



CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

February 28, 2019

TO: Klarissa Peña, President, City Council

FROM: Timothy M. Keller, Mayor *R*

SUBJECT: Project# 2018-001843 – RZ-2018-00057 – Text amendments to the Integrated Development Ordinance (IDO) to adopt zoning conversion rules for 122 properties submitted to the Phase 2 zoning conversion process pursuant to Council Bill R-18-29 (Enactment R-2018-019). Staff Planner: Catalina Lehner


This request is for a legislative amendment to the text of the Integrated Development Ordinance (IDO) to adopt zoning conversion rules for properties that were submitted to the Phase 2 zoning conversion process and to update the Official Zoning Map. These properties, known collectively as Batch 1, meet the criteria for a voluntary zoning conversion that the City Council established via Resolution 18-29. The Environmental Planning Commission recommended approval of the request at a public hearing on January 10, 2019 based on 21 findings.

These zoning conversion rules remedy at least one of five issues identified by City Council in Resolution 18-29 that were not resolved through the Phase 1 zoning conversion rules adopted by Council with the adoption of the IDO. The Phase 1 zoning conversion rules matched permissive uses in approximately 1,200 pre-IDO zones to one of 20 new zones established by the IDO. These Phase 2 zoning conversion rules match IDO zones to existing lawful uses on properties to entitlements lost in the Phase 1 zoning conversion or to existing lot sizes or platting patterns. The Phase 2 zoning conversions further several applicable goals and policies in the Albuquerque/Bernalillo County Comprehensive Plan that pertain to community identity and land use.

This Phase 2 zoning conversion process is voluntary. Property owners wanting a zoning conversion opted into the process by signing a Property Owner Request and Agreement Form. The property owner may withdraw from this voluntary process at any time before the City Council takes final action. The Official Zoning Map will be updated based on the City Council's final decision.

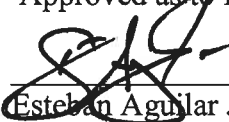
TITLE/SUBJECT OF LITIGATION: Adopting Zoning Conversion rules for properties in Batch 1, of the Phase 2, Zoning Conversion effort as directed by City Council Resolution 18-29, and updating the official Zone Map.

Approved:



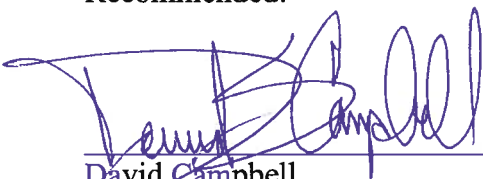
Sarita Nair Date
Chief Administrative Officer 5/22/19

Approved as to Legal Form:



Esteban Aguilar JR Date
City Attorney 3-29-19

Recommended:



David Campbell Date
Director 3/22/19

Cover Analysis - Ordinance
Project 2018-001843 – RZ-2018-00057
Text Amendments to the IDO, Phase 2, Zoning Conversions, Batch 1

1. What is it?

Text amendments to the Integrated Development Ordinance (IDO) to adopt zoning conversion rules for 122 properties in Batch 1 of the Phase 2 zoning conversion process.

2. What will this piece of legislation do?

This legislation will update the Official Zoning Map to better match zoning with existing land uses and to remedy other issues identified in City Council Resolution 18-29.

3. Why is this project needed?

City Council directed the Planning Department via Resolution 18-29 to create this Phase 2 zoning conversion process to address issues not remedied in the Phase 1 zoning conversions that converted each of about 1,200 zones to an IDO zone that allowed the same basic set of permissive uses. Property owners wanting a zoning conversion to better match their existing land uses or their future development plans can opt into this free, voluntary process and avoid the need to come in on their own for zoning map amendments on their properties, which has a \$400 fee and additional expenses related to preparing the application.

4. How much will it cost, and what is the funding source?

There is no capital cost to the City. Planning staff will need to spend time processing and documenting the zoning conversions and updating, checking, and publishing the Official Zoning Map.

5. Is there a revenue source associated with this Plan? If so, what level of income is projected?

No.

FISCAL IMPACT ANALYSIS

TITLE: IDO Text Amendment - Zoning Conversion Rules for 122 Batch 1 Properties R: O:
 FUND: 110
 DEPT: 4926000

- No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2019	Fiscal Years 2020		2021	Total
Base Salary/Wages					-
Fringe Benefits at	-	-	-	-	-
Subtotal Personnel	-	-	-	-	-
Operating Expenses					-
Property				-	-
Indirect Costs	-				-
Total Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> Estimated revenues not affected					
<input type="checkbox"/> Estimated revenue impact					
Amount of Grant	-				-
City Cash Match	-			-	-
City Inkind Match		-		-	-
City IDOH *15.30	-			-	-
Total Revenue	\$ -	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.
 * Range if not easily quantifiable.

Number of Positions created 0

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

Phase 2 zoning conversion rules for 122 Batch 1 properties will update the Official Zoning Map to better match zoning with existing land uses and remedy other issues identified by City Council, including properties with nonconforming uses, single-family houses or townhouses whose owners want less intense zoning, floating zone lines, former Special Use or R-D zoning, or lot sizes that do not match thresholds established for the PD and NR-BP zones in the Integrated Development Ordinance.

PREPARED BY:

Derek Deibel 1/28/19
 FISCAL MANAGER (date)

APPROVED:

David Campbell 2/28/19
 DIRECTOR (date)

REVIEWED BY:

L. Turrieta
 EXECUTIVE BUDGET ANALYST (date)
 Lorraine Turrieta

Renee Martinez 3/18/19
 BUDGET OFFICER (date)
 Renee Martinez

Christine Boerner 3/18/19
 CITY ECONOMIST (date)
 Christine Boerner

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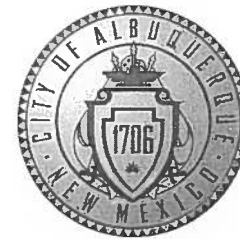
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PROPERTY OWNERS APPLICATIONS/RELATED MATERIAL (SEE ATTACHED DISK)

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

January 10, 2019

City of Albuquerque, Planning
David S. Campbell
600 2nd St. NW, 3rd Floor
Albuquerque, NM 87102

Project #2018-001843
RZ-2018-00057 – Text Amendment to the IDO
(Phase 2 Zoning Conversions, Batch 1)

LEGAL DESCRIPTION:

Text amendments to the Integrated Development Ordinance (IDO) to adopt zoning conversion rules for 122 properties submitted to the Phase 2 zoning conversion process pursuant to Council Bill R-18-29 (Enactment R-2018-019).
Staff Planner: Catalina Lehner

PO Box 1293

On January 10, 2019 the Environmental Planning Commission (EPC) voted to forward a recommendation of Approval of Project 2018-001843/RZ-2018-00057, text amendments to the Integrated Development Ordinance (IDO, Phase 2 Zoning Conversions, Batch 1) to the City Council, based on the following findings:

FINDINGS:

NM 87103

www.cabq.gov

1. This is a request for legislative adoption of zoning conversion rules for 122 properties located city-wide whose owners have voluntarily opted into the Phase 2 zoning conversion process established by Council Resolution 18-29 (Enactment No. R-2018-019).
2. The request is analogous to an amendment to the Integrated Development Ordinance (IDO) Text and will be processed according to the procedural requirements in Section 14-16-6-7(D) of the IDO.
3. The criteria for review and decision for this Phase 2 zoning conversion process as established in City Council Resolution 18-29 is whether the proposed zoning conversions are consistent with the Comprehensive Plan and the IDO implementation goals, city-wide, for properties that fall within at least one of the following five categories outlined in Resolution 18-29:
 - A. **Nonconforming Use:** The zoning conversion will remedy a nonconforming use of the property.
 - B. **Voluntary Downzone:** The zoning conversion will result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.

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- C. **Floating Zone Line:** The zoning conversion will remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line").
 - D. **Prior Special Use or R-D Zoning:** The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process will be more appropriate for the site.
 - E. **Size Thresholds:** The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts that does not meet size thresholds set by the IDO for those zone districts.
- 4. The Phase 2 zoning conversion rules support existing uses, allow new uses compatible with surrounding development, and encourage desirable development in appropriate locations in the city.
 - 5. This Phase 2 zoning conversion process is intended to address issues not resolved by the adoption of the IDO, in which approximately 1,200 zone districts were converted to one of 20 new zone districts established by the IDO via 1 of 3 sets of Phase 1 zoning conversion rules: "base zones" from the Zoning Code, SU-1 or R-D zones, and SU-2/SU-3 zones from adopted Sector Development Plans.
 - 6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
 - 7. Throughout Albuquerque, many platted parcels mapped by AGIS differ from ownership parcels mapped by the Bernalillo County Assessor. For the Phase 2 zoning conversion process, the City will convert zoning to match platted parcels.
 - 8. The request furthers the following, applicable goal and policy pairs from Comprehensive Plan Chapter 4-Community Identity:
 - A. Goal 4.1-Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.4-Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request will make zoning and land use patterns in communities more transparent, accurate, and contextually compatible, which will help to enhance, protect, and preserve distinct communities, neighborhoods, and established, traditional communities.
 - B. Goal 4.2-Process: Engage communities to identify and plan for their distinct character and needs.

Policy 4.2.2- Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

An extensive public outreach effort to engage communities is part of the request (see also

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Section III of this report). The outreach focused on helping residents learn what their IDO zoning designation is and determine if the existing use is allowed. This effort engaged communities and individuals to better understand zoning and land use, and thereby identify and plan for the distinct character and needs of their property and area (Goal 4.2). Staff worked with individuals and neighborhoods to facilitate meaningful engagement opportunities to address residents' needs (Policy 4.2.2).

9. The request furthers the following, applicable policies from Comprehensive Plan Chapter 4-Community Identity:
 - A. Policy 4.1.1-Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.
 - B. Policy 4.1.2-Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request will promote the protection and enhancement of neighborhood character by establishing zoning conversions that allow appropriate and contextual land uses. The proposed zoning conversions are compatible with surrounding land uses and zoning patterns, which will act to reinforce established character and protect identity and cohesiveness in developed neighborhoods (Policy 4.1.2). Regarding vacant land, the request will encourage development that is consistent with the distinct character of communities (Policy 4.1.1).

10. The request furthers the following, applicable Goal and policy from Comprehensive Plan Chapter 5-Land Use:
 - A. Goal 5.2-Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request will generally foster communities where residents can live, work, learn, shop, and play because it will convert mismatched zoning to zone districts that serve as transitions between zones of different intensities and that allow a mix of uses, including uses that provide services for residential areas.
 - B. Policy 5.2.1- Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
 - c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.
 - h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request will contribute to creating healthy, sustainable, and distinct communities with a mix of uses because the proposed zoning conversions are compatible with surrounding development patterns, which will support the community while facilitating a contextually-appropriate mix of uses. In addition, the request will maintain the characteristics of distinct communities through establishing zoning that is consistent with established

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residential development patterns. Infill development will be encouraged because prior zoning entitlements will be more accurately reflected in zoning that is more contextually appropriate and subject to standards that create high-quality development.

11. The request furthers the following, applicable goal and policies from Comprehensive Plan Chapter 5-Land Use, pertaining to City Development Areas:

- A. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.
- B. Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Batch 1 of the Phase 2 Zoning Conversion process contains 14 properties in an Area of Change. The proposed zoning conversions will result in zoning and land uses that are compatible with surrounding development and therefore will reinforce the character of the area in Areas of Consistency and allow for growth and compatibility in Areas of Change. Specifically, the request will direct more intense development and redevelopment to occur where existing infrastructure and community services exist, where change is encouraged.

- C. Policy 5.6.3-Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Batch 1 of the Phase 2 Zoning Conversion process contains 108 properties in an Area of Consistency. The proposed zoning conversions will establish appropriate zone districts that protect and enhance the character of existing single-family neighborhoods and areas outside of Centers and Corridors.

12. The request furthers the following, applicable Goal, policies, and actions from Comprehensive Plan Chapter 5-Land Use, pertaining to implementation and regulatory alignment:

- A. Goal 5.7-Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

The IDO's procedures and processes work to effectively and equitably implement the Comprehensive Plan. The proposed zoning conversions are a necessary follow-up procedure to address mismatches of land use and zoning and create greater zoning and land use compatibility between properties in neighborhoods, which will support efforts to effectively and equitably implement the Comprehensive Plan.

- B. Policy 5.7.2-Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

- c) Avoid the use of SU-1 as a tool to negotiate design or use standards between stakeholders and limit its application to uses specified in the SU-1 zone.

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The request will serve to update a regulatory framework by establishing legislative conversion rules that apply zoning districts that are appropriate for existing uses and contextually compatible with the area surrounding them. In addition to supporting desired growth and economic development, this will move the City's zoning system away from one-off approaches for individual properties to a regulatory code that includes appropriate mixes of land uses in base zones and predictable standards to facilitate high-quality development.

13. The request implements Actions 5.7.2.16 and 5.7.2.17 of the Comprehensive Plan:

Action 5.7.2.16: Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

Action 5.7.2.17: Minimize the use of Planned Development zones by encouraging an appropriate mix of permissive land uses in residential, mixed-use, and non-residential zones.

These actions were specifically added to recognize existing issues regarding mismatches of land use and zoning and the intended regulatory updates needed to address them. From the outset, the Phase 2 zoning conversion process established by R-18-29 was explicitly intended to accomplish regulatory alignment beyond what was accomplished in Phase 1.

14. Regarding the criteria of Resolution 18-29, the request meets the intent of the Community Identity chapter of the Comprehensive Plan as follows:

A. **Nonconforming Uses:** For the 22 properties that qualify based on nonconforming uses, these zoning conversions will establish a zone district that is appropriate for the context and that allows existing nonconforming uses.

B. **Voluntary Downzones:** For the 83 properties that qualify as voluntary downzones, these zoning conversions will establish zone districts that better match existing land uses and lot sizes.

C. **Floating Zone Lines:** For the 4 properties that qualify based on floating zone lines, these zoning conversions will clean up the Official Zoning Map by adjusting floating zone lines to match existing platted lot lines.

D. **Undeveloped Prior SU-1 & RD:** For the 12 properties that qualify based on undeveloped prior SU-1 or RD zoning, these zoning conversions will establish a zone district appropriate for the context for undeveloped properties where the IDO zone does not match prior entitlements.

E. **Size Thresholds in PD & NR-BP:** For the 8 properties that qualify based on size thresholds in PD & NR-BP, these zoning conversions will establish a zone district that is appropriate for the context and that matches existing uses.

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15. Regarding the criteria of Resolution 18-29, the request meets the intent of the Land Use chapter of the Comprehensive Plan as follows:
 - A. **Nonconforming Use:** For the 9 properties in Areas of Change that qualify based on nonconforming uses, the zoning conversions allow existing uses to continue and expansions or redevelopment to occur over time.
 - B. **Undeveloped Prior SU or RD:** For the 4 properties in Areas of Change that qualify based on prior special use zoning, the zoning conversions allow the development of non-residential and mixed uses in zone districts compatible with surrounding development.
 - C. **Size Threshold in PD & NR-BP:** For the 1 property in an Area of Change that qualifies based on the size threshold in the NR-BP zone, the zoning conversion allows the existing use on the premises to continue and expansions or redevelopment to occur over time.
16. As directed by Resolution 18-29, Staff developed an extensive outreach strategy to let the public know about the voluntary zoning conversion process, including articles, announcements, meetings, presentations, and a mail insert.
17. The required notice for an Amendment to IDO Text is published, mailed, and posted on the web. The City published notice of the EPC hearing in the ABQ Journal legal ads. First class mailed notice was sent to the two representatives of each neighborhood organization registered with the Office of Neighborhood Coordination (ONC). Notice was posted on the Planning Department website and on the project website.
18. Additional notification consisted of an article published in the Neighborhood News in January 2019 and email notice sent to approximately 10,000 subscribers to the ABC-Z project update email list on December 10, 2018 and January 3, 2019.
19. Though a neighborhood meeting is not required for an Amendment to IDO Text, Staff met with area residents at four neighborhood association (NA) meetings: Wells Park NA, Bear Canyon NA, University Heights NA, and Near North Valley NA.
20. As of this writing, Staff has not received any comments. There is no known support or opposition to the request.
21. There are concerns about how future planning and development decisions will be affected by the creation of “checkerboard” or “Swiss cheese” zoning patterns in particular neighborhoods. City Council should consider how zoning patterns affected by these Phase 2 zoning conversions will affect future development decisions, including both future zone map amendment requests that implicate a spot zone and site plan requests. Long-range planning efforts should address these concerns in Community Planning Area assessments for neighborhoods during comprehensive planning efforts.

The EPC’s recommendation will be forwarded to the City Council for consideration to adopt legislation. As the land use, planning, and zoning authority for the City, City Council has the final decision on Text Amendments to the IDO. It is not possible to appeal EPC recommendations to City Council. The request will next be heard and considered by the City Council’s Land Use, Planning, and Zoning Committee,

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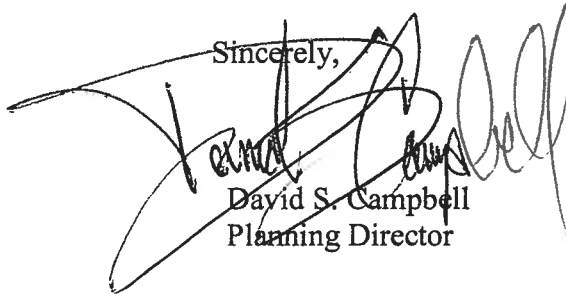
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where there will be an additional opportunity for public comment. When the request is heard by the full City Council prior to a final decision, there will be a final opportunity for public comment.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'D. Campbell', is written over the word 'Sincerely,' and the typed name below.

David S. Campbell
Planning Director

DSC/CL

cc: COA Planning Department, Attn: Mikaela Renz-Whitmore, 600 2nd St. NW, 3rd Fl., ABQ, NM 87102
John Dubois, jdubois@cabq.gov
Wayne Berube, 10410 Oso Grande Rd. NE, ABQ, NM 87111
James Montalbano, 1409 Silver Ave SE, ABQ, NM 87106
Richard Hallett, 2122 Coal Pl. SE, ABQ, NM 87106
Carol Ambabo, 8921 Glendale Ave. NE, ABQ, NM 87122
cc: LIST CON'T SEE ATTACHED LIST

The following individuals are Neighborhood Association (NA) Representatives and will receive the Notice of Decision for Project #2018-001843 RZ-2018-00057 – Text Amendment to the IDO (Phase 2 Zoning Conversions, Batch 1) via the email address on file with the Office of Neighborhood Coordination (ONC). This list includes all NA Representatives who received official notice when the application was submitted, as well as any new or updated NA Representatives since that date. An asterisk (*) indicates individuals who are new or whose contact information or the NA they represent may have changed since the application for this project was submitted. This list includes email addresses for NAs not associated with a name; in this case, the NA name is listed in both columns of the table.

