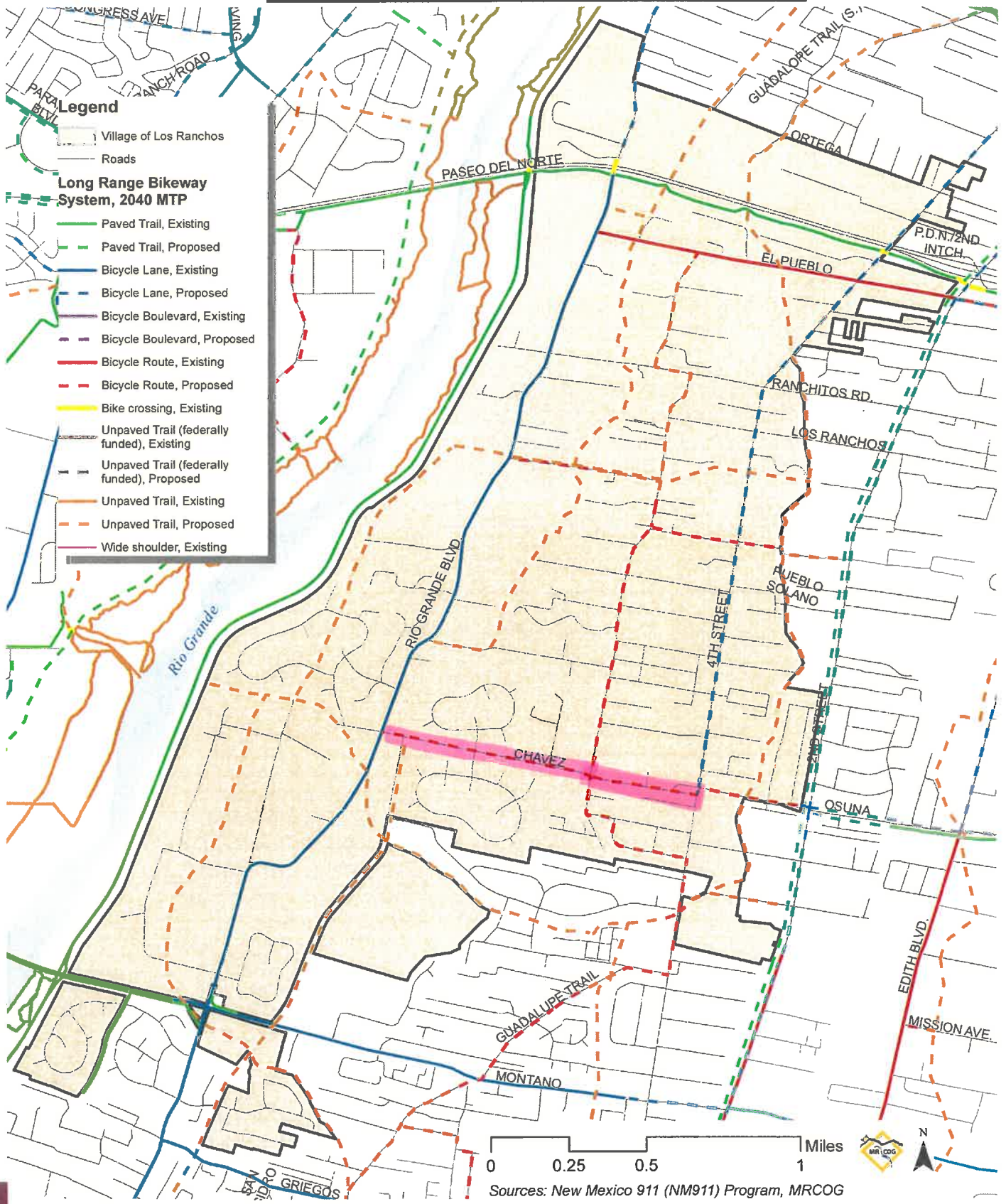
Long Range Transit Network (LRTN)