Name	Neighborhood Association Name
Jonathan Abdalla	La Luz Landowners Assn
Colin Adams	Altura Addition NA
Kathy Adams	La Luz Landowners Assn
Vivienne Affat*	Oso Grande NA
Fred Aiken	Academy Acres North NA
Elizabeth Aikin	Kirtland Community Assn
Vanessa Alarid	Quaker Heights NA
Ruben Aleman	Parkway NA
Michael Alexander*	Cibola NA
Deborah Allen	Huning Castle NA
Elisha Allen	Summit Park NA
Harrison (Tai) Alley	Vecinos Del Bosque NA
Carol Ambabo	North Albuquerque Acres Community Assn
Lucy Anchondo	Avalon NA
Tom Anderson	Paradise Hills Civic Assn
Bonnie Anderson	Huning Highland Hist District Assn
Andy Apple	South Guadalupe Trail NA
Julia Archibeque-Guerra	Barelas NA
Matthew Archuleta	Westgate Heights NA
Allan Armenta*	Story Rock HOA
Jessica Armijo	Loma Del Rey NA
Frances Armijo	South Broadway NA
Bruce Armstrong	Santa Fe Village NA
Heather Arnold	Old Town Business Assn Inc
Lucy Arzate-Boyles	Stinson Tower NA
Jayne Aubele	The Courtyards NA
Jeanette Baca	Alamosa NA
Johanna Bair	Mile Hi NA
Beth Baker	Oso Grande NA
Charles Bates	Wildflower Area NA
Ava Battaglia	Vista Magnifica Assn
Curtis Bayer	Nob Hill NA
Patricia Ann Beck	Bear Canyon NA
Paul Beck	Comanche Foothills NA
Monique Bell	Semillas y Raices N'hood Community Group
Christine Benavidez	N Edith Commercial Corridor Assn
Karl Benedict*	Heritage East Assn of Residents
Susan Bennett	Netherwood Park NA
Steven Beresh*	Casa Pacifica Condo HOA Inc
Gary Beyer	Enchanted Park NA
Peggy Biedermann	Cactus Ridge NA
Patricia Bird	Quail Ridge HOA
Thomas Borst	Tres Volcanes NA
Karon Boutz	Los Poblanos NA
Lloyd William Bower*	Aliso Nob Hill HOA Inc
Levi Bowman	Story Rock HOA

Name	Neighborhood Association Name
Tasha Brachle	New Vistas Subdivision HOA Inc
Heather Brislen*	South Guadalupe Trail NA
Isaac Brito	Villa Del Rio HOA
Erin Brizuela*	Embudo Canyon HOA, Story Rock HOA, Torretta Oeste HOA
Ed Browitt*	Comanche Foothills NA
Clark Brown	Highland Business and NA Inc
Kimberly Brown	Kirtland Community Assn
Robert Brown	San Jose NA
Susan Brumbaugh	Campus NA
Karen Buccola	Ladera West NA
Harvey Buchalter	Huning Castle NA
Steven Budenski	West Mesa NA
Christine Burrows	Lee Acres NA
Euca Burrows White	Vista Montecito HOA Inc
Christy Burton	Heritage Hills NA
Darcy Bushnell	Alvarado Park NA
Isabel Cabrera	Clayton Heights Lomas del Cielo NA
Monica Camarillo	Antelope Run NA
Betty Campbell	Keystone Park HOA
Timothy Carlton-McQueen	McDuffie Twin Parks NA
Nanci Carriveau	North Wyoming NA
Ann Carson	Huning Highland Hist District Assn
Ronald Casias	Silver Platinum Downtown NA
Arina Caster*	Anderson Heights Master Assn Inc, Orchards at Anderson Heights SubAssn Inc
Larry Caudill	Wildflower Area NA
Rosemary Chabala*	Casa Pacifica Condo HOA Inc, Quivera Estates HOA
Michael Chase	Ocotillo HOA
Mary Jo Chavez	Cottonwood Trails HOA
Donna Chavez	Little Turtle HOA Inc, Richland Hills HOA, Cimino Compound Owners Assn Inc, Quivera Estates HOA
Phyllis Chavez	Ostate NA
Tony Chavez	Skyview West NA
Michael Chavez	Vista Montecito HOA Inc
Sunny Chirieleison*	Campus NA
Cecilia Brooke Cholka	Parkland Hills NA
Lynda Chrisman	North Hills NA
Chris Christy	El Camino Real NA
Peggy Clark	Highlands North NA
Julia Clarke	Gardens on the Rio Grande HOA
Andrea Cobb	Quail Ridge HOA
James Cochran	Four Hills Village HOA
Catherine Cochrane	Juan Tabo Hills NA
John Coffman	Trementina HOA

Name	Neighborhood Association Name
Steven Collins*	Ladera West NA
Tim Conklin	Las Casitas Del Rio HOA
Peter Conlin	Seven Bar North HOA
Matthew Connelly	Glenwood Hills NA
Jackie Cooke	The Courtyards NA
Doug Cooper	Los Volcanes NA
Kim Corcoran	Montecito Estates Community Assn
Jack Corder	Seven Bar North HOA, Vista De La Luz HOA
Patricia Cotterell	Mossman South NA
Donald Couchman	Academy Hills Park NA
Debra Cox	Rancho Sereno NA
Patricia Cream	Del Bosque HOA Inc
Jeanne Cunion	Prospector's Point Condo Assn Inc
Karen Cunningham	Comanche Foothills NA
John Dailey	Richland Hills HOA
Melissa David	Ocotillo HOA
Kate Davis	Del Bosque HOA Inc
Christine Davis	Molten Rock NA
W. Chris Davis	Sonora HOA
Richard Davis	Villa Del Rio HOA
Nita Day	Las Casitas Del Rio Unit 2 Subdivision HOA
Susan Deese-Roberts	Piedras Marcadas NA
Cassandra Derrick	The Presidio HOA
Nancy Deskin	Sawmill Community Land Trust
Carolyn DeVore-Parks	Princess Jeanne NA
Marianne Dickinson	Acequia Jardin HOA
Rob Dickson	EDo NA Inc
Vince DiGregory*	EDo NA Inc
Tillery Dingler	Stardust Skies North NA
Elizabeth Doak	Silver Hill NA
Cynthia Doe*	Riverview Heights NA
Gloria Dominguez	Alvarado Park NA
Antoinette Dominguez	Valley Gardens NA
Tom Donham	Monterey Manor NA
Max Dubroff	Arroyo Del Oso North NA
Patricia Duda	Cielito Lindo NA
Don Dudley	Los Alamos Addition NA
Ellen Dueweke	Cherry Hills Civic Assn
Gregie Duran	Laurelwood NA
Omar Durant	Highland Business and NA Inc
Patrisha Dyea	West Bluff NA
Brian Eagan	Loma Del Rey NA
Giezell Edison*	Anderson Heights Master Assn Inc, Anderson Hills HOA, Arroyo Del Sol Condo Assn Inc, San Antonio Condo HOA
Jay Edwards	BelAir NA
Erin Engelbrecht	Victory Hills NA
Timothy Engelmann	Holiday Park NA
Patricia England	Cimino Compound Owners Assn Inc
Ilena Estrella	Singing Arrow NA

Name	Neighborhood Association Name
Regan Eyerman	Cottonwood Trails HOA
Gary Eyster	Nob Hill NA
Jeannette Fantl	Academy Estates East NA
James Farmin	Fair West NA
Eric Faull	Westgate Heights NA
Paul Fava	Route 66 West NA
Peter Feibelman	Spruce Park NA
Lisa Feierman	Rio Grande Compound HOA
Evelyn Feltner	Inez NA
Lawrence Fendall	Piedras Marcadas NA
Paul Ferioli	Amberglen HOA Inc
Deborah Fincke	The Terraces at Peppertree HOA Inc
Marcia Finical	Greater Gardner & Monkbridge NA
Dr. Betty Fisher	The Quail Springs NA
Les Fraser	West Park NA
Joseph Freedman*	Cibola NA
Margaret Freeman	South Guadalupe Trail NA
Jim Frey	Quintessence NA
Kay Fulton	The Quail Springs NA
Rick Gallagher	Tres Volcanes NA
Jerry Gallegos	Alamosa NA
Nelson Gallegos	Crestview Bluff Neighbors Assn
Michael Gallegos	Southeast Heights NA
Lee Gamelsky	Los Duranes NA
William Gannon	Netherwood Park NA
Raul Garcia	Oxbow Village HOA
Leon Garcia	Silver Platinum Downtown NA
Laura Garcia	Snow Heights NA
Mardon Gardella	Sycamore NA
Ruth Gardner	El Camino Hermoso HOA
Rebecca Gardner	Mossman South NA
Brenda Gebler	Sandia Vista NA
Verrity Gershin	Eastridge NA
Carl Gervais	Stonebrooke Estates HOA Inc
Dan Getz	Monticello NA
Connie Gilman	Rinconada Point Assn Inc
Dawn Gokee*	Cactus Ridge NA
Ron Goldsmith	Jerry Cline Park NA
Hector Gomez	Story Rock HOA
Orlando Gonzales	Rio Oeste HOA
Michael Gonzales	West La Cueva NA
Frank Gonzales	West Mesa NA
James Grage	La Cuentista Subdivision Unit 1 HOA Inc
Cynthia Grajeda James	Windmill Manor Place Subdivision HOA
Jill Greene	The Enclave at Oxbow HOA
Nancy Griego	Las Lomas NA
Geraldine Griego	McKinley NA
Jim Griffee	Nor Este NA
Sky Gross	Gardens on the Rio Grande HOA
Berent Groth	Vista Grande NA
Tracy Guidry	North Wyoming NA
Deidra* Gurule-Armijo	Vista Magnifica Assn

Name	Neighborhood Association Name
Janelle Gutierrez	The Lofts @ 610 Central SW Owners Assn Inc
Denise Hammer	Altura Addition NA
Don Hancock	University Heights NA
Jan Harrington	Riverview Heights NA
Sharon Harrison	El Camino Hermoso HOA
Nick Harrison	Oxbow Village HOA
Paul Harrison	Quivera Estates HOA
Fred Harsany	Vista Del Norte Alliance
Mary Hartman	Arroyo Del Sol Condo Assn Inc
Ellen Harvey	Keystone Park HOA
Bret Haskins	Gavilan Addition NA
Karl Hattler	Cielito Lindo NA
David Haughawout*	Classic Uptown NA
Mary Hawley	Stardust Skies North NA
Debra Heath*	Altura Park NA
Harry Hendriksen	Tuscany NA
Julie Henss	Sawmill Area NA
William Herring	Los Duranes NA
Brandy Hetherington	Montecito West Community Assn Inc, The Manors at Mirehaven Community Assn Inc
Kathy Hiatt	Historic Old Town Property Owners Assn
Lauren Hidalgo	Las Terrazas NA
Mario Hidalgo	Las Terrazas NA
Sue Hilts	John B Robert NA
Jonathan Hollinger	Willow Wood NA
Agnes Holswade	Vista Del Rey Condo Assn
Rene Horvath	Taylor Ranch NA
Susan Hudson	Highlands North NA
John Hughes	Montecito Estates Community Assn
Diana Hunt	Alvarado Gardens NA
Mark Hyland	McDuffie Twin Parks NA
T. Alyce Ice	Trumbull Village Assn
Craig Ilg	Del Norte NA
Cathy Intemann	Hodgin NA
Paul Isham	La Luz Del Sol NA
Robert Jackson	Altura Park NA*
John Jackson	La Sala Grande NA Inc
Lori Jameson	Mossman NA
Jaime Jaramillo	Symphony HOA Inc
Paul Jessen	Heritage East Assn of Residents
Eileen Jessen	South Los Altos NA
Rebecca Jimenez	Sunstar NA
Mary Johnson	Academy Ridge East NA
Barb Johnson	BelAir NA
Dan Jones	San Gabriel Area NA
Paul Jones	The Paloma Del Sol NA
Jacqlyn Jones	Western Trails Estates HOA
Marian Jordan	Elder Homestead NA
Reynaluz Juarez	South San Pedro NA
Howie Kaibel	Bosque Montano HOA Inc
Judith Kanester	Villa De Paz HOA Inc

Name	Neighborhood Association Name
Julie Karl	The Estates at Mirehaven Community Assn Inc
Christopher Keaty	Embudo Canyon HOA
Jim Kenney	Rio Grande Boulevard NA
Dorothy Kerwin	Fair West NA
Julie Kidder	University Heights NA
Donald Kiger	New Vistas Subdivision HOA Inc
Doyle Kimbrough	North Valley Coalition
Ann King	Rio Grande Compound HOA
Kenneth King*	San Antonio Condo HOA
Michael Kious	Sandia High School Area NA
Wayne Kippling	The Paloma Del Sol NA
Richard Kirschner	Grande Heights Assn
Cynthia Klaila	San Gabriel Area NA
Edy Klein	Stonebrooke Estates HOA Inc
Kathy Kleyboecker	Hodgin NA
Donna Knezek	Lee Acres NA
Scott Knowles	Arroyo Del Oso North NA
Julianna Koob	North Campus NA
Elise Kraf	North Hills NA
Carol Krause	Semillas y Raices N'hood Community Group
Robert Lah	Classic Uptown NA
Michelle LaMeres	Old Town Business Assn Inc
Andrea Landaker	Quintessence NA
Joanne Landry	Trumbull Village Assn
Larry LaPitz	Anderson Hills HOA
Jan LaPitz	Anderson Hills NA
Susan Law	Monte Largo Hills NA
Larry Leahy	Del Webb Mirehaven NA
Julita Ann Leavell-Ilg	Del Norte NA
Michelle LeBlanc*	The Presidio HOA
Jason Lechtenberg	Embudo Canyon NA
Idalia Lechuga-Tena	La Mesa Community Improvement Assn
Rob Leming	Parkland Hills NA
Tamela Lewis	Amberglen HOA Inc
Mark Lines	Stronghurst Improvement Assn Inc
Barbara Lohbeck	Mark Twain NA
Michelle Lombard	Symphony HOA Inc
Marc Lombardo	Western Trails Estates HOA
Christopher Lopez	High Desert Residential Owners Assn
Margaret Lopez	Raynolds Addition NA
Mary Loughran	Parkway NA
GP Ben Lovato	West Old Town NA
Donald Love	Yale Village NA
Kim Love	Yale Village NA
Kim Lovely-Peake	Stardust Skies Park NA
Marie Ludi	Ladera Heights NA; St Josephs Townhouse Assn
Allan Ludi	Ladera Heights NA; St Josephs Townhouse Assn
Richard Lujan	Juan Tabo Hills NA

Name	Neighborhood Association Name
Glen Magee	The Terraces at Peppertree HOA Inc
Rod Mahoney	Vecinos Del Bosque NA
Sarah Mandala	West Park NA
Jacque Mangham	Villa De Paz HOA Inc
Angela Manzanedo	The Estates at Mirehaven Community Assn Inc
Sherrol Maratta	Vista De La Luz HOA
Heidi Marchand	San Blas HOA
John Marco	Rancho Encantado HOA
Dayna Mares	La Mesa Community Improvement Assn
Michael Martin	La Cuentista Subdivision Unit 1 HOA Inc
Jo Martin	North Eastern Assn of Residents
Lynne Martin	Indian Moon NA
Richard Martinez	Citizens Information Committee of Martineztown
Rosalie Martinez	Martineztown Work Group, Santa Barbara Martineztown NA
Orlando Martinez	Quaker Heights NA
Samantha Martinez	Willow Wood NA
Bob Martinson	Coronado Terrace HOA
Ed Mascarenas	Sandia High School Area NA
Laura Mason	Oxbow Bluff HOA
David McCain	Downtown Neighborhoods Assn
Shariesse McCannon	Ladera West NA
Twyla McComb	Crestview Bluff Neighbors Assn
Cindy McCormick	Anderson Hills HOA, Orchards at Anderson Heights SubAssn Inc, San Antonio Condo HOA, Anderson Hills HOA,
Courtney McKelvey	Knapp Heights NA
Doreen McKnight	Wells Park NA
Kristi McNair*	Anderson Hills NA
Melinda McWenies*	Arroyo Del Sol Condo Assn Inc
Elizabeth Meek	Vineyard Estates NA
Trudy Merriman	Alvarado Gardens NA
Christine Messersmith	Countrywood Area NA
Pamela Meyer	Bosque Montano HOA Inc
Richard Meyners	Thomas Village NA
David Michalski	Pueblo Alto NA
Tom Miles	Eastrange Piedra Vista NA
Wallace Miller	Academy North NA
Cindy Miller	Monterey Manor NA
Judy Minks	Embudo Canyon NA
Mohammed Moabed	The Trails at Seven Bar South HOA Inc
Eloisa Molina-Dodge	Clayton Heights Lomas del Cielo NA
James Montalbano	Silver Hill NA
Gina Montoya*	Torretta Oeste HOA
Julian Morales	SR Marmon NA
Alex Morgan	ABQ Park NA
Carol Morris*	McDuffie Twin Parks NA
James Morrow	Villa De Villagio HOA
Ava Mueller	Trementina HOA

Name	Neighborhood Association Name
Lucia Muñoz	Sandia Vista NA
Jim Munroe	Academy Ridge East NA
Tom Murdock	High Desert Residential Owners Assn
Suzanne Murphy	Cimino Compound Owners Assn Inc
Keith Myers	Winrock Villas Condo Assn
Loretta Naranjo Lopez*	Martineztown Work Group, Santa Barbara Martineztown NA
Bob Nashwinter	Oxbow Park HOA
Joseph Nastav	The Presidio HOA
Peggy Neff	West La Cueva NA
Patsy Nelson	Alban Hills NA
Don Newman	Los Poblados NA
Dennis Newton	Santa Fe Village NA
Julie Nielsen	Snow Heights NA
Peggy Norton	North Valley Coalition
Lorelei Novak	Vista Magnifica Assn
Sandra Nunn	Spanish Walk NonProfit Corporation
Chris Ocksrider	Academy Park HOA
Marvin Oglesby	Vista Del Rey Condo Assn
Stephanie O'Guin	Hoffmantown NA
Jack O'Guinn	Holiday Park NA
Ken O'Keefe	Supper Rock NA
Eric Olivas	Quigley Park NA
Donna Orozco-Geist	South San Pedro NA
Allen Osborn	South Los Altos NA
Sara Osborne	Campus NA
Andrea Otero-Looney	Oxbow Park HOA
Forest Owens	Glenwood Hills NA
Marjorie Padilla	McKinley NA
Mike Padilla	Mesa Ridge HOA Inc
Eloy Padilla Jr.	Stinson Tower NA
Alfred Papillon	Embudo Canyon HOA
John Pate	Southeast Heights NA
Jerri Paul-Seaborn	Spanish Walk NonProfit Corporation
Rick Paulsen	Eastrange Piedra Vista NA
Fran Pawlak	Western Trails Estates HOA*
Judie Pellegrino	North Domingo Baca NA
Carmen Pennington	Elder Homestead NA
Dianne Peterson	Conchas Park NA
Pamela Pettit	Hoffmantown NA
Paul Phelan	Countrywood Area NA
Erin Phillips	North Campus NA
Kathy Pierson	Siesta Hills NA*
Samantha Pina	Avalon NA
Lita Pino*	Vista Magnifica Assn
Heather Pithan	Winrock Villas Condo Assn
Bryan Pletta	MidTown A&E Merchant Assn
Ed Plunkett	Enchanted Park NA
Bob Pohlman*	The Quail Springs NA
Jeff Pointer*	La Cuentista Subdivision Unit 1 HOA Inc

Name	Neighborhood Association Name
Daniel Poli	Monticello NA
Larry Pope	Academy Estates East NA
Thomas Potts	Oakland Estates HOA
Mike Prando	Wells Park NA
William Pratt	Academy Park HOA
Nancy Pressley-Naimark	North Eastern Assn of Residents
Cherise Quezada	Route 66 West NA
Alicia Quinones	Oso Grande NA
Gail Rasmussen	Eastridge NA
Daniel Regan	Knapp Heights NA
Debbie Ridley	Thomas Village NA
Rorik Rivenburgh	Del Webb Mirehaven NA
Dennis Roach	Vista Del Mundo NA
Julie Roberson	Big Bend NA
Kendra Roberston	West Old Town NA
Andrew Robertson	Cherry Hills Civic Assn
Alex Robinson	Antelope Run NA
Lynnette Rodriguez	High Desert Residential Owners Assn
Aaron Rodriguez	Laurelwood NA
Cesar Rodriguez	Quivera Estates HOA
Jody Roman*	Montecito West Community Assn Inc, The Manors at Mirehaven Community Assn Inc
Alicia Romero	Barelas NA
Connie Romero	Gavilan Addition NA
Michelle Romero*	Western Trails Estates HOA
Chris Roth	Richland Hills HOA
Ralph Roybal*	Sawmill Area NA
Sander Rue	Rancho Sereno NA
Mark Rupert	Alameda North Valley Assn
Joe Sabatini	Near North Valley NA
William Sabatini	Stronghurst Improvement Assn Inc
Richard Schaefer	Vista Grande NA
Karl Scheuch	Bear Canyon NA
Peter Schillke	Sycamore NA
Kathleen Schindler-Wright	Supper Rock NA
Cheri Schlagel	Peppertree Royal Oak Residents Assn
Ron Schlecht	Oxbow Bluff HOA
Colette Schobbins	Las Casitas Del Rio Unit 2 Subdivision HOA
Jan Schuetz	Summit Park NA
Marya Sena	Mossman NA
Monnet Serafin	SR Marmon NA
Cynthia Serna	Mile Hi NA
Debra Sessa	Coronado Terrace HOA
Eric Shirley	Jerry Cline Park NA
Holly Siebert	Downtown Neighborhoods Assn
Rod Skiver	San Antonio Condo HOA
David Skowran	Las Lomas NA
William Slauson	Big Bend NA
Susie Sollien	Ocotillo HOA, Villa De Villagio HOA, Vista Del Rey Condo Assn
David Steidley*	Las Terrazas NA

Name	Neighborhood Association Name
Jonathan Stern	Altura Park NA
Robert Stetson	Albuquerque Meadows Residents Assn
Goldialu Stone*	The Quail Springs NA
Matt Stratton	Stardust Skies Park NA
Joletha Sturdy	Sonora HOA
Kathy Sumbry-Wilkins	Oakland Estates HOA
James Sundsmo	ABQ Park NA
William Tallman	Academy Hills Park NA
Mary Tarango	MidTown A&E Merchant Assn
Efren Teran	Altura Park NA
James Thompson	Mesa Del Sol NA
Rhonda Thurston	Little Turtle HOA Inc
Bob Tilley	Raynolds Addition NA
Patricia Tode	Academy North NA
James Tolbert	Spruce Park NA
Cyrus Toll	Riverview Heights NA
Kimberlee Tolon McCandless	West Bluff NA
Tamaya Toulouse	Siesta Hills NA
Linda Trujillo	El Camino Real NA
Ted Trujillo	Los Volcanes NA
Marit Tully	Near North Valley NA
Joni Ulibarri	Rinconada Point Assn Inc
Wanda Umber*	Singing Arrow NA
Forrest Uppendahl	The Enclave at Oxbow HOA
Rich Valdez	Prospector's Point Condo Assn Inc
Dr. Joe Valles	Grande Heights Assn
Kaatje van der Gaarden	The Lofts @ 610 Central SW Owners Assn Inc
Melinda Van Stone*	Quivera Estates HOA
Karen Vedara*	Cactus Ridge NA
Art Verardo	Peppertree Royal Oak Residents Assn
Shelby Vering	La Sala Grande NA Inc
John Vigil	Rancho Encantado HOA
Anna Vigil-Baca	San Blas HOA
Stephan Von Kalben	Rio Oeste HOA
Don Voth*	Las Terrazas NA
Clayton Wallers	Albuquerque Meadows Residents Assn
Eleanor Walther	Rio Grande Boulevard NA
Maria Warren	Paradise Hills Civic Assn
Robert Warrick	N Edith Commercial Corridor Assn
Joan Weissman*	Aliso Nob Hill HOA Inc
Lars Wells	John B Robert NA
Steve Wentworth	Alameda North Valley Assn
Judd West*	Rio Grande Compound HOA
Lisa Whalen	Quigley Park NA
Danielle Wierengo	Las Casitas Del Rio HOA
Jeremy Wilcox	Los Alamos Addition NA
Kevin Wilcox	Mesa Ridge HOA Inc
Ken Williams	Sunstar NA
Paula Willis	Cactus Ridge NA

Name	Neighborhood Association Name
Jody Willoughby	Montecito West Community Assn Inc, The Manors at Mirehaven Community Assn Inc
Patricia Willson	Victory Hills NA
Jim Wolcott	Alban Hills NA
Jolene Wolfley	Taylor Ranch NA
Mary Ann Wolf-Lyerla	Molten Rock NA
David Wood	Greater Gardner & Monkbridge NA
John Woods	Heritage Hills NA
Arthur Woods	La Luz Del Sol NA
Lisa Woods	Windmill Manor Place Subdivision HOA
Joe Woodward	Pueblo Alto NA
Joel Wooldridge	Mark Twain NA
Herb Wright	Four Hills Village HOA
Donna Yetter	Inez NA
Jason Young	Nor Este NA
David Zarecki	Vineyard Estates NA
Ronald Zawistoski	Indian Moon NA
Mary Zeremba	Acequia Jardin HOA
Joy Ziener	Mesa Del Sol NA
Lorri Zumwalt	North Albuquerque Acres Community Assn
Academy North NA	Academy North NA
Acequia Jardin HOA	Acequia Jardin HOA
Altura Park NA	Altura Park NA
Alvarado Park NA	Alvarado Park NA
Amberglen HOA Inc	Amberglen HOA Inc
Anderson Hills NA	Anderson Hills NA
Antelope Run NA	Antelope Run NA
Arroyo Del Oso North NA	Arroyo Del Oso North NA
Arroyo Del Sol Condo Assn Inc	Arroyo Del Sol Condo Assn Inc
Barelas NA	Barelas NA
Bear Canyon NA	Bear Canyon NA
BelAir NA	BelAir NA
Campus NA*	Campus NA*
Cielito Lindo NA	Cielito Lindo NA
Citizens Information Committee of Martineztown	Citizens Information Committee of Martineztown
Classic Uptown NA	Classic Uptown NA
Comanche Foothills NA	Comanche Foothills NA
Conchas Park NA	Conchas Park NA
Crestview Bluff Neighbors Assn	Crestview Bluff Neighbors Assn
Del Bosque HOA Inc	Del Bosque HOA Inc
Del Norte NA	Del Norte NA
Del Webb Mirehaven NA	Del Webb Mirehaven NA
Eastrange Piedra Vista NA	Eastrange Piedra Vista NA
Embudo Canyon HOA, Prospector's Point Condo Assn Inc, Story Rock HOA, The Trails at Seven Bar South HOA Inc	Embudo Canyon HOA, Prospector's Point Condo Assn Inc, Story Rock HOA, The Trails at Seven Bar South HOA Inc
Fair West NA	Fair West NA

Name	Neighborhood Association Name
Gardens on the Rio Grande HOA	Gardens on the Rio Grande HOA
Greater Gardner & Monkbridge NA	Greater Gardner & Monkbridge NA
Heritage East Assn of Residents	Heritage East Assn of Residents
Heritage Hills NA	Heritage Hills NA
High Desert Residential Owners Assn	High Desert Residential Owners Assn
Highland Business and NA Inc	Highland Business and NA Inc
Hodgin NA	Hodgin NA
Hoffmantown NA	Hoffmantown NA
Holiday Park NA	Holiday Park NA
Juan Tabo Hills NA	Juan Tabo Hills NA
La Luz Landowners Assn	La Luz Landowners Assn
La Mesa Community Improvement Assn	La Mesa Community Improvement Assn
Ladera West NA*	Ladera West NA*
Las Lomas NA	Las Lomas NA
Las Terrazas NA	Las Terrazas NA
Laurelwood NA	Laurelwood NA
Los Alamos Addition NA	Los Alamos Addition NA
Los Poblanos NA	Los Poblanos NA
McDuffie Twin Parks NA	McDuffie Twin Parks NA
Mile Hi NA	Mile Hi NA
Molten Rock NA	Molten Rock NA
Mossman NA	Mossman NA
Netherwood Park NA	Netherwood Park NA
Nob Hill NA	Nob Hill NA
North Albuquerque Acres Community Assn	North Albuquerque Acres Community Assn
North Campus NA	North Campus NA
North Eastern Assn of Residents	North Eastern Assn of Residents
North Hills NA	North Hills NA
North Valley Coalition	North Valley Coalition
North Wyoming NA	North Wyoming NA
Old Town Business Assn Inc	Old Town Business Assn Inc
Ocate NA	Ocate NA
Oso Grande NA	Oso Grande NA
Oso Park Condo Assn Inc	Oso Park Condo Assn Inc
Oxbow Bluff HOA	Oxbow Bluff HOA
Oxbow Park HOA	Oxbow Park HOA
Palomas Park NA	Palomas Park NA
Paradise Hills Civic Assn	Paradise Hills Civic Assn
Parkway NA	Parkway NA
Pueblo Alto NA	Pueblo Alto NA
Quigley Park NA	Quigley Park NA
Quintessence NA	Quintessence NA
Rancho Sereno NA	Rancho Sereno NA
Rio Grande Compound HOA	Rio Grande Compound HOA
San Blas HOA	San Blas HOA
San Gabriel Area NA	San Gabriel Area NA

Name	Neighborhood Association Name
San Jose NA	San Jose NA
Santa Barbara Martineztown NA	Santa Barbara Martineztown NA
Santa Fe Village NA	Santa Fe Village NA
Sawmill Area NA	Sawmill Area NA
Sawmill Community Land Trust	Sawmill Community Land Trust
Seven Bar North HOA, Vista De La Luz HOA	Seven Bar North HOA, Vista De La Luz HOA
Silver Hill NA	Silver Hill NA
Singing Arrow NA	Singing Arrow NA
Spruce Park NA	Spruce Park NA
SR Marmon NA	SR Marmon NA
Stinson Tower NA	Stinson Tower NA
Supper Rock NA*	Supper Rock NA*
Taylor Ranch NA	Taylor Ranch NA
The Courtyards NA	The Courtyards NA

Name	Neighborhood Association Name
The Estates at Tanoan HOA	The Estates at Tanoan HOA
Tres Volcanes NA	Tres Volcanes NA
Tuscany NA	Tuscany NA
University Heights NA	University Heights NA
Valley Gardens NA	Valley Gardens NA
Vecinos Del Bosque NA	Vecinos Del Bosque NA
Victory Hills NA	Victory Hills NA
Vineyard Estates NA	Vineyard Estates NA
Vista Del Norte Alliance	Vista Del Norte Alliance
Wells Park NA	Wells Park NA
West Bluff NA	West Bluff NA
Western Trails Estates HOA*	Western Trails Estates HOA*
Westgate Heights NA	Westgate Heights NA
Willow Wood NA	Willow Wood NA

The following individuals are Neighborhood Association (NA) Representatives who do not have an email address on file with the Office of Neighborhood Coordination (ONC) and will receive the Notice of Decision for Project #2018-001843 RZ-2018-00057 – Text Amendment to the IDO (Phase 2 Zoning Conversions, Batch 1) via a mailed letter. This list includes NA Representatives who received official notice when the application was submitted, as well as any new or updated NA Representatives on file with ONC since that date. An asterisk (*) indicates individuals who are new or whose contact information or the NA they represent may have changed since the application for this project was submitted.

Name	Neighborhood Association Name	Address Line 1	City	State	Zip
Lucy Barabe	The Estates at Tanoan HOA	7025 Moon Glow Court NE	ABQ	NM	87111
Tom Burkhalter	Monte Largo Hills NA	13104 Summer Place NE	ABQ	NM	87112
Camelou Cavalier	Oso Park Condo Assn Inc	PO Box 67590	ABQ	NM	87193
Gwen Colonel	South Broadway NA	900 John Street SE	ABQ	NM	87102
Stephanie Gilbert*	Crestview Bluff Neighbors Assn	908 Alta Vista SW	ABQ	NM	87105
Jim Hoffsis	Historic Old Town Property Owners Assn	2012 South Plaza Street NW	ABQ	NM	87104
Lorna Howerton	North Domingo Baca NA	8527 Murrelet NE	ABQ	NM	87113
Janelle Johnson	Tuscany NA, Vista Del Norte Alliance	PO Box 6270	ABQ	NM	87197
John and Virginia Kinney	Winrock South NA	7110 Constitution Avenue NE	ABQ	NM	87110
William Marsh	Palomas Park NA	7504 Laster Avenue NE	ABQ	NM	87109
Frank Martinez	Citizens Information Committee of Martineztown	501 Edith Boulevard NE	ABQ	NM	87102
Michelle Measles	The Trails at Seven Bar South HOA Inc	10318 Dayflower Drive NW	ABQ	NM	87114
Irene Minke	Academy Acres North NA	6504 Dungan Avenue NE	ABQ	NM	87109
David Naranjo	Martineztown Work Group	720 Cordero Road NE	ABQ	NM	87102
Christine Neal*	Hodgin NA	4301 San Andres NE	ABQ	NM	87110
Alfred Otero*	Crestview Bluff Neighbors An	414 Crestview Drive SW	ABQ	NM	87105
Robert Price	Valley Gardens NA	2700 Desert Garden Lane SW	ABQ	NM	87105
Olivia Price Greathouse	San Jose NA	408 Bethel Drive SE	ABQ	NM	87102
Beatrice Purcella	Skyview West NA	201 Claire Lane SW	ABQ	NM	87121
James Souter*	Vista Del Norte Alliance	PO Box 6270	ABQ	NM	87112
Darrell Spreen	The Estates at Tanoan HOA	10412 City Lights Drive NE	ABQ	NM	87111
Ann Wagner	Palomas Park NA	7209 Gallinas NE	ABQ	NM	87109



**Environmental
Planning
Commission**

**Agenda Number: 03
Project #: 2018-001843
Case #: RZ-2018-00057
Hearing Date: January 10, 2019**

Staff Report

Agent City of Albuquerque
Applicant City of Albuquerque
Request Text Amendments to the Integrated Development Ordinance (IDO) to adopt zoning conversion rules for 122 properties submitted to the Phase 2 zoning conversion process
Location City-wide

Staff Recommendation

That a recommendation of APPROVAL of case #RZ-2018-00057, based on the Findings beginning on p. 28, be forwarded to the City Council.

**Staff Planners
Catalina Lehner, Senior Planner
Mikaela Renz-Whitmore, Manager**

Summary of Analysis

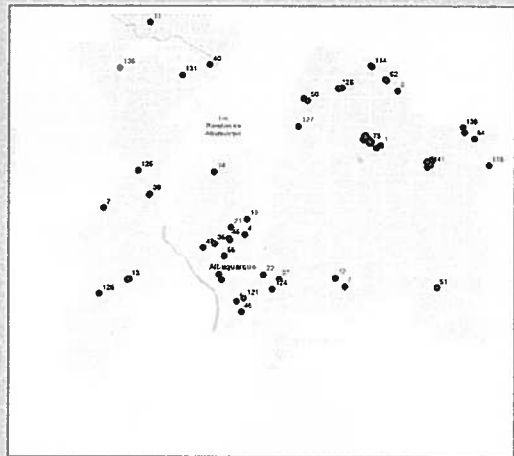
The request is for a legislative amendment to the text of the IDO to adopt zoning conversion rules for 122 properties that were submitted to the Phase 2 zoning conversion process. These properties, known collectively as Batch 1, meet the criteria for a voluntary zoning conversion that the City Council established for property owners via Resolution 18-29. Details regarding each property are found in the summary tables attached to this Staff report.

The request furthers several applicable goals and policies in the Comprehensive Plan that pertain to community identity and land use.