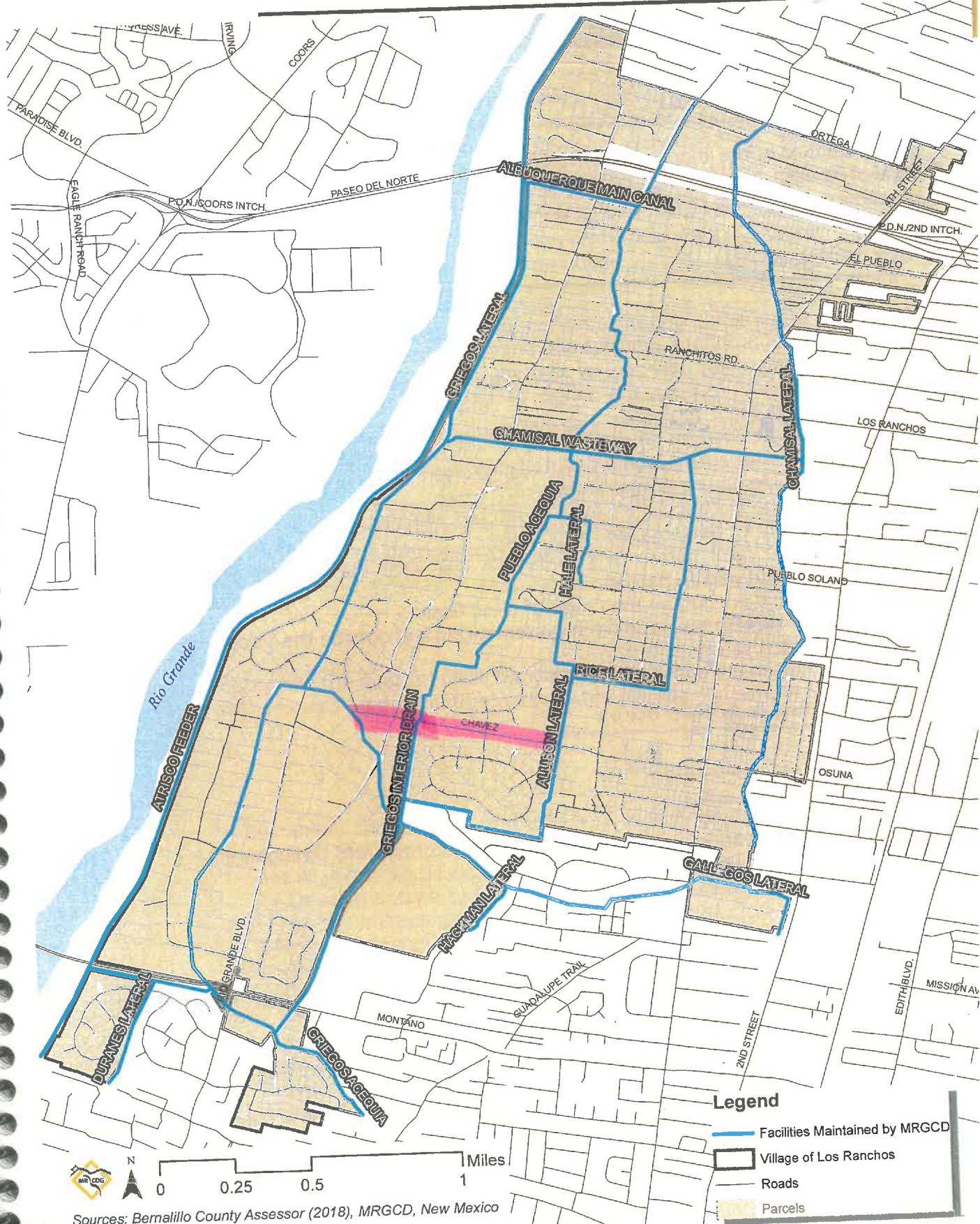
As with the Long Range Roadway System, the Long Range Transit Network is designed to support the principles of the 2040 Target Scenario. Specifically, the network seeks to efficiently connect Regional Activity Centers and expand frequency of transit along specific mixed-use corridors. This expanded transit also provides more travel options to help reduce congestion.

- [View interactive map](#)
- [Download LRTN PDF map](#)

Long Range Bikeway System



MRGCD Facilities



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

- Legend**
- Facilities Maintained by MRGCD
 - Village of Los Ranchos
 - Roads
 - Parcels