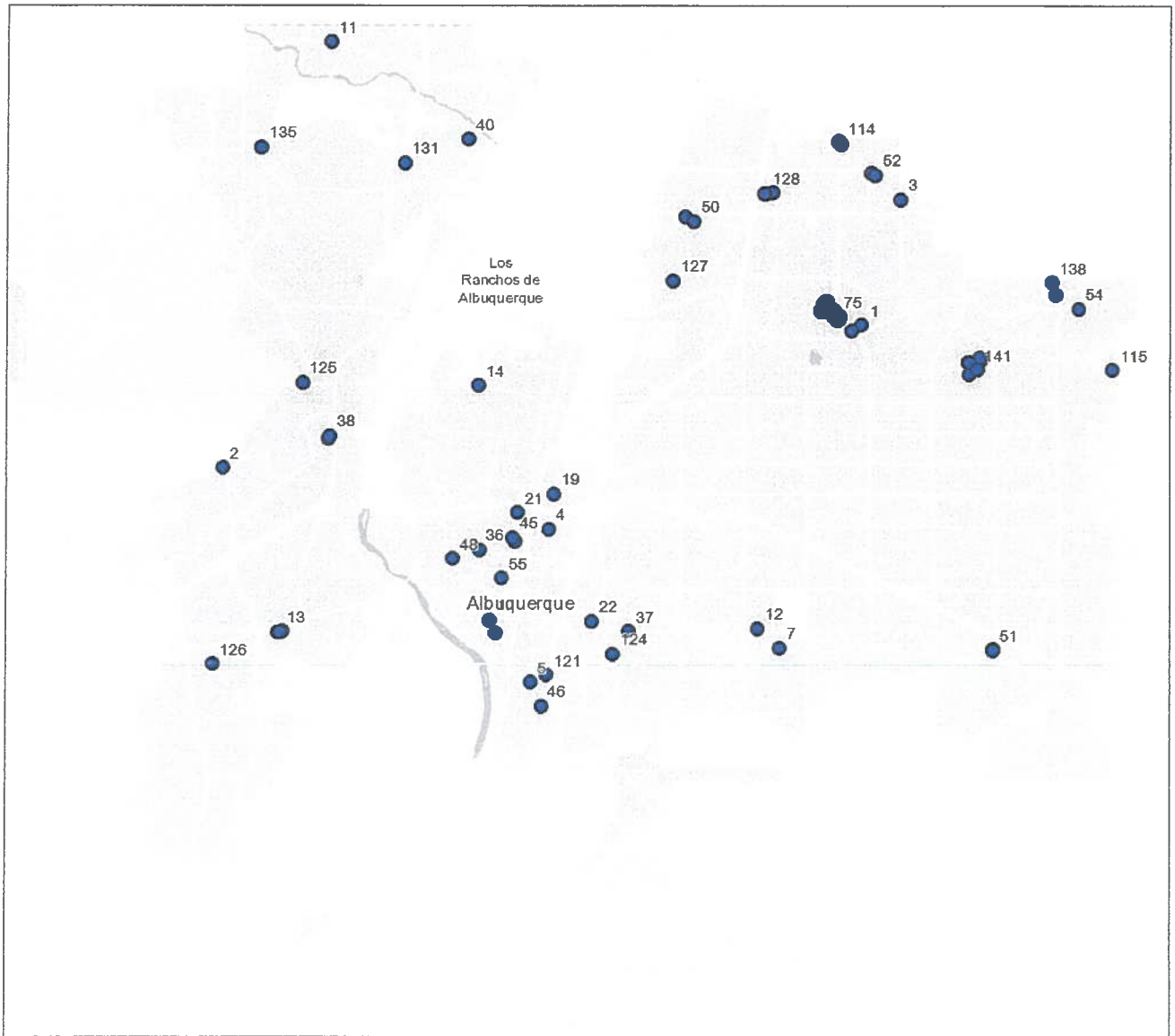
As directed by Resolution 18-29, Staff developed an extensive outreach strategy to let the public know about the voluntary zoning conversion process, including articles, announcements, meetings, presentations, and a mailed insert.

As of this writing, Staff has not received any comments and is not aware of any opposition. Staff recommends that a recommendation of approval be forwarded to the City Council.

Map – City-wide



Interactive map available online:
<https://tinyurl.com/batch1zc>



This is a legislative action to adopt IDO Zoning Conversion Rules for the properties identified in the map above and described in detail in tables included in the attachments.

The map above is available online here: <https://tinyurl.com/batch1zc>

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I. INTRODUCTION

Request

This is a request for a legislative amendment to the Integrated Development Ordinance (IDO) text to adopt zoning conversion rules for 122 properties that have been submitted to the Phase 2 zoning conversion process and that meet the criteria for a voluntary zoning conversion, as directed by City Council via Resolution 18-29 (Enactment No. R-018-019). (See attachment.)

If the City Council ultimately adopts the legislation (i.e. the zoning conversion rules for 122 properties), the properties will be converted to the recommended zone districts and the Official Zoning Map will be revised accordingly. This is a city-wide action.

The request is being processed according to the procedural requirements in IDO Section 14-16-6-7(D) - Amendment to IDO Text. The review and decision criteria will be those identified in Council Resolution 18-29. (See attachment – PRT Meeting Notes.)

These Phase 2 zoning conversions are intended to resolve issues not addressed by the adoption of the IDO in November 2017 via Ordinance 17-49 (Enactment No. O-2017-025) and amended via Ordinance 18-11 (Enactment No. O-2018-009).

This batch (Batch 1) includes 122 properties whose owners have opted into this process. Staff has analyzed these zoning conversion requests to confirm eligibility based on at least one of the five conversion criteria identified in R-18-29.

Organization

The Rules for Zoning Conversion – Batch 1 Properties is an itemized list of properties for consideration for conversion to a different IDO zone district. The list of properties includes the pre-IDO zoning, IDO zone district, the zoning conversion requested by the property owner, the zoning conversion recommended by Staff, and the applicable eligibility criteria. The list also includes a brief description of Staff’s recommendation.

The first table is organized according to the Form ID number, which is a unique identifying number for each property for which the City received a Request and Agreement Form from a property owner. (See attachments.)

The 122 properties in Batch 1 are also organized into tables based on each eligibility criterion. (See attachments.) Since properties can be eligible under multiple criteria, some properties appear on more than one criterion table. Within all categories other than Voluntary Downzone (which includes properties in Areas of Consistency exclusively), properties are grouped according to City Development Area, i.e. into Areas of Consistency or Areas of Change.

EPC Role

The EPC is hearing this case pursuant to Integrated Development Ordinance (IDO) Section 14-16-6-7(D), Amendment to IDO Text.

As a recommending body for this legislative process, the EPC is tasked with reviewing the proposed zoning conversions and making a recommendation to the City Council, which will make the final decision.

The EPC should base its recommendation on whether the proposed Phase 2 zoning conversion rules are consistent with the ABC Comprehensive Plan (Comp Plan) and the IDO implementation goals, city-wide, for properties that meet at least 1 of the 5 eligibility criteria outlined in Resolution 18-29.

History/Background

The City Council adopted the IDO via Ordinance 17-49 (Enactment No. O-2017-025), and it became effective May 17, 2018. The IDO was enacted as part of a city-wide effort to update and replace the City's 40-year-old, 1970s-era Comprehensive Zoning Code with a new regulatory tool to implement the Comprehensive Plan for land within the municipal boundaries of the City of Albuquerque. The intent of the IDO was to update the City's land use and zoning framework for future development without eliminating the ability for lawful, existing land uses to continue after the IDO's adoption.

The IDO established new zone districts and converted approximately 1,200 individual zones into one of the 20 new zone districts through the application of zoning conversion rules. This Phase 1 zoning conversion matched permissive uses as closely as possible from the pre-existing zoning districts to the new IDO zone districts. The Phase 1 zoning conversions went into effect on May 17, 2018, following 6-month amendments adopted via Ordinance 18-11 (Enactment No. O-2018-009).

Five issues known at the time of IDO adoption were not addressed through the Phase I conversion effort, but were included as criteria in Resolution 18-29 (Enactment No. R-2018-019), adopted by the City Council at the same time as the IDO 6-month amendments. Resolution 18-29 directed the Planning Department to create a voluntary process for property owners to resolve these five issues on properties throughout the City. (See attachment.) The five issues are described briefly here and in more detail in Section IV of this report.

1. **Nonconforming Use:** The zoning conversion will remedy a nonconforming use of the property.
2. **Voluntary Downzone:** The zoning conversion will result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.

3. **Floating Zone Line:** The zoning conversion will remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or in Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line").
4. **Prior Special Use or R-D Zoning:** The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process will be more appropriate for the site.
5. **Size Thresholds:** The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts, but the property does not meet size thresholds IDO established for those zone districts.

Process

Property owners opted into the zoning conversion process by signing a Phase 2 Zoning Conversion Request and Agreement Form. (See attachment.) If there were multiple owners, each owner submitted a signed form for the same property. Staff confirmed the eligibility of the property pursuant to the five criteria in R-18-29 and recommended a zone conversion based on the owner's request, appropriate resolution of the issue identified in R-18-29, and compatibility with the surrounding land use and zoning patterns.

In most cases, Staff recommends the same zoning conversion that the property owner requested. Where they differ, Staff recommends a different zoning conversion because that zone district allows existing uses on the property, resolves any issues identified in R-18-29, and is more compatible with surrounding land use and zoning patterns than what the property owner requested.

In a number of cases, the person who submitted the Request and Agreement Form was not the property owner of record. The person was either an agent for the owner, the owner of a company that owns the property, or a trustee of a trust that owns the property. In order to ensure notice to the property owners of record, a confirmation of the signed form, Staff recommendation, and inclusion of the property in the Phase 2 zoning conversion process was sent to the person who submitted the form and all owners of record with the Bernalillo County Assessor.

Property owners can remove their properties from this process at any time before the City Council takes final action on this legislation.

II. ANALYSIS OF APPLICABLE PLANS, POLICIES, AND ORDINANCES

Integrated Development Ordinance (IDO)

The request was submitted subsequent to the IDO's effective date of May 17, 2018, and therefore is subject to its applicable standards and processes.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The request for an amendment to IDO text to adopt zoning conversion rules for 122 properties that will be reflected on the Official Zoning Map furthers the following, applicable Comprehensive Plan Goals and Policies:

Chapter 4: Community Identity

Goal 4.1-Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.4-Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

If approved, the request would make zoning and land use patterns in communities more transparent, accurate, and contextually compatible, which would help to enhance, protect, and preserve distinct communities, neighborhoods, and established, traditional communities. The request furthers Goal 4.1-Character and Policy 4.1.4-Neighborhoods.

Policy 4.1.1-Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Policy 4.1.2-Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

If approved, the request would promote the protection and enhancement of neighborhood character by establishing zoning conversions that allow appropriate and contextual land uses. The proposed zoning conversions are compatible with surrounding land uses and zoning patterns, which would act to reinforce established character and protect identity and cohesiveness in developed neighborhoods (Policy 4.1.2). Regarding vacant land, the request would encourage development that is consistent with the distinct character of communities (Policy 4.1.1). The request furthers Policy 4.1.1-Distinct Communities, Policy 4.1.2- Identity and Design, and Policy 4.1.4-Neighborhoods.

Regarding each criterion in R-18-29:

- **Nonconforming Uses**: For the 22 properties that qualify based on nonconforming uses, these zoning conversions will establish a zone district that is appropriate for the context and that allows existing nonconforming uses.
- **Voluntary Downzones**: For the 83 properties that qualify as voluntary downzones, these zoning conversions will establish zone districts that better match existing land uses and lot sizes.

- **Floating Zone Lines:** For the 4 properties that qualify based on floating zone lines, these zoning conversions will clean up the Official Zoning Map by adjusting floating zone lines to match existing platted lot lines.
- **Undeveloped Prior SU-1 & RD:** For the 12 properties that qualify based on undeveloped prior SU-1 or RD zoning, these zoning conversions will establish a zone district appropriate for the context for undeveloped properties where the IDO zone does not match prior entitlements.
- **Size Thresholds in PD & NR-BP:** For the 8 properties that qualify based on size thresholds in PD & NR-BP, these zoning conversions will establish a zone district that is appropriate for the context and that matches existing uses.

Goal 4.2-Process: Engage communities to identify and plan for their distinct character and needs.

Policy 4.2.2- Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

An extensive public outreach effort to engage communities is part of the request. (See also Section III of this report.) The outreach focused on helping residents learn what their IDO zoning designation is and determine if the existing use is allowed. This effort engaged communities and individuals to better understand zoning and land use, and thereby identify and plan for the distinct character and needs of their property and area (Goal 4.2). Staff worked with individuals and neighborhoods to facilitate meaningful engagement opportunities to address residents' needs (Policy 4.2.2). The request furthers Goal 4.2-Process and Policy 4.2.2 Community Engagement.

Goal 5.2-Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

If approved, the request would generally foster communities where residents can live, work, learn, shop, and play because it would convert mismatched zoning to zone districts that serve as transitions between zones of different intensities and that allow a mix of uses, including uses that provide services for residential areas. The request furthers Goal 5.2- Complete Communities.

Policy 5.2.1- Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

If approved, the request would contribute to creating healthy, sustainable, and distinct communities with a mix of uses because the proposed zoning conversions are compatible with surrounding development patterns, which would support the community while

facilitating a contextually-appropriate mix of uses. In addition, the request would maintain the characteristics of distinct communities through establishing zoning that is consistent with established residential development patterns. Infill development would be encouraged because prior zoning entitlements would be more accurately reflected in zoning that is more contextually appropriate and subject to standards that create high-quality development. The request furthers Policy 5.2.1-Land Uses.

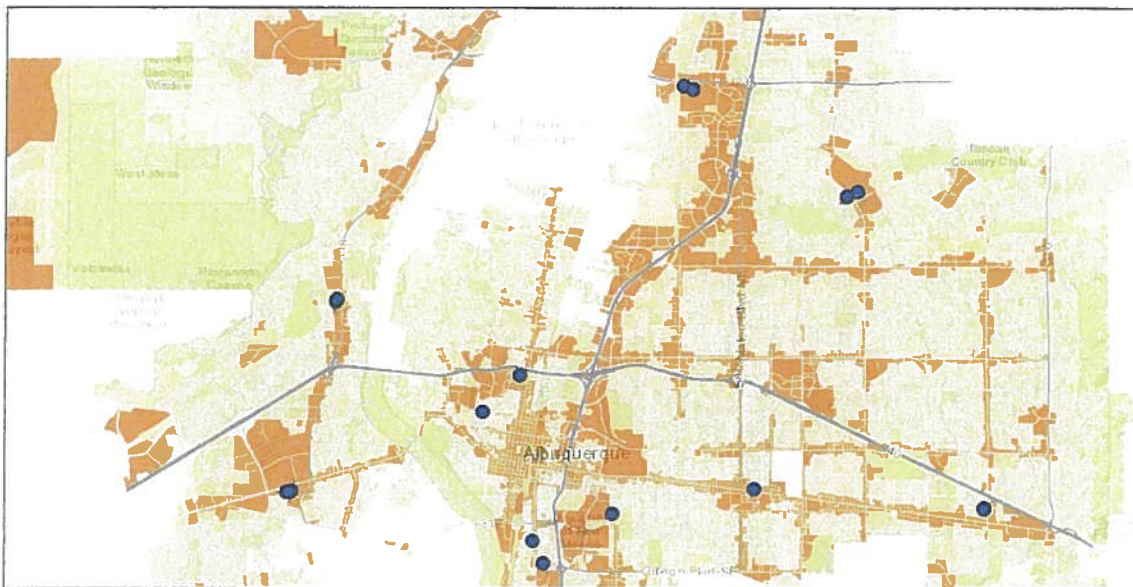
Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Batch 1 of the Phase 2 Zoning Conversion process contains 14 properties in an Area of Change, as shown in the map below. (Note: Some of these properties are eligible via multiple R-18-29 criteria.) If approved, the proposed zoning conversions would result in zoning and land uses that are compatible with surrounding development and therefore would reinforce the character of the area in Areas of Consistency and allow for growth and compatibility in Areas of Change (Goal 5.6). Specifically, the request would direct more intense development and redevelopment to occur where existing infrastructure and community services exist, where change is encouraged. The request furthers Goal 5.6-City Development Areas and Policy 5.6.2- Areas of Change.

Regarding each criterion in R-18-29:

- **Nonconforming Use**: For the 9 properties in Areas of Change that qualify based on nonconforming uses, the zoning conversions allow existing uses to continue and expansions or redevelopment to occur over time.
- **Undeveloped Prior SU or RD**: For the 4 properties in Areas of Change that qualify based on prior special use zoning, the zoning conversions allow the development of non-residential and mixed uses in zone districts compatible with surrounding development.
- **Size Threshold in PD & NR-BP**: For the 1 property in an Area of Change that qualifies based on the size threshold in the NR-BP zone, the zoning conversion allows the existing use on the premises to continue and expansions or redevelopment to occur over time.



Batch 1 Properties in Areas of Change (14 of 122 properties)

Policy 5.6.3-Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

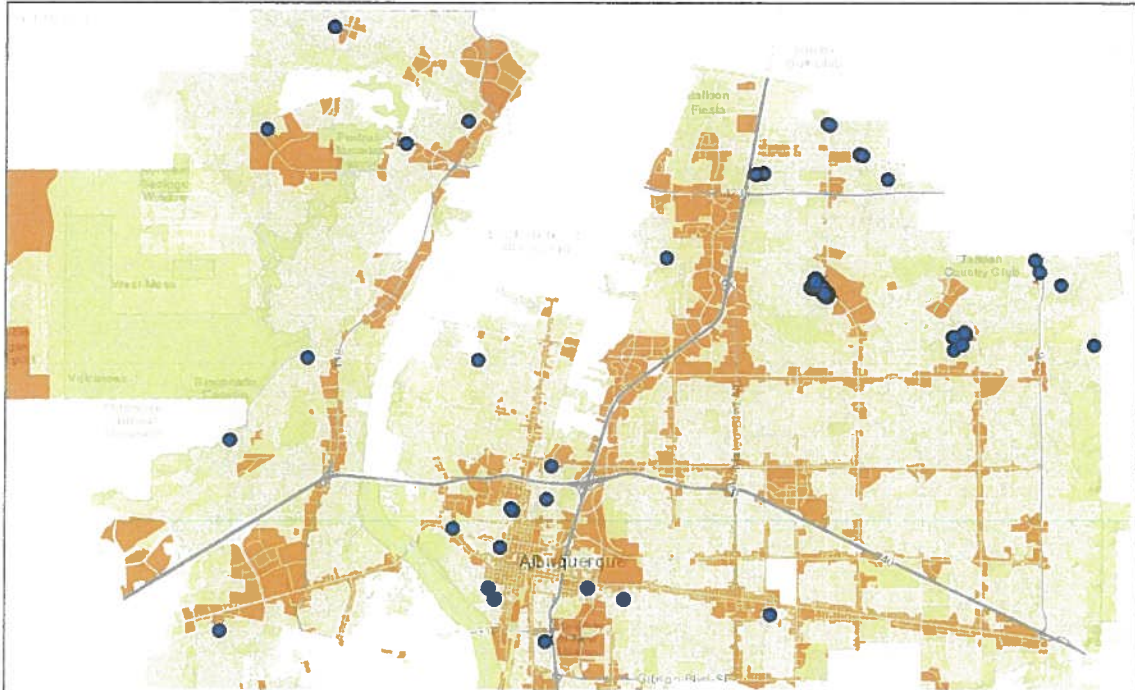
Batch 1 of the Phase 2 Zoning Conversion process contains 108 properties in an Area of Consistency, as shown in the map below. (Note: Some of these properties are eligible via multiple R-18-29 criteria.) If approved, the proposed zoning conversions would establish appropriate zone districts that protect and enhance the character of existing single-family neighborhoods and areas outside of Centers and Corridors. The request furthers Policy 5.6.3- Areas of Consistency.

Regarding each criterion in R-18-29:

- **Nonconforming Uses:** For the 13 properties in Areas of Consistency that qualify based on nonconforming uses, these zoning conversions will establish a zone district that allows existing nonconforming uses and that is appropriate for the context.
- **Voluntary Downzones:** For the 83 properties in Areas of Consistency that qualify based on the voluntary downzone criterion, these zoning conversions will establish zone districts that align with existing land uses and match surrounding lot sizes, particularly in areas with predominantly single-family residential uses.
- **Floating Zone Lines:** For the 4 properties in Areas of Consistency that qualify based on floating lot lines, these zoning conversions will clean up the Official Zoning Map by adjusting floating zone lines to match existing platted lot lines.
- **Undeveloped Prior SU-1 & RD:** For the 8 properties in Areas of Consistency that qualify based on prior special use zoning, these zoning conversions will establish a zone district appropriate for the context for undeveloped properties where the IDO

zone does not match prior entitlements.

- **Size Thresholds in PD & NR-BP:** For the 7 properties in Areas of Consistency that qualify based on the lot size in the PD zone district, these zoning conversions will establish a zone district that is appropriate for the context and that matches existing uses.



Batch 1 Properties in Areas of Consistency (108 of 122 properties)

Goal 5.7-Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

The IDO's procedures and processes work to effectively and equitably implement the Comprehensive Plan. The proposed zoning conversions are a necessary follow-up procedure to address mismatches of land use and zoning and create greater zoning and land use compatibility between properties in neighborhoods. If adopted, the zoning conversions would support efforts to effectively and equitably implement the Comprehensive Plan. The request furthers Goal 5.7- Implementation Processes.

Policy 5.7.2-Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

- c) Avoid the use of SU-1 as a tool to negotiate design or use standards between stakeholders and limit its application to uses specified in the SU-1 zone.

If approved, the request would serve to update a regulatory framework by establishing

legislative conversion rules that apply zoning districts that are appropriate for existing uses and contextually compatible with the area surrounding them. In addition to supporting desired growth and economic development, this request would move the City's zoning system away from one-off approaches for individual properties to a regulatory code that includes appropriate mixes of land uses in base zones and predictable standards to facilitate high-quality development. The request furthers Policy 5.7.2-Regulatory Alignment.

Action 5.7.2.16: Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

Action 5.7.2.17: Minimize the use of Planned Development zones by encouraging an appropriate mix of permissive land uses in residential, mixed-use, and non-residential zones.

The above actions were specifically added to the 2017 Comprehensive Plan to recognize existing issues regarding mismatches of land use and zoning and the intended regulatory updates needed to address them. From the outset, the Phase 2 zoning conversion process established by R-18-29 was explicitly intended to accomplish regulatory alignment beyond what was accomplished in Phase I. The request implements Actions 5.7.2.16 and 5.7.2.17.

Regarding each criterion in R-18-29:

- **Nonconforming Uses:** For the 22 properties that qualify based on nonconforming uses, these zoning conversions will match existing nonconforming uses to an appropriate zone district that allows the use and is compatible with the surrounding context.
- **Voluntary Downzones:** For the 83 properties that qualify as voluntary downzones, these zoning conversions will establish zone districts that match existing land uses.
- **Floating Zone Lines:** For the 4 properties that qualify based on floating zone lines, these zoning conversions will clean up the Official Zoning Map by adjusting floating zone lines to match existing platted lot lines.
- **Undeveloped Prior SU-1 & RD:** For 7 of the 12 properties that qualify based on undeveloped Prior SU-1 or RD zoning, these zoning conversions will convert zoning from PD to base zone districts with established standards for high-quality development that allow an appropriate mix of permissive land uses.
- **Size Thresholds in PD & NR-BP:** For 7 of the 8 properties that qualify based on size thresholds in PD & NR-BP, these zoning conversions will convert zoning from PD to base zone districts with established standards for high-quality development that match existing uses and allow an appropriate mix of permissive land uses for future development.

III. Public Outreach

City Council Resolution 18-29 directed the Planning Department to do outreach and advertising city-wide to alert property owners of the opportunity to participate in the Phase 2 zoning conversion process. (See attachments.) Consequently, the Planning Department developed an extensive and robust public outreach strategy.

Free Advertising

Free advertising included Constant Contact emails sent to a distribution list of more than 10,000 people, including all Neighborhood Association representatives with email addresses on file with the Office of Neighborhood Coordination. Monthly articles or advertisements appeared in the City's Neighborhood News in June, July, August, October, and November 2018. A slider with information appeared at the top of the ABC Libraries webpage in September and October, 2018.

Since adoption of the IDO, the Planning Department has also used social media, including Facebook and Next Door, to post information about this process. From September to November 2018, the social media campaign focused on the Phase 2 conversion effort. (See attachment for more detail on these free advertising campaigns.)

Paid Media Advertising

Paid print advertising included ads in the *Albuquerque Journal* on September 10, 22, and 24 and October 6, 2018 and in the *Weekly Alibi* on September 13 and 27, 2018. Radio ads aired on I Heart Media stations from September 10 to 16 and September 24 to 30, 2018. Advertisements were placed on City buses from September 10, 2018 to the present.

Mailed Outreach

Every property owner in Albuquerque received information about this process in English and Spanish via an insert in their Property Tax bill from the Bernalillo County Treasurer in early November 2018.

Meetings and Presentations

Since adoption of the IDO, the Planning Department has met with, or presented to, approximately 680 people. These events included public meetings, neighborhood association or coalition presentations, office hour appointments, and tabling at various community events.

Planning Staff was invited to either present at, or be available for, one-on-one questions with area residents at four neighborhood association (NA) meetings: Wells Park NA, Bear Canyon NA, University Heights NA, and Near North Valley NA. Outreach also included presenting to several groups by request, including UNM and the Apartment Association of New Mexico.

Staff continues to offer weekly office hours for property owners and small groups. Approximately 35 individuals and neighborhood association groups have attended office hours so far.

Between August and October, Staff tabled and distributed information at nine community events, including the Downtown Growers' Market, the Rail Yards Market, the Mile-Hi Market, and the International Festival.

IV. R-18-29 CRITERIA FOR ZONING CONVERSIONS

Criterion 1: Nonconforming Use (22 of 122 properties)

The first criterion adopted by City Council in R-18-29 is for properties where “[the] zoning conversion could remedy a nonconforming use of the property.” Nonconforming uses are uses that were legal when they were established, but at some point became prohibited when the City changed zoning rules while the use was still in operation.

As the first comprehensive overhaul of the City’s zoning code since 1975, the IDO changed the allowances of uses in each zone district. This action made some existing uses on some properties nonconforming.

Additionally, some properties had uses that were nonconforming to the prior zoning established by the Zoning Code or a Sector Development Plan. As a 300-year old city, Albuquerque has numerous properties where the land use on the property has never matched the zoning assigned to the property. This has occurred from the first zoning established in 1959 to subsequent zoning codes adopted in 1965, 1975, or by the multitude of amendments since then, or in zoning established by Sector Development Plans that covered approximately half the City.

The Phase 2 zoning conversion process provides the opportunity to convert the zoning on these properties to a zone district that allows the existing, legal use of the property, either conditionally or permissively. Staff considered the surrounding land uses and zoning to recommend the most appropriate and compatible zone district.

There are 22 properties whose owners have opted into the voluntary zoning conversion process to remedy nonconforming uses, as shown in the map below. (See attachment – Rules for Zoning Conversion – Batch 1 Properties, Criteria 1: Nonconforming Use.)

Code Enforcement Staff reviewed the reported land use along with prior zoning entitlements to determine that the existing uses and requested zone districts met the nonconforming criterion established in R-18-29. The nonconforming uses fell into several different categories. This Staff report analyzes the properties based on the Residential, Commercial, and Industrial general land use categories.

Residential Uses

There are 11 properties with residential uses in a zone district that does not allow that the specific use that is developed at that location.

- Detached single-family land uses are not allowed in the MX-L zone district and above; there are 7 properties with single-family land uses that are nonconforming under the IDO. Staff reviewed these properties and recommended a conversion to a zone district that allows the use permissively and is the closest in intensity to the surrounding zones (Form IDs 7, 14, 21, 37, 46, 54, and 131).
- Four properties zoned R-1 had multiple dwellings on one lot, which is not allowed in R-1. Staff recommended that 3 properties convert to R-T, which is the first zone district that allows multiple detached dwellings on one lot. Staff recommended one property convert to MX-T, which is a transition between the surrounding R-1 and MX-M and is a zone that allows apartments (Form IDs 9, 10, 22, and 121).

Commercial Uses

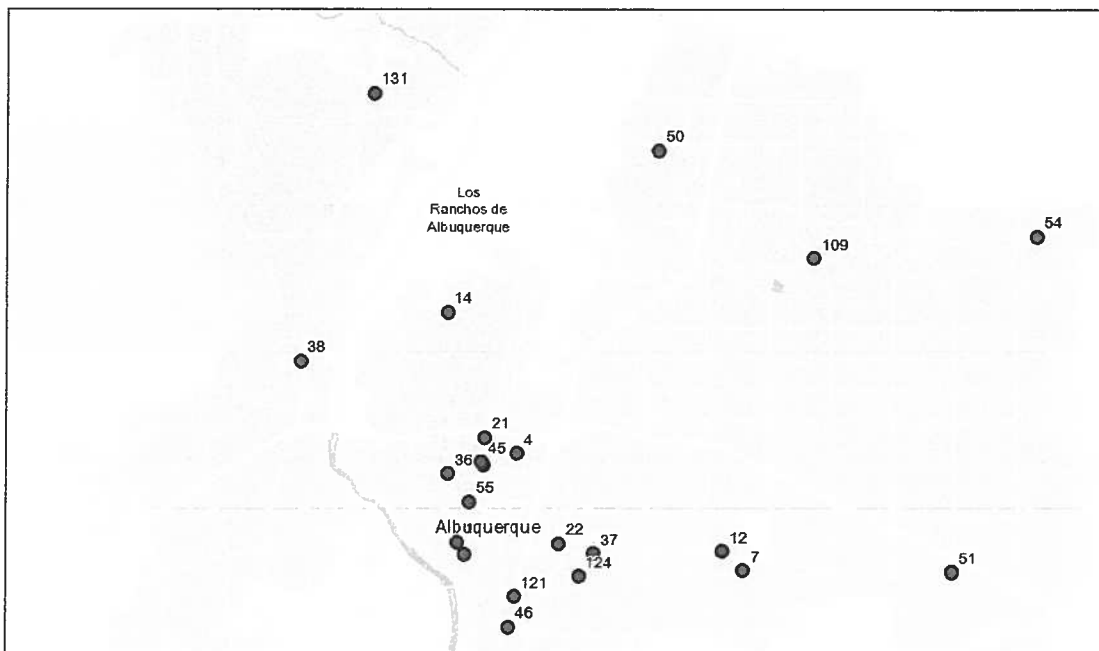
There are 9 properties with commercial uses in zone districts that do not allow the specific uses in operation at those locations.

- There is one bed and breakfast property that was previously allowed in an SU-2 zone district but is not allowed in the IDO zone district to which the property was converted. Staff recommends that this property convert to R-MH, which is the first zone district where this use is allowed as a primary use (Form ID 55).
- Three properties had commercial uses in residential zones. Staff recommends that one property convert to MX-T, which is the first zone that allows office use. Staff recommends that two locations convert to MX-L, which is the first zone that allows the small-scale commercial uses that are in operation (Form IDs 6, 36, and 45).
- There is one shopping center with establishments over 10,000 SF of gross floor area. This size of establishment is considered “General Retail, Medium” as the land use. Staff recommends that this property to convert to MX-M, which is the first zone that allows this land use (Form ID 109).
- Finally, there are 4 properties with the following uses – a contractor yard, auto repair and outdoor storage, and storage and repair of heavy vehicles. Staff recommends that these properties convert to NR-C because that zone district allows those uses (Form IDs 4, 38, 51, and 124).

Industrial Uses

There are 2 properties with industrial land uses in zone districts that do not allow the specific uses that currently operate at those locations. For each of these uses, Staff determined which IDO land use matches the reported land use. Staff recommends that each property convert to the first zone district where the use is allowed as a primary use.

- One property has a light manufacturing use, which is first allowed as a primary use in the NR-C zone district (Form ID 12).
- The other property has an electric generation facility, which is only allowed in the NR-GM zone district according to the Use-specific Standards (Form ID 50).



Batch 1 Properties – Nonconforming Use Criterion (22 of 122 properties)

Note: Some properties are eligible via multiple R-18-29 criteria.

R-18-29 Criterion 2: Voluntary Downzone (83 of 122 properties)

The second criterion adopted by City Council in R-18-29 is for properties where “[the] zoning conversion would result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.”

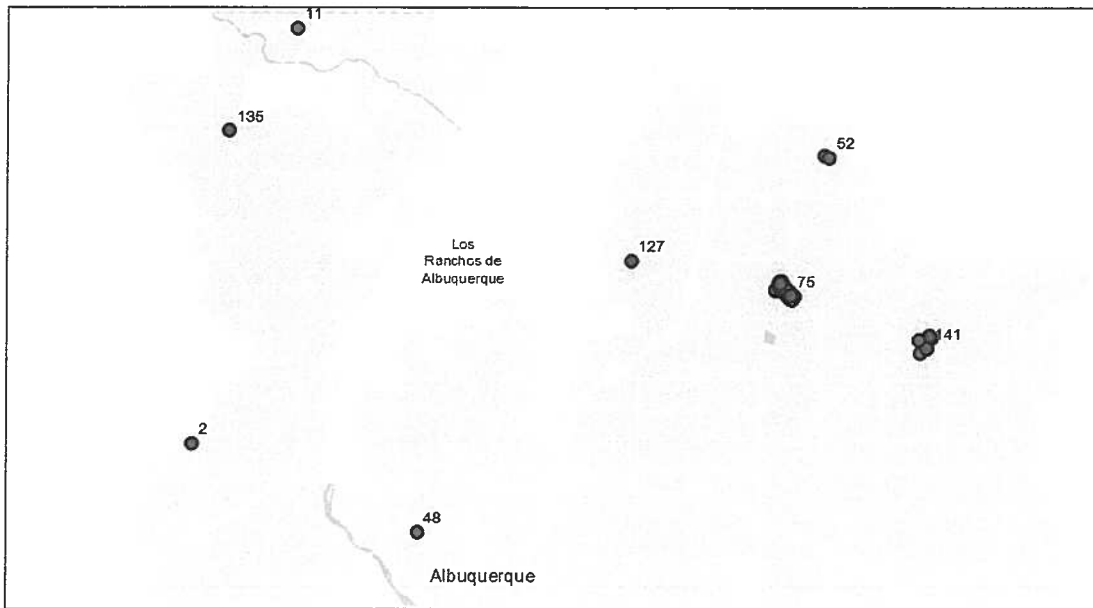
The IDO establishes protections for certain residential zone districts that are intended only for low-density residential development, which includes single-family detached houses, duplexes, manufactured home communities, and townhouses. Many properties throughout Albuquerque developed with low-density residential uses, even though the zone district allowed higher-density uses. For example, some areas are zoned R-ML (which allows duplexes, townhouses, and multi-family uses) but developed with single-family land uses. Property owners in these areas may prefer the R-1 zone district, which more closely matches their land use pattern and may provide additional protections.

The Comprehensive Plan establishes Areas of Consistency, where the character, scale, and pattern of the built environment is to be protected and reinforced over time.

This Phase 2 zoning conversion process provides the opportunity to convert the zoning on properties in Areas of Consistency from a higher-density to a lower-density zone district that still allows the existing use on the property.

There are 83 properties in an Area of Consistency whose owners have opted in to the voluntary zoning conversion process for a voluntary downzone, as shown in the map below. (See attachment – Rules for Zoning Conversion – Batch 1 Properties, Criteria 2: Voluntary Downzone.)

- There are 12 properties with a detached single-family dwelling with zoning that allows more than one house per lot (i.e. R-T, R-ML, or MX-T). Each of these zone districts allows detached single-family land uses, but the property owners would prefer the R-1 zone district because it *only* allows detached single-family dwellings. Staff recommends such a conversion (Form IDs 2, 11, 15, 23, 49, 52, 53, 127, 133, 134, 135, 141).
- There are 71 properties with either detached single family, duplex, or townhouse uses in an R-ML or R-MH zone district where the owner requested R-T, which would better match the pattern of development and would provide additional protections for the low-density residential development. Staff agrees that these conversions are appropriate as voluntary downzones (Form IDs 16, 24-34, 41-44, 47, 48, 56-68, 70-85, 89-102, 110-113, 116-120, and 143).



Batch 1 Properties – Voluntary Downzone Criterion (83 of 122 properties)

Note: Some properties are eligible via multiple R-18-29 criteria.

R-18-29 Criterion 3: Floating Zone Line (4 of 122 properties)

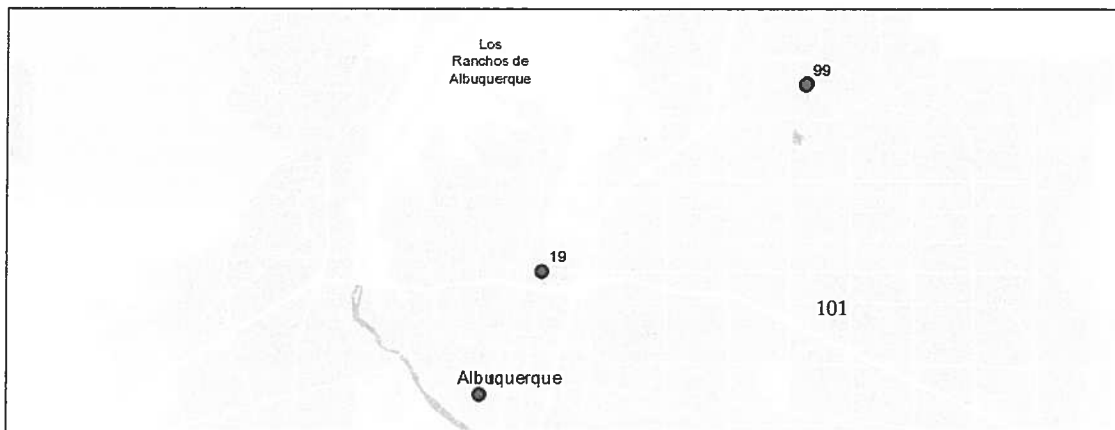
The third criterion adopted by City Council in R-18-29 is for properties where “[the] zoning conversion could remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor’s data or Albuquerque Geographic Information Systems (AGIS) data (i.e., a ‘floating zone line’).”

Throughout Albuquerque, for a variety of historical reasons, there are many properties with two zone districts on one parcel (i.e. a “floating” zone line). In the Phase 1 zoning conversion, each zone on the parcel converted to the corresponding IDO zone district, but the floating zone line was not resolved. This Phase 2 zoning conversion process provides the opportunity to convert the zoning on these properties to one IDO zone district that matches the existing uses on the property and is compatible with the surrounding land uses and zoning.