2020

ALBUQUERQUE
BIKEABLE AND
TRAIL MAP

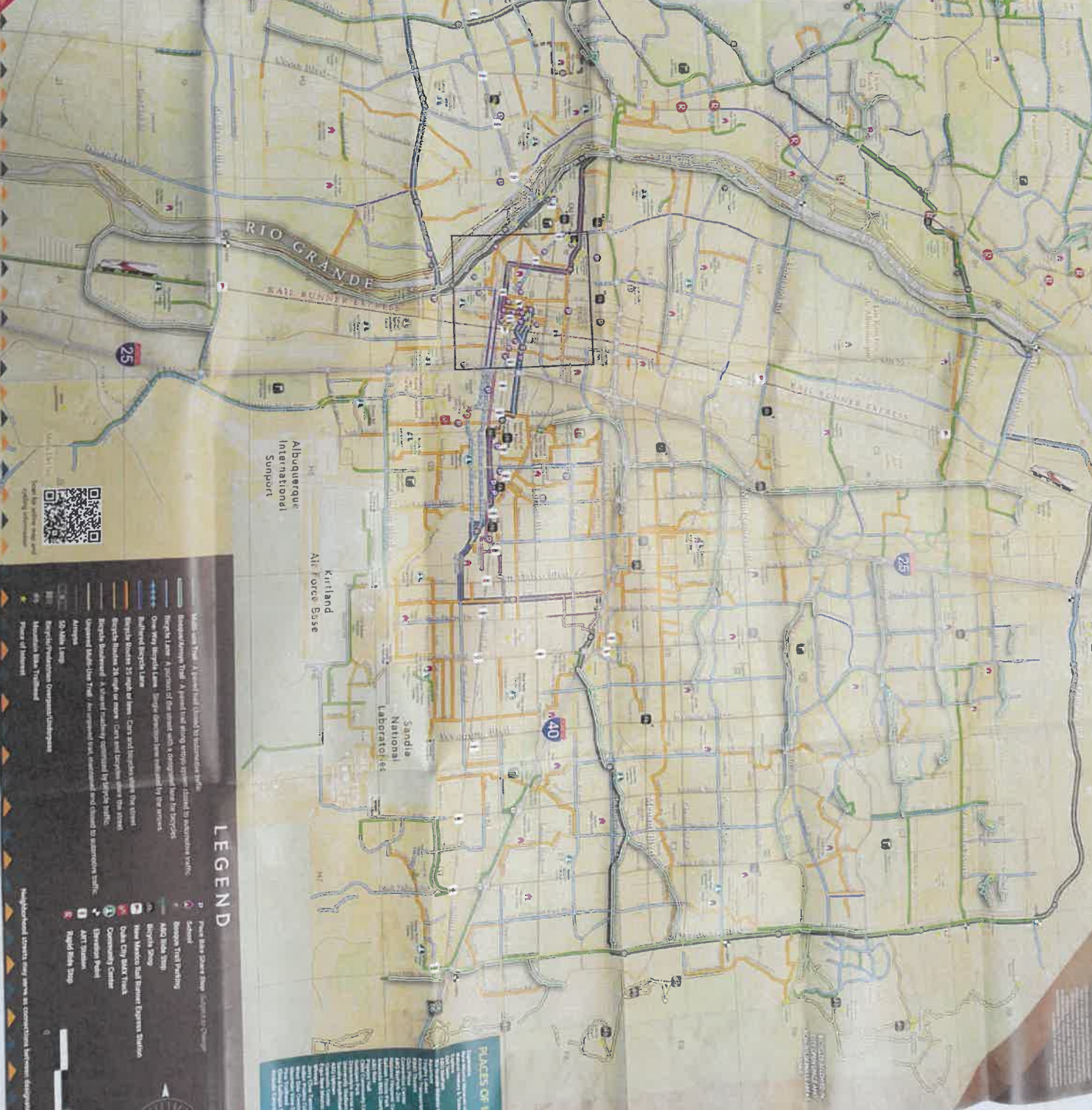


**COME TO BICYCLING
LAQUERQUE!**

The City of Albuquerque is proud to be one of the most bicycle-friendly cities in the United States. Our new bicycle and pedestrian friendly system is designed to make it easier for everyone to get around the city. The City is committed to providing a safe and enjoyable experience for all who use our streets. For more information, visit www.ci.albuquerque.nm.us.



Mayor Tim Keller



LEGEND

Multi-use Trail: A paved trail, shared by recreational cyclists, joggers, and skiers.

Bicycle Lane: A paved trail along streets, shared by pedestrians and cyclists.

One-Way Bicycle Lane: Single direction lanes for bicycles.

Shared Bicycle Lane: Shared lanes for bicycles and pedestrians.

Bicycle Boulevards: Streets with 25 mph or less. Cars and bicycles share the street.

Bicycle Boulevard: A street with a dedicated bicycle lane.

Shared Multi-Use Trail: An unpaved trail, shared by recreational cyclists, joggers, and skiers.