For the Phase 2 zoning conversion, properties with a floating zone line on either a platted parcel or ownership parcel are eligible under this criterion. Floating zone lines often occur where platted parcels mapped by AGIS differ from ownership parcels mapped by the Bernalillo County Assessor. Because AGIS maps parcels based on legal plats recorded with the Bernalillo County Clerk, the City will convert zoning to match platted parcels for this Phase 2 zoning conversion process.

There are four properties that have two zone districts designated on one parcel whose owners have opted in to the voluntary zoning conversion process to establish one zone district for the entire parcel, as shown in the map below. (See attachment – Rules for Zoning Conversion – Batch 1 Properties, Criteria 3: Floating Zone Line.)

- Two properties with a floating zone line across the property were also eligible under the voluntary downzone criterion. Staff recommended a conversion for the entire property that reflected the requested downzone (Form IDs 99 and 101).
- Two properties have both R-1 and MX-M zones established on one parcel. Staff recommends conversion to MX-T as an appropriate transition zone between the abutting zones (Form IDs 10 and 19).



Batch 1 Properties – Floating Zone Line Criterion (4 of 122 properties)

Note: Some properties are eligible via multiple R-18-29 criteria.

R-18-29 Criterion 4: Prior Special Use or RD Zoning (12 of 122 properties)

The fourth criterion adopted by City Council in R-18-29 is for properties where “[the] zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process would be more appropriate for the site.”

Many of the City's previous zone districts established allowable uses and development standards for each property through a site development plan (including 23,525 properties zoned SU-1 or R-D) and/or Sector Development Plan (including over 400 unique SU-2 zones). Together, almost 40% of the acreage in the City was controlled by one-off regulations outside of the Zoning Code for individual sites or small geographic areas.

For the Phase 1 conversion, Staff reviewed the title/descriptor of the SU-1, SU-2, or SU-3 zone district and matched the bundle of uses as closely as possible to a new IDO zone district that allowed the same uses in a set of conversion rules adopted by the City Council. Where the development entitlements were unclear in the zone district title/descriptor, the property was converted to Planned Development (PD) – the IDO zone district that is site-plan-controlled – to maintain the existing entitlements.

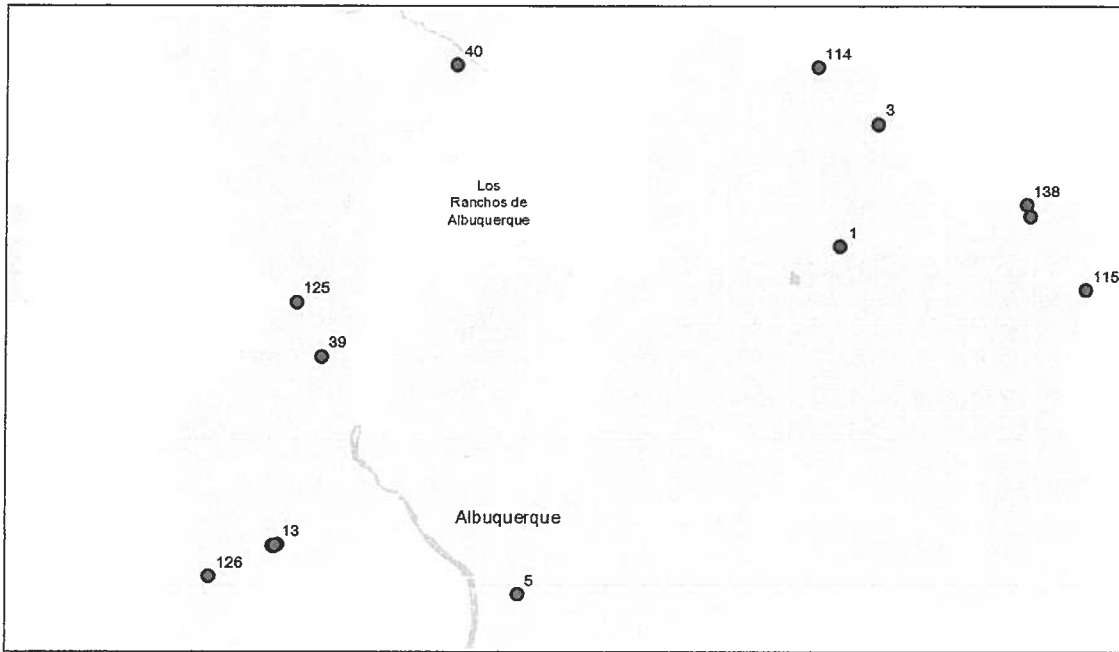
- Some SU zone districts established allowable uses by referencing a base zone from the Zoning Code and identifying additional uses. The Phase 1 zoning conversion matched the base zone to the closest corresponding IDO zone district, potentially eliminating the additional allowable uses. For example, “SU-1 for C-1 and drive-through restaurant” converted to MX-L, which is the corresponding base zone for C-1 throughout the city but does not allow drive-through restaurants.
- Some SU zone districts established unique ranges of uses. The Phase 1 zoning conversion matched the uses as closely as possible, but some individual uses were not allowed in the IDO zone district that was assigned for the conversion.

For the Phase 1 zoning conversion, Staff converted properties zoned R-D, SU-1 for PRD, PUD, PD, or SU-1 for Single-family Residential Use that were developed with a single-family dwelling or townhouse as shown by AGIS land use data to R-1 or R-T, respectively. Properties with any other land use were converted to PD to maintain the existing entitlements. Undeveloped properties were converted to PD to preserve their existing entitlements as closely as possible.

For undeveloped properties formerly zoned SU or RD, the Phase 2 conversion allows a zoning conversion to an IDO zone district that reflects the intentions of the property owner for future development, whether to restore a use allowed under the prior SU or RD zone or to establish allowable uses by the conversion to a base zone district for properties that never had an approved site development plan to define allowable uses. This Phase 2 zoning conversion process provides the opportunity to determine a more appropriate zone district for such properties based on existing entitlements and surrounding context.

There are 12 properties that are undeveloped land with prior SU or R-D zoning, as shown in the map below. Four of these are in an Area of Change, and 8 are in an Area of Consistency. (See attachment – Rules for Zoning Conversion – Batch 1 Properties, Criteria 4: Prior SU or RD Zoning.)

- Two SU-1 zones allowed a range of uses as specified in the referenced R-2, O-1, C-2, and/or IP zones. In the Phase 1 IDO zoning conversion, Staff matched the most intense of the referenced zones, which converted both properties to a Non-residential zone. This conversion had the result of prohibiting residential uses that would have been allowed under the referenced R-2 zone. Where the property is undeveloped and the owner prefers to keep his/her entitlement to the previously allowed residential uses, Staff supports the requested zoning conversion to a Mixed-use zone district where the context is generally compatible with residential uses (Form IDs 13 and 40).
- Properties that were zoned R-D allowed R-1, R-T, R-2, O-1, or C-1 uses depending on the type of approval secured by the property owner. The R-D zone district was predominantly established at the edges of the developed city, where non-residential and mixed uses could be appropriate dependent on context. Staff analyzed the requested zoning conversions and recommended a zoning conversion that is consistent with the surrounding context and supported by Comp Plan policies (Form IDs 3, 114, 125, 126, 138 and 139).
- One property had prior zoning that allowed a range of residential and non-residential uses but was subdivided into residential lots. Staff recommended R-T as a zoning conversion appropriate for the subdivided residential lots (Form ID 115).
- Two properties had prior entitlements that allowed commercial or mixed uses, and the properties are in locations where mixed-use zone districts are appropriate (Form IDs 1 and 5).
- One undeveloped property converted according to the base zone referenced in the prior SU-1 zone designation (O-1), which resulted in the additional use – outdoor storage – that was identified in the zoning designation and shown on the approved site plan becoming prohibited. The recommended Phase 2 zoning conversion is to NR-C, where outdoor storage is first allowed (Form ID 39).



Batch 1 Properties – Prior SU or RD Zoning Criterion (12 of 122 properties)

Note: Some properties are eligible via multiple R-18-29 criteria.

R-18-29 Criterion 5: Size Thresholds (8 of 122 properties)

The fifth criterion adopted by City Council in R-18-29 is for properties where “[the] zoning conversion is for property converted to PD or NR-BP zone districts that does not meet size thresholds set by the IDO for those zone districts.”

The IDO establishes size thresholds for the Planned Development (PD) and Non-residential Business Park (NR-BP) zone districts. PD properties are required to be a minimum of 2 acres and a maximum of 20 acres. NR-BP properties are to be a minimum of 20 acres. Many properties that converted to either of these zone districts during the Phase 1 zoning conversion do not meet the size thresholds.

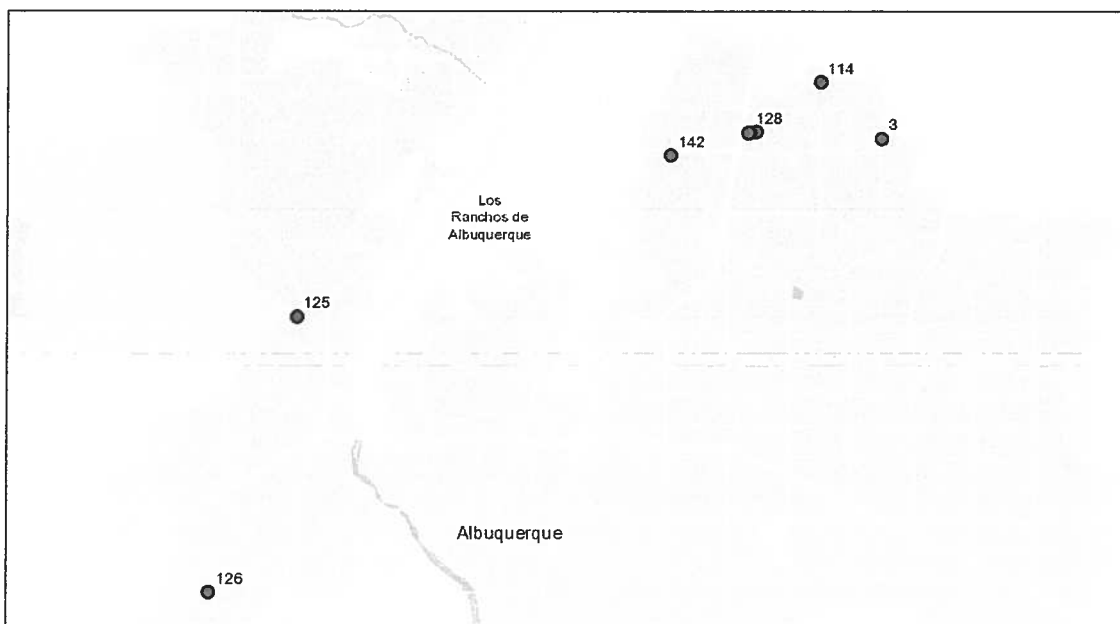
In the case of NR-BP properties, many were once part of a larger piece of land with a Master Development Plan that was subsequently subdivided for development. NR-BP properties less than 20 acres that are controlled by a Master Development Plan were not deemed eligible for the Phase 2 zoning conversion process, as they should remain NR-BP to make clear that they are subject to design controls in the approved Master Development Plan.

For PD properties less than 2 acres or greater than 20 acres and NR-BP properties less than 20 acres that were never subject to a Master Development Plan, this Phase 2 zoning conversion process provides the opportunity to convert to a different IDO zone district that matches the existing uses or previous entitlements on the property and is compatible with the surrounding land uses and zoning.

There are 8 properties that do not meet the size thresholds established for the PD and NR-BP zone districts, as shown in the map below. (See attachment – Rules for Zoning Conversion – Batch 1 Properties, Criteria 5: Size Thresholds.)

- Seven of these sites are below the minimum 2-acre size for the PD zone.
 - Two of the properties are undeveloped land that was previously zoned SU or R-D and also qualify for this process under R-18-29 Criterion 4. Staff recommended the appropriate mixed-use zone district based on the surrounding context for these properties (Form IDs 125 and 126).
 - Two of the properties are undeveloped land that was previously zoned R-D, with a specified residential density, e.g., “R-D / 5 DU/A.” Staff recommended conversion to the R-1 zone with the lot size that matches the surrounding area (Form IDs 3 and 114).

- Three of the properties are used for a single-family mobile home dwelling. Staff recommended conversion to R-MC for all of these properties, because this is the only zone where mobile home dwellings are allowed (Form IDs 128, 129 and 130).
- The final site is zoned NR-BP and is less than 20 acres. The property owner requested NR-GM zone district. Staff recommends that zoning conversion as appropriate because it matches the recommended zone for the remainder of the premises (Form ID 142).



Batch 1 Properties - Size Thresholds Criterion (8 of 122 properties)

Note: Some properties are eligible via multiple R-18-29 criteria.

V. NOTICE

Required Notice for the EPC Hearing

The required notice for an Amendment to IDO Text is published, mailed, and posted on the web. (See Table 6-1-1: Summary of Development Review Procedures.) A neighborhood meeting is not required for an Amendment to IDO Text. The City published notice of the EPC hearing on January 10, 2019 in the ABQ Journal legal ads. (See attachment.)

First class mailed notice was sent to the two representatives of each Neighborhood Association and Coalition that is registered with the Office of Neighborhood Coordination according to the requirements of IDO Subsection 6-4(K)(2)(a). (See attachment for the full list of notified Neighborhood Association representatives.)

The City posted notice of the EPC hearing on the Planning Department website at this address: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.

The City also posted notice of the application and EPC hearing on the project website at this address: <https://www.abc-zone.com/post-ido-voluntary-zone-conversion-process>

Additional Notice Provided for the EPC Hearing

An article about this voluntary zoning conversion process and the EPC hearing was published in the Office of Neighborhood Coordination Neighborhood News in January 2019. (See attachment – Neighborhood News article.)

Email notice about the application and the EPC hearing was sent to approximately 10,000 subscribers to the ABC-Z project update email list on December 10, 2018 and January 3, 2019. (See attachment – Email Notice.)

VI. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Few agency comments were received. Agencies that commented noted “no comment” or “no objection” regarding the request. Long-Range Planning provided a comment that briefly explains the request and applicable procedure. Agency comments begin on p. 35.

Neighborhood/Public

Mailed and email notice was sent to every neighborhood organization registered with the Office of Neighborhood Coordination. (See attachments and Section V of this report.) As of this writing, Staff has not received any comments. There is no known support or opposition to the request.

VII. CONCLUSION

The request is for a legislative amendment to the IDO text to adopt zoning conversion rules for 122 properties that have been submitted to the Phase 2 zoning conversion process and that meet the criteria for a voluntary zoning conversion found in Resolution 18-29 (Enactment No. R-018-019). If approved, the properties will convert to the recommended zone districts, and the Official Zoning Map will be revised accordingly.

These proposed zoning conversions support existing uses, allow new uses compatible with surrounding development, and encourage desirable development in appropriate locations in Albuquerque. These 122 properties are the first of two batches of Phase 2 IDO zoning conversions submitted to the EPC for review and recommendation to City Council.

Staff developed an extensive and robust public outreach strategy, as directed by Resolution R-18-29, to alert property owners of the opportunity to participate in the Phase 2 zoning conversion process. The City notified neighborhood associations and published notice as required. Staff has not received any comments in support or opposition to the request. Staff recommends that a recommendation of approval be forwarded to the City Council.

FINDINGS – RZ: 2018-00057, January 10, 2018-Text Amendment to the IDO

1. This is a request for legislative adoption of zoning conversion rules for 122 properties located city-wide whose owners have voluntarily opted into the Phase 2 zoning conversion process established by Council Resolution 18-29 (Enactment No. R-2018-019).
2. The request is analogous to an amendment to the Integrated Development Ordinance (IDO) Text and will be processed according to the procedural requirements in Section 14-16-6-7(D) of the IDO.
3. The criteria for review and decision for this Phase 2 zoning conversion process as established in City Council Resolution 18-29 is whether the proposed zoning conversions are consistent with the Comprehensive Plan and the IDO implementation goals, city-wide, for properties that fall within at least one of the following five categories outlined in Resolution 18-29:
 - A. **Nonconforming Use:** The zoning conversion will remedy a nonconforming use of the property.
 - B. **Voluntary Downzone:** The zoning conversion will result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.
 - C. **Floating Zone Line:** The zoning conversion will remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line").
 - D. **Prior Special Use or R-D Zoning:** The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process will be more appropriate for the site.
 - E. **Size Thresholds:** The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts that does not meet size thresholds set by the IDO for those zone districts.
4. The Phase 2 zoning conversion rules support existing uses, allow new uses compatible with surrounding development, and encourage desirable development in appropriate locations in the city.
5. This Phase 2 zoning conversion process is intended to address issues not resolved by the adoption of the IDO, in which approximately 1,200 zone districts were converted to one of 20 new zone districts established by the IDO via 1 of 3 sets of Phase 1 zoning conversion

rules: “base zones” from the Zoning Code, SU-1 or R-D zones, and SU-2/SU-3 zones from adopted Sector Development Plans.

6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. Throughout Albuquerque, many platted parcels mapped by AGIS differ from ownership parcels mapped by the Bernalillo County Assessor. For the Phase 2 zoning conversion process, the City will convert zoning to match platted parcels.
8. The request furthers the following, applicable goal and policy pairs from Comprehensive Plan Chapter 4-Community Identity:
 - A. Goal 4.1-Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.4-Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request will make zoning and land use patterns in communities more transparent, accurate, and contextually compatible, which will help to enhance, protect, and preserve distinct communities, neighborhoods, and established, traditional communities.
 - B. Goal 4.2-Process: Engage communities to identify and plan for their distinct character and needs.

Policy 4.2.2- Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

An extensive public outreach effort to engage communities is part of the request (see also Section III of this report). The outreach focused on helping residents learn what their IDO zoning designation is and determine if the existing use is allowed. This effort engaged communities and individuals to better understand zoning and land use, and thereby identify and plan for the distinct character and needs of their property and area (Goal 4.2). Staff worked with individuals and neighborhoods to facilitate meaningful engagement opportunities to address residents’ needs (Policy 4.2.2).
9. The request furthers the following, applicable policies from Comprehensive Plan Chapter 4-Community Identity:

- A. Policy 4.1.1-Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.
- B. Policy 4.1.2-Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request will promote the protection and enhancement of neighborhood character by establishing zoning conversions that allow appropriate and contextual land uses. The proposed zoning conversions are compatible with surrounding land uses and zoning patterns, which will act to reinforce established character and protect identity and cohesiveness in developed neighborhoods (Policy 4.1.2). Regarding vacant land, the request will encourage development that is consistent with the distinct character of communities (Policy 4.1.1).

- 10. The request furthers the following, applicable Goal and policy from Comprehensive Plan Chapter 5-Land Use:

- A. Goal 5.2-Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request will generally foster communities where residents can live, work, learn, shop, and play because it will convert mismatched zoning to zone districts that serve as transitions between zones of different intensities and that allow a mix of uses, including uses that provide services for residential areas.

- B. Policy 5.2.1- Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
 - c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.
 - h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request will contribute to creating healthy, sustainable, and distinct communities with a mix of uses because the proposed zoning conversions are compatible with surrounding development patterns, which will support the community while facilitating a contextually-appropriate mix of uses. In addition, the request will maintain the characteristics of distinct communities through establishing zoning that is consistent with established residential development patterns. Infill development will be encouraged because prior zoning entitlements will be more accurately reflected in zoning that is more contextually appropriate and subject to standards that create high-quality development.

11. The request furthers the following, applicable goal and policies from Comprehensive Plan Chapter 5-Land Use, pertaining to City Development Areas:

- A. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.
- B. Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Batch 1 of the Phase 2 Zoning Conversion process contains 14 properties in an Area of Change. The proposed zoning conversions will result in zoning and land uses that are compatible with surrounding development and therefore will reinforce the character of the area in Areas of Consistency and allow for growth and compatibility in Areas of Change. Specifically, the request will direct more intense development and redevelopment to occur where existing infrastructure and community services exist, where change is encouraged.

- C. Policy 5.6.3-Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Batch 1 of the Phase 2 Zoning Conversion process contains 108 properties in an Area of Consistency. The proposed zoning conversions will establish appropriate zone districts that protect and enhance the character of existing single-family neighborhoods and areas outside of Centers and Corridors.

12. The request furthers the following, applicable Goal, policies, and actions from Comprehensive Plan Chapter 5-Land Use, pertaining to implementation and regulatory alignment:

- A. Goal 5.7-Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

The IDO's procedures and processes work to effectively and equitably implement the Comprehensive Plan. The proposed zoning conversions are a necessary follow-up procedure to address mismatches of land use and zoning and create greater zoning and land use compatibility between properties in neighborhoods, which will support efforts to effectively and equitably implement the Comprehensive Plan.

- B. Policy 5.7.2-Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

- c) Avoid the use of SU-1 as a tool to negotiate design or use standards between stakeholders and limit its application to uses specified in the SU-1 zone.

The request will serve to update a regulatory framework by establishing legislative conversion rules that apply zoning districts that are appropriate for existing uses and contextually compatible with the area surrounding them. In addition to supporting desired growth and economic development, this will move the City's zoning system away from one-off approaches for individual properties to a regulatory code that includes appropriate mixes of land uses in base zones and predictable standards to facilitate high-quality development.

13. The request implements Actions 5.7.2.16 and 5.7.2.17 of the Comprehensive Plan:

Action 5.7.2.16: Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

Action 5.7.2.17: Minimize the use of Planned Development zones by encouraging an appropriate mix of permissive land uses in residential, mixed-use, and non-residential zones.

These actions were specifically added to recognize existing issues regarding mismatches of land use and zoning and the intended regulatory updates needed to address them. From the outset, the Phase 2 zoning conversion process established by R-18-29 was explicitly intended to accomplish regulatory alignment beyond what was accomplished in Phase 1.

14. Regarding the criteria of Resolution 18-29, the request meets the intent of the Community Identity chapter of the Comprehensive Plan as follows:

- A. **Nonconforming Uses:** For the 22 properties that qualify based on nonconforming uses, these zoning conversions will establish a zone district that is appropriate for the context and that allows existing nonconforming uses.
- B. **Voluntary Downzones:** For the 83 properties that qualify as voluntary downzones, these zoning conversions will establish zone districts that better match existing land uses and lot sizes.
- C. **Floating Zone Lines:** For the 4 properties that qualify based on floating zone lines, these zoning conversions will clean up the Official Zoning Map by adjusting floating zone lines to match existing platted lot lines.
- D. **Undeveloped Prior SU-1 & RD:** For the 12 properties that qualify based on undeveloped prior SU-1 or RD zoning, these zoning conversions will establish a zone district appropriate for the context for undeveloped properties where the IDO zone does not match prior entitlements.
- E. **Size Thresholds in PD & NR-BP:** For the 8 properties that qualify based on size thresholds in PD & NR-BP, these zoning conversions will establish a zone district that is appropriate for the context and that matches existing uses.

15. Regarding the criteria of Resolution 18-29, the request meets the intent of the Land Use chapter of the Comprehensive Plan as follows:
 - A. **Nonconforming Use:** For the 9 properties in Areas of Change that qualify based on nonconforming uses, the zoning conversions allow existing uses to continue and expansions or redevelopment to occur over time.
 - B. **Undeveloped Prior SU or RD:** For the 4 properties in Areas of Change that qualify based on prior special use zoning, the zoning conversions allow the development of non-residential and mixed uses in zone districts compatible with surrounding development.
 - C. **Size Threshold in PD & NR-BP:** For the 1 property in an Area of Change that qualifies based on the size threshold in the NR-BP zone, the zoning conversion allows the existing use on the premises to continue and expansions or redevelopment to occur over time.
16. As directed by Resolution 18-29, Staff developed an extensive outreach strategy to let the public know about the voluntary zoning conversion process, including articles, announcements, meetings, presentations, and a mail insert.
17. The required notice for an Amendment to IDO Text is published, mailed, and posted on the web. The City published notice of the EPC hearing in the ABQ Journal legal ads. First class mailed notice was sent to the two representatives of each neighborhood organization registered with the Office of Neighborhood Coordination (ONC). Notice was posted on the Planning Department website and on the project website.
18. Additional notification consisted of an article published in the Neighborhood News in January 2019 and email notice sent to approximately 10,000 subscribers to the ABC-Z project update email list on December 10, 2018 and January 3, 2019.
19. Though a neighborhood meeting is not required for an Amendment to IDO Text, Staff met with area residents at four neighborhood association (NA) meetings: Wells Park NA, Bear Canyon NA, University Heights NA, and Near North Valley NA.
20. As of this writing, Staff has not received any comments. There is no known support or opposition to the request.

RECOMMENDATION

That a recommendation of APPROVAL of Project #: 2018-001843, RZ-2018-00057, a request for Text Amendments to the IDO, be forwarded to the City Council based on the preceding Findings.

Catalina Lehner

**Catalina Lehner
Senior Planner**



**Mikaela Renz-Whitmore
Project Manager**

Notice of Decision cc list:

List will be finalized subsequent to the EPC hearing on January 10, 2019.

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

This is a request for a legislative action to amend the Official Zoning Map for properties that meet the criteria for a voluntary zoning conversion, as directed by City Council via Resolution 18-29. Long Range Planning is the applicant for this request.

This request is analogous to a text amendment, and will be processed according to the Amendment to IDO Text procedure requirements in Section 14-16-6-7(D) of the Integrated Development Ordinance (IDO). The review and decision criteria will be as identified in Council Resolution 18-29.

CITY ENGINEER

Transportation Development

No objection to the request.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

NMDOT has no comments.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comment.

Traffic Engineering Operations (Department of Municipal Development)

No comment.

Street Maintenance (Department of Municipal Development)

WATER UTILITY AUTHORITY

Utility Services

No adverse comments to the proposed amendment.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

City Forester

POLICE DEPARTMENT/Planning - no comment

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division-no comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objections.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on information provided to date.

Attachments

1. History- City Council Resolution 18-29
2. Application Information
 - a. Project Letter
 - b. Application
 - c. TIS Form
 - d. PRT Notes
3. Zoning Conversion Rules – Batch 1 Properties
 - a. Organized by Form ID
 - b. Criteria 1: Nonconforming Use
 - c. Criteria 2: Voluntary Downzone
 - d. Criteria 3: Floating Zone Line
 - e. Criteria 4: Prior Special Use or RD Zoning
 - f. Criteria 5: Size Thresholds
4. Outreach & Advertising
 - Free*
 - a. Neighborhood News articles
 - b. Email notices – December 10, 2018 and January 3, 2019
 - Paid*
 - c. Insert in Property Tax bill
 - d. Bus advertising
 - e. Print media ad
5. Required Notification & Neighborhood Information
 - a. Inquiry to ONC
 - b. List of Neighborhood Representatives Notified
 - c. One letter sent to those representing more than one organization
 - d. Certification of Mailed Notice
 - e. Mailing list of Neighborhood Representatives notified

HISTORY



City of Albuquerque

Office of the City Clerk

Timothy M. Keller, Mayor

Trina Gurule, Acting City Clerk

Interoffice Memorandum

May 9, 2018

To: CITY COUNCIL

From: TRINA GURULE, ACTING CITY CLERK

Subject: BILL NO. R-18-29 ENACTMENT NO. R-2018-019

I hereby certify that on May 9, 2018, the Office of the City Clerk received Bill R-18-29 as signed by the president of the City Council, Ken Sanchez. Enactment No. R-2018-019 was passed at the May 7, 2018 City Council meeting. Mayor Keller did not sign the approved Resolution within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Resolution is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. R-18-29.

Sincerely,


Trina Gurule
Acting City Clerk

CITY of ALBUQUERQUE

TWENTY THIRD COUNCIL

COUNCIL BILL NO. F/S R-18-29 ENACTMENT NO. R-2018-019

SPONSORED BY: Trudy E. Jones and Isaac Benton

1 RESOLUTION
2 REPEALING AND REPLACING C/S R-17-240; ESTABLISHING A PROCESS FOR
3 IDO-RELATED ZONING CONVERSIONS THAT ARE TO BE PROCESSED BY
4 THE CITY PLANNING DEPARTMENT COMMENCING ON THE EFFECTIVE DATE
5 OF THE IDO, AND CONCLUDING WITHIN ONE YEAR THEREFROM.

6 WHEREAS, the City Council, the governing body of the City of
7 Albuquerque, has the authority to adopt and amend plans for the physical
8 development of areas within the planning and platting jurisdiction of the City
9 authorized by statute, Section 3-19-3, NMSA 1978, and by its home rule
10 powers; and

11 WHEREAS, the City's zoning powers are established by the City Charter, in
12 which Article I, Incorporation and Powers, allows the City to adopt new
13 regulatory structures and processes to implement the Albuquerque-Bernalillo
14 County Comprehensive Plan ("Comp Plan") and help guide future legislation;
15 Article IX, Environmental Protection, empowers the City to adopt regulations
16 and procedures to provide for orderly and coordinated development patterns
17 and encourage conservation and efficient use of water and other natural
18 resources; and Article XVII, Planning, establishes the City Council as the
19 City's ultimate planning and zoning authority; and

20 WHEREAS, the City amended the Comp Plan in 2001 via R-01-343
21 (Enactment No. 171-2001) to identify Community Planning Areas and provide
22 goals and policies to protect and enhance distinct community identity in each
23 area; and

24 WHEREAS, the City Council adopted an updated Comp Plan on March 20,
25 2017 via R-16-108 (Enactment No. R-2017-026), including an updated
26 community vision based on a Centers and Corridors approach to growth,
27 including an updated Centers and Corridors map with boundaries for Centers

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1 and distances from the centerline for Corridors; priority designations for
2 transportation modes on each Corridor; and

3 WHEREAS, the Comp Plan establishes a hierarchy of Centers and
4 Corridors from the most to the least walkable, mixed-use, and dense, with
5 Downtown, Urban Centers, Premium Transit Corridors, and Main Street
6 Corridors all intended to be highly walkable, with a mix of residential and non-
7 residential land uses, and with higher-density and higher-intensity uses; and

8 WHEREAS, the Comp Plan includes goals and policies to protect
9 community health and maintain safe and healthy environments where people
10 can thrive; and

11 WHEREAS, the Comp Plan establishes a complementary set of
12 Development Areas – Areas of Change, where growth is encouraged and
13 higher-density and intensity uses are the most appropriate – and Areas of
14 Consistency, where the existing pattern of uses, density, and intensity is to be
15 maintained and reinforced over time; and

16 WHEREAS, the Integrated Development Ordinance (IDO) was drafted as
17 part of a citywide effort to update and replace the City’s 40-year-old, 1970’s-era
18 Comprehensive Zoning Code, and as the primary regulatory tool to implement
19 the Comp Plan for land within the municipal boundaries of the City of
20 Albuquerque; and

21 WHEREAS, the IDO’s stated purpose is to implement the Comp Plan;
22 ensure that all development in the City is consistent with the intent of other
23 plans and policies adopted by City Council; ensure provision of adequate
24 public facilities and services for new development; protect quality and
25 character of residential neighborhoods; promote economic development and
26 fiscal sustainability of the City; provide efficient administration of City land
27 use and development regulations; protect health, safety, and general welfare
28 of the public; provide for orderly and coordinated development patterns;
29 encourage conservation and efficient use of water and other natural
30 resources; implement a connected system of parks, trails, and open spaces to
31 promote improved outdoor activity and public health; provide reasonable
32 protection from possible nuisances and hazards and to otherwise protect and

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1 Improve public health; and encourage efficient and connected transportation
2 and circulation systems for motor vehicles, bicycles, and pedestrians; and

3 WHEREAS, the IDO was drafted to be consistent with and implement Comp
4 Plan goals and policies; and

5 WHEREAS, the IDO helps to implement these goals and policies by
6 providing a set of zones (§14-16-2) that range from low intensity to high
7 intensity and designating the appropriate mix of land uses in each zone; and

8 WHEREAS, the City Council adopted an Official Zoning Map (§14-16-1-6)
9 that converted pre-existing zone districts from the City Comprehensive Zoning
10 Code to base zone districts in the IDO according to a set of zoning conversion
11 rules for base zones and Special Use zones (SU-1, SU-2, and SU-3) that
12 matched as closely as possible the permissive uses in each zone; and

13 WHEREAS, this conversion from approximately 1,200 zones to a set of 19
14 zones necessarily involved changes to individual allowable uses in many
15 zones; and

16 WHEREAS, as a result of the conversions some uses that were allowed in
17 the prior zone designations were changed to correspond with the Use Table in
18 the IDO (§14-16-4-2) that indicates land uses as permissive, conditional,
19 accessory, conditional accessory, conditional vacant, or temporary in each
20 zone district of the IDO; and

21 WHEREAS, the Community Planning Area assessment process is intended
22 to provide opportunities on a 5-year cycle to analyze and recommend zone
23 map amendments in specific geographic areas to better implement the Comp
24 Plan, particularly encouraging walkable, higher-density and higher-intensity
25 development in Centers and Corridors; and

26 WHEREAS, the intent of the IDO was to update the City's land use and
27 zoning framework for future development without eliminating or limiting the
28 ability of lawful, existing land uses to continue after the IDO's adoption; and

29 WHEREAS, the City understands that predictability of zoning and
30 compatibility of land use and zoning are essential in order to maintain and
31 strengthen economic value and viability for property owners and businesses,
32 and to ensure appropriate and adequate protections for neighboring
33 properties; and

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1 WHEREAS, the Planning Department has committed to a phase II of the
2 City's comprehensive zoning conversion process, where such amendments
3 fall within the criteria outlined by this resolution, are accompanied by written
4 participation requests and agreement from property owners, and satisfy
5 conversion rules consistent with the Comprehensive Plan and the IDO
6 implementation goals; and

7 WHEREAS, C/S R-17-240 was adopted by the City Council on November 13,
8 2017 and established the process for zoning conversions related to the phase
9 II IDO conversion; and

10 WHEREAS, C/S R-17-240 erroneously designated the EPC as the final
11 decision maker on zoning conversions under the phase II process where the
12 City Council is required to be the final decision maker in this process, and
13 thus needs to be repealed and replaced to make this correction and related
14 changes.

15 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
16 ALBUQUERQUE:

17 SECTION I. C/S R-17-240 is hereby repealed in its entirety, and replaced
18 with this resolution.

19 SECTION II. The City Planning Department shall administer a zoning
20 conversion process beginning on the effective date of the IDO pursuant to the
21 following:

22 Section 1. Outreach. The City Planning Department shall do outreach and
23 advertising citywide to alert property owners of the opportunity to participate
24 in the zone map amendment process pursuant to this resolution. Outreach
25 efforts shall include coordination with Neighborhood Associations and other
26 relevant organizations to share information about the potential opportunities
27 and implications of zone changes.

28 Section 2. Eligible Properties. The City Planning Department shall evaluate,
29 analyze, process and recommend a phase II zoning conversion per zoning
30 conversion rules consistent with the Comprehensive Plan and the IDO
31 implementation goals, city-wide, for properties that fall within at least one of
32 the following categories:

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[Bracketed/Strikethrough-Material] - Deletion

- 1 **A. Nonconforming Use.** The zoning conversion could remedy a
- 2 nonconforming use of the property;
- 3 **B. Voluntary Downzone.** The zoning conversion would result in a less
- 4 intense or less dense IDO zone district in an Area of Consistency that is
- 5 compatible in scale and intensity with the existing land use at the site and
- 6 surrounding development patterns;
- 7 **C. Floating Zone Line.** The zoning conversion could remedy a boundary
- 8 that does not correspond to a lot line in either the Bernalillo County
- 9 Assessor’s data or Albuquerque Geographic Information Systems (AGIS) City
- 10 parcel data (i.e. a “floating zone line”);
- 11 **D. Prior Special Use Zoning.** The zoning conversion is for undeveloped
- 12 property previously regulated by the Residential and Related Uses Zone,
- 13 Developing Area (R-D), or by special use zoning (SU-1, SU-2 or SU-3), and an
- 14 IDO zone designation other than what was assigned through the Phase 1
- 15 conversion process would be more appropriate for the site; or
- 16 **E. Size Thresholds.** The zoning conversion is for property converted to
- 17 PD or NR-BP zone districts that does not meet size thresholds set by the IDO
- 18 for those zone districts.
- 19 **Section 3. Process.**
- 20 **A. Request Form; Participation Agreement.** The Planning Department shall
- 21 create a participation request and agreement form that must be completed by
- 22 the owner(s) or agent representing the owners of any premises that may be
- 23 eligible for inclusion in this phase II zoning conversion process;
- 24 **B. Acceptance.** Such form must be submitted to and accepted as complete
- 25 by the Planning Department within one year of the IDO becoming effective, but
- 26 will not be accepted prior to the IDO effective date. For purposes of this
- 27 section, participation forms will be deemed complete upon submittal of a
- 28 signed and fully completed participation request and agreement form together
- 29 with any supplemental material required by the Planning Department. Any
- 30 professional services costs associated with the preparation of materials
- 31 required for this submittal shall be borne by the individual property owners;
- 32 **C. Determination of Eligibility.** The Planning Department shall evaluate
- 33 each participation request to determine whether it reasonably falls within the

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1 criteria established by Section 2 of this Resolution. In the event that it does
2 not, the Planning Department shall decline to process the associated zoning
3 conversion. However, nothing shall prevent an owner so situated from
4 appealing this administrative determination by the Planning Department
5 through the appeal process established by the IDO, or from otherwise
6 pursuing a zone map amendment request for the subject premise through the
7 regular zone map amendment process established by the IDO;

8 **D. Final Decision Making Authority.** The Phase II zoning conversion called
9 for by this resolution is part of the comprehensive, City-wide rezoning
10 associated with the IDO, and becomes effective only upon a final legislative
11 action by the City Council. Property owners that are not eligible for the
12 process outlined by this resolution, or that are otherwise unsatisfied with the
13 zoning on their respective properties notwithstanding the results of this phase
14 II process, may seek an individual zone map amendment through the relevant
15 IDO zone map amendment process outlined in Section 14-16-6-7.