Arterial:

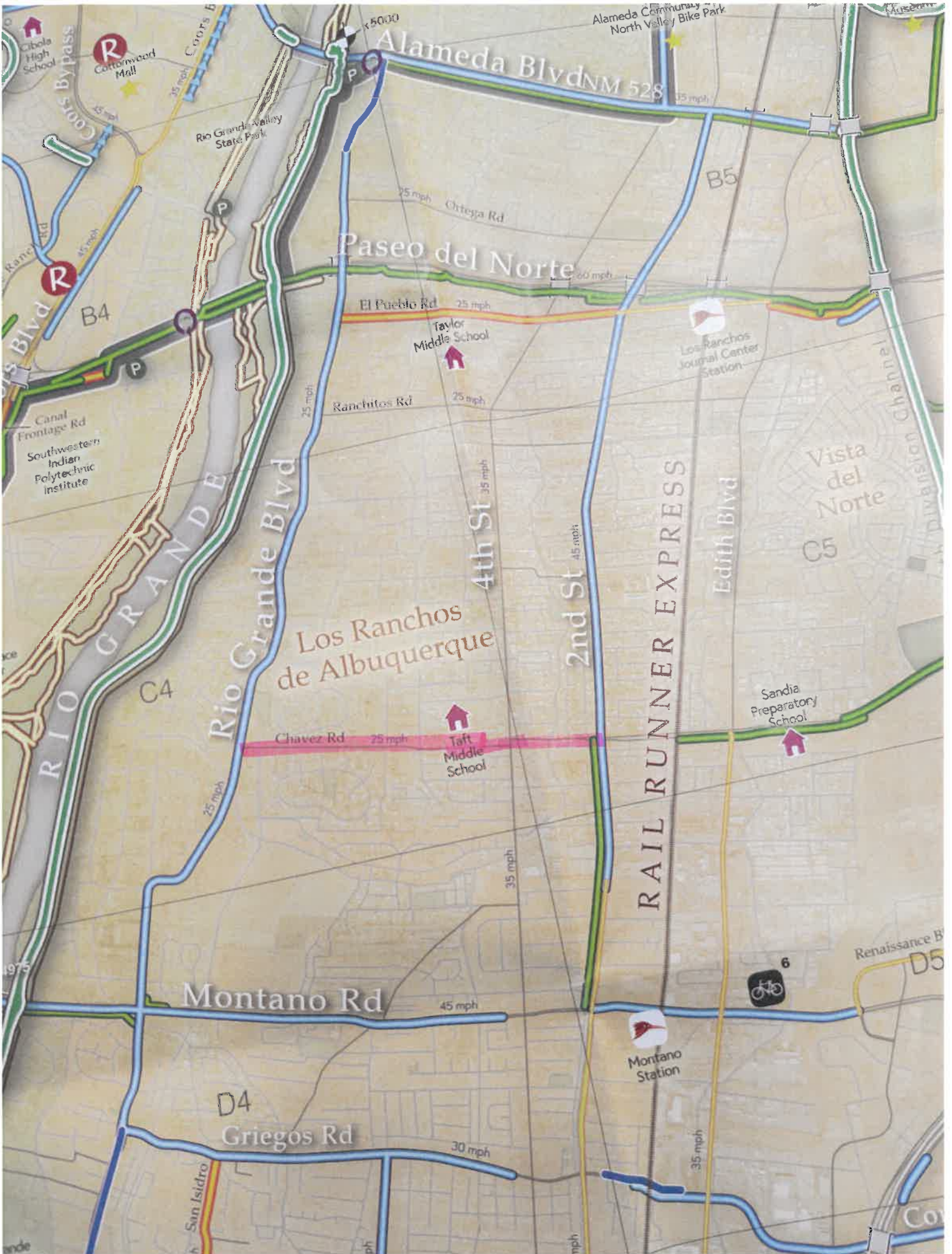
- 50 mph limit
- Bicycle/Pedestrian Overpass/Crossing
- Arterial Bike Trail
- Arterial Bike Lane

Neighborhood Streets: They vary in configuration between: (designated)

- School
- Bus Stop
- Arterial Bike Lane
- Bicycle Boulevards
- New Mexico Toll Runner Express Station
- Local City Bike Trail
- Community Center
- Arterial Trail
- Arterial Bike Lane
- Arterial Bike Stop

Scale: 1 inch = 1 mile

North Arrow



ABQ RIDE System Map

Effective August 22, 2020



Legend

- Albuquerque Rapid Transit (ART)
- ARTx Blue Line
- Regular Routes: Local All Day Service
- Commuter Routes: Peak Hours Only
- Service Variation: See Schedule
- ABQ Ride Transit Center
- Park & Ride
- Rail Runner Stations



For more detailed information visit abqride.com or call (505) 243-7433 (505-243-RIDE)



Village of Los Ranchos de Albuquerque
Transportation Alternatives Program Application
For Federal Fiscal Years 2023/2024
Chavez Road Multiuse Trail

Exhibit K.

**Mid Region Council of Governments (MRCOG) Agricultural
Assessment of Properties 2018**

Agricultural Assessment Properties 2018