16 **Section 4. Stay of Enforcement Pending Completion.** The Planning
17 Department shall not enforce the provisions related to nonconforming uses in
18 Subsection 14-16-6-8 of the IDO for premises that are eligible for and
19 participating in the zoning conversion process established by this resolution
20 unless and until the final action on the relevant zoning conversion fails to cure
21 the nonconformity.

22 **Section 5. Use of Consultants.** The City shall engage consultants as
23 necessary to complete this project.

24 **Section 6. Cooperation with Departments.** All relevant City Departments
25 and Divisions, including but not limited to the Legal Department, Municipal
26 Development Department, Parks and Recreation Department, Cultural Services
27 Department, Senior Affairs Department, and the Office of Neighborhood
28 Coordination, shall work with the Planning Department as necessary to
29 coordinate and implement this project.

30
31
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33

1 PASSED AND ADOPTED THIS 7th DAY OF May, 2018
2 BY A VOTE OF: 8 FOR 0 AGAINST.

3
4 Excused: Harris

5
6
7 

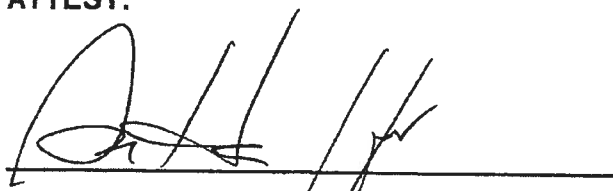
8 Ken Sanchez, President
9 City Council

10
11
12
13 APPROVED THIS _____ DAY OF _____, 2018

14
15 Bill No. F/S R-18-29

16
17
18
19
20 _____
21 Timothy M. Keller, Mayor
22 City of Albuquerque

23
24
25 ATTEST:

26
27 

28 Trina Gurule, Acting City Clerk

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APPLICATION INFORMATION

CITY OF ALBUQUERQUE



November 29, 2018

Derek Bohannon, Chair
Environmental Planning Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Chair Bohannon,

The Planning Department is pleased to submit the first of two batches of proposed zoning conversions for the Environmental Planning Commission's (EPC) review and recommendation to the City Council. These Phase 2 zoning conversions are intended to resolve issues not addressed by the adoption of the Integrated Development Ordinance (IDO) in November 2017 via Ordinance 17-49 (Enactment No. O-2017-025).

The City Council's adoption of the IDO established new zone districts and converted approximately 1,200 individual zones into one of the 20 new zone districts via a set of conversion rules. This Phase 1 zoning conversion matched permissive uses as closely as possible from the pre-existing zoning districts to the new IDO zone districts. These Phase 1 zoning conversions went into effect on May 17, 2018, following 6-month amendments adopted via Ordinance 18-11 (Enactment No. O-2018-009) (Exhibit 1).

There were five issues known at the time of the IDO adoption and the 6-month amendments that were not addressed through the Phase 1 conversion but that were included as criteria in Resolution 18-29, adopted by the City Council at the same time as the IDO 6-month amendments. Resolution 18-29 (Enactment No. R-2018-019) directed the Planning Department to create a voluntary process for property owners to resolve the following five zoning issues on properties throughout the city. These five issues are described briefly here and in more detail in a separate section below.

1. **Nonconforming Use:** The zoning conversion would remedy a nonconforming use of the property.
2. **Voluntary Downzone:** The zoning conversion would result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.
3. **Floating Zone Line:** The zoning conversion would remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line").
4. **Prior Special Use or R-D Zoning:** The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process would be more appropriate for the site.
5. **Size Thresholds:** The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts that does not meet size thresholds set by the IDO for those zone districts.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

This batch includes 122 properties whose owners have opted into this process. City staff has analyzed these requests to confirm eligibility via at least one of the criteria above. In some cases, staff has recommended a different zoning conversion than the property owner requested, based on context, the compatibility of the zone district with surrounding zones and uses, and consistency with other zoning conversions.

The EPC is a recommending body for this legislative process to review the requests per the Phase 2 zoning conversion rules for these properties. The EPC is to review the proposed zoning conversions and make a recommendation to the City Council for final decision. The criteria for decision are based on whether the proposed Phase 2 zoning conversion rules are consistent with the ABC Comprehensive Plan and the IDO implementation goals, city-wide, for properties that fall within at least one of the five categories outlined in Resolution 18-29.

Please see the attached list of properties for consideration by the EPC for conversion to a different IDO zone district (Exhibit 2). The list of properties includes the eligibility criteria, former zone, IDO zone, the zoning conversion requested by the property owner, and the zoning conversion recommended by staff. The list has been sorted according to the eligibility criterion to be applied. Within all categories other than Voluntary Downzone (which includes properties in Areas of Consistency exclusively), properties are grouped according to their Development Area – into either Areas of Consistency or Areas of Change.

Justification of Phase 2 Zoning Conversions (Batch 1) under the Criteria in R-18-29

1. Nonconforming Use

“Nonconforming uses” are uses that were legal when they were established on a property, but became nonconforming when the City changed zoning rules to prohibit the use in that zone district.

As the first comprehensive overhaul of the City’s zoning code since 1975, the IDO changed the allowances of uses in each zone district, which made some existing uses on some properties nonconforming.

Additionally, some properties had uses that were nonconforming as of the first Zoning Code or zoning established by a Sector Development Plan. As a 300-year old city, Albuquerque has numerous properties where the land use on the property has never matched the zoning established on the property, from the first zoning established in 1959 to subsequent zoning codes in 1965, 1975, or the hundreds of amendments since, nor in zoning established by Sector Development Plans that covered approximately half the city.

This voluntary zoning conversion process provides the opportunity to convert the zoning on these properties to a zone district that allows the existing use on the property, either conditionally or permissively. Staff looked at the surrounding land uses and zoning to recommend the most compatible and appropriate zone district.

ABC Comprehensive Plan policies that support this criterion for new zoning conversion rules and action that the Phase 2 conversion helps implement include the following:

Goal 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

- b) Encourage development that expands employment opportunities.
- d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.
- e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.
- g) Encourage development where adequate infrastructure and community services exist.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.
- e) In areas with predominantly non-residential uses, carefully consider zone changes from non-residential to mixed-use or residential zones for potential impact on land use compatibility with abutting properties, employment opportunities, and historic development patterns.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Action 5.7.2.16 Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

2. Voluntary Downzone

Zone districts allow residential uses that range in density from multi-family (i.e. higher density) to single-family (i.e. lower density) dwellings. The IDO establishes protections in residential zone districts for low-density residential development, which includes single-family detached houses, duplexes, manufactured home communities, and townhouses. Many properties throughout Albuquerque developed with low-density residential uses, even though the zone district allowed high-density uses. For example, some property owners with single-family land uses and R-T zoning (which may allow townhouses and

duplexes as well as single-family detached homes) want the R-1 zone district, which more closely matches their land use.

The ABC Comprehensive Plan establishes Areas of Consistency, where the character, scale, and pattern of the built environment is to be protected and reinforced over time.

This voluntary zoning conversion process provides the opportunity to convert the zoning on properties in Areas of Consistency from a higher-density to a lower-density zone district that still allows the existing use on the property.

ABC Comprehensive Plan policies that support this criterion for new zoning conversion rules and action that the Phase 2 zoning conversion helps implement include the following:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

Goal 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.
- d) In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Action 5.7.2.16 Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

3. Former SU and R-D

Many of the City's previous zone districts established allowable uses and development standards for each property through a site plan and/or sector development plan. As of June 2017, there were approximately 23,525 properties zoned SU-1 or R-D. There were approximately 400 unique SU-2 zones established by an adopted sector development plan. Together, almost 40% of the acreage in the City was controlled by one-off regulations outside of the Zoning Code.

The Phase 1 conversion looked at the title/descriptor of the SU-1, SU-2, or SU-3 zone district and matched the bundle of uses as closely as possible to a new IDO zone district that allowed the same uses in a set of conversion rules adopted by the City Council. Where the development entitlements were unclear in the zone district title/descriptor, the property was converted to Planned Development (PD) – the IDO zone district that is site-plan controlled – to maintain the existing entitlements. This Phase 2 conversion allows more detailed contextual and site-specific research to determine the most appropriate conversion.

Some SU zone districts established allowable uses by referencing a base zone from the Zoning Code and identifying additional uses. The Phase 1 zoning conversion matched the base zone to the closest corresponding IDO zone district, potentially eliminating the additional allowable uses. For example, “SU-1 for C-1 and drive-through restaurant” converted to MX-L, which is the corresponding base zone for C-1 throughout the city.

Some SU zone districts established unique ranges of uses. The Phase 1 zoning conversion matched the uses as closely as possible, but some individual uses were not allowed in the IDO zone district that was assigned for the conversion. This Phase 2 conversion allows property owners intending to use one of the allowable uses from an SU zone to convert to an IDO zone district that allows that use.

Properties zoned R-D or SU-1 for PRD that were developed at the time of the Phase 1 zoning conversion were converted to the IDO zone district that matched the single-family land use (R-1) or townhouse land use (R-T). Properties with any other land use were converted to PD to maintain the existing entitlements. Undeveloped properties were converted to PD to ensure that the future development would still be subject to an approved site plan.

For undeveloped properties formerly zoned SU or R-D that have never had a site plan approved to further define allowable uses, this Phase 2 conversion allows a zoning conversion to a different IDO zone district than was assigned in the Phase 1 zoning conversion that is appropriate in that location and that reflects the intentions of the property owner for future development.

This voluntary zoning conversion process provides the opportunity to convert the zoning on these properties to an IDO zone district that better matches the intended future development on the property and that is compatible with the surrounding land uses and zone districts.

ABC Comprehensive Plan policies that support this criterion for new zoning conversion rules and actions that the Phase 2 zoning conversion helps implement include the following:

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

- c) Avoid the use of SU-1 as a tool to negotiate design or use standards between stakeholders and limit its application to uses specified in the SU-1 zone.

Action 5.7.2.5 Minimize the use of Planned Developments and Special Use Permits by establishing by-right zoning for uses that implement the Centers and Corridors vision, with clear design standards for high-quality development and adequate transitions and buffers between uses of different intensity and scale.

Action 5.7.2.17 Minimize the use of Planned Development zones by encouraging an appropriate mix of permissive land uses in residential, mixed-use, and non-residential zones.

Action 5.7.2.18 Limit the list of uses allowed in the SU-1 zone to those that are unique, infrequently occurring, and not adequately addressed by other zones.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

- b) Encourage development that expands employment opportunities.
- d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.
- e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.
- g) Encourage development where adequate infrastructure and community services exist.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.
- c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.
- e) In areas with predominantly non-residential uses, carefully consider zone changes from non-residential to mixed-use or residential zones for

potential impact on land use compatibility with abutting properties, employment opportunities, and historic development patterns.

4. Floating Zone Line

Throughout Albuquerque, for a variety of historical reasons, there are many properties with two zone districts on one parcel (i.e. a “floating” zone line). In the Phase 1 zoning conversion, each zone on the parcel converted to an IDO zone district, but the floating zone line was not resolved.

This Phase 2 zoning conversion process provides the opportunity to convert the zoning on these properties to one IDO zone district that matches the existing uses on the property and is compatible with the surrounding land uses and zoning.

ABC Comprehensive Plan policies that support this criterion for new zoning conversion rules include the following:

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

- b) Encourage development that expands employment opportunities.
- d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.
- e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.
- g) Encourage development where adequate infrastructure and community services exist.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.
- c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.
- e) In areas with predominantly non-residential uses, carefully consider zone changes from non-residential to mixed-use or residential zones for potential impact on land use compatibility with abutting properties, employment opportunities, and historic development patterns.

5. Size Thresholds

The IDO establishes size thresholds for the Planned Development (PD) and Non-residential Business Park (NR-BP) zone districts. PD properties are required to be a minimum of 2 acres and a maximum of 20 acres. NR-BP properties are to be a minimum of 20 acres. Many properties that converted to either of these zone districts during the Phase 1 zoning conversion do not meet these size thresholds.

In the case of NR-BP properties, many are properties that once were part of a larger piece of land that was subsequently subdivided. These NR-BP properties less than 20 acres but controlled by a Master Development Plan were not deemed eligible for the Phase 2 zoning conversion process, as they need to remain NR-BP to make clear that they are subject to design controls in the approved Master Development Plan.

For PD properties less than 2 acres or greater than 20 acres and NR-BP properties less than 20 acres that were never subject to a Master Development Plan, this Phase 2 zoning conversion process provides the opportunity to convert to a different IDO zone district that matches the existing uses or previous entitlements on the property and is compatible with the surrounding land uses and zoning.

ABC Comprehensive Plan policies that support this criterion for new zoning conversion rules and actions that the Phase 2 zoning conversion helps implement include the following:

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

- c) Avoid the use of SU-1 as a tool to negotiate design or use standards between stakeholders and limit its application to uses specified in the SU-1 zone.

Action 5.7.2.5 Minimize the use of Planned Developments and Special Use Permits by establishing by-right zoning for uses that implement the Centers and Corridors vision, with clear design standards for high-quality development and adequate transitions and buffers between uses of different intensity and scale.

Action 5.7.2.17 Minimize the use of Planned Development zones by encouraging an appropriate mix of permissive land uses in residential, mixed-use, and non-residential zones.

Action 5.7.2.18 Limit the list of uses allowed in the SU-1 zone to those that are unique, infrequently occurring, and not adequately addressed by other zones.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

- b) Encourage development that expands employment opportunities.

- d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.
- e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.
- g) Encourage development where adequate infrastructure and community services exist.
- i) Discourage zone changes from industrial uses to either mixed-use or residential zones.

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.
- c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.
- e) In areas with predominantly non-residential uses, carefully consider zone changes from non-residential to mixed-use or residential zones for potential impact on land use compatibility with abutting properties, employment opportunities, and historic development patterns.

Public Outreach

The Planning Department has done substantial advertising and outreach for this process as required by the language in R-18-29. Free advertising included Constant Contact emails sent to a distribution list of more than 10,000 people, including all Neighborhood Association representatives. Monthly articles appeared in the City's *Neighborhood News*. A slider with information appeared at the top of the ABC Libraries webpage from early September through early November.

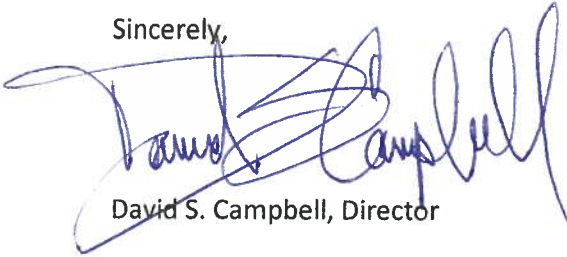
Paid advertising in September and October included ads in the *Albuquerque Journal* and the *Weekly Alibi*, radio ads on several I Heart Radio stations, and bus ads on City buses. Every property owner in Albuquerque received information about this process in English and Spanish via an insert in their tax bill from the Bernalillo County Treasurer in early November 2018.

Outreach included presenting to several neighborhood groups by request, as well as to the Apartment Association of New Mexico. Between August and October, staff distributed information at the Downtown Growers' Market, the Rail Yards Market, the Mile-Hi Market, and the International Festival. Staff offered weekly office hours for property owners and small groups.

Conclusion

These proposed zoning conversions support existing uses, allow new uses compatible with surrounding development, and encourage desirable development in appropriate locations in Albuquerque. The Planning Department is proud to submit the first batch of properties for Phase 2 IDO zoning conversions to the Environmental Planning Commission for consideration, as the first step of the review and approval process.

Sincerely,

A handwritten signature in blue ink, appearing to read "David S. Campbell". The signature is stylized and somewhat cursive, with a large initial "D" and "C".

David S. Campbell, Director

City of Albuquerque Planning Department



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input checked="" type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: <u>City of Albuquerque</u>		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any): <u>City of Albuq. Planning Dept. / UDD</u>		Phone: <u>505-924-3932</u>
Address: <u>600 2nd St NW, 3rd Flr.</u>		Email: <u>abcto2@cabq.gov</u>
City: <u>Albuquerque</u>	State: <u>NM</u>	Zip: <u>87102</u>
Proprietary Interest in Site: <u>NA</u>	List all owners: <u>NA</u>	

BRIEF DESCRIPTION OF REQUEST

Phase 2 IDO Zoning Conversions (Batch 1), city-wide

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <u>various</u>	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: _____ Between: _____ and: _____

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

10011620

Signature: <u>[Signature]</u>	Date: <u>11/28/18</u>
Printed Name: <u>Mikaela Renz-Whitmore</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
<u>RZ-2018-00057-</u>	<u>AIDO</u>	<u>0</u>
Meeting/Hearing Date: <u>January 10, 2018</u>	Fee Total: <u>0</u>	
Staff Signature: <u>[Signature]</u>	Date: <u>11-29-18</u>	Project # <u>PR-2018-001843</u>

Form Z: Policy Decisions

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Letter of authorization from the property owner if application is submitted by an agent *Council R-18-29, Forms (122)*
- Traffic Impact Study (TIS) form (not required for Amendment to IDO Text) *see att.*
- Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

- Plan, or part of plan, to be amended with changes noted and marked
- Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

AMENDMENT TO IDO (TEXT) Phase 2 IDO Zoning Conversions (Batch 1)

- Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3) *R-18-29*
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing


ZONING MAP AMENDMENT – EPC

ZONING MAP AMENDMENT – COUNCIL

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

ANNEXATION OF LAND

- Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- Petition for Annexation Form and necessary attachments
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- Board of County Commissioners (BCC) Notice of Decision

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: <i>[Signature]</i>	Date: <i>11/28/18</i>
Printed Name: <i>Mikaela Renz-Whitmore</i>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: <i>PR-2018-001843</i>	Case Numbers: <i>RZ-2018-00057</i>
Staff Signature: <i>[Signature]</i>	
Date: <i>11-29-18</i>	

CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: City of Albuquerque DATE OF REQUEST: 11/26/18 ZONE ATLAS PAGE(S): city-wide

CURRENT: ZONING VARIOUS LEGAL DESCRIPTION: - various, approx. 140 lots
 PARCEL SIZE (AC/SQ. FT.) VARIOUS LOT OR TRACT # _____ BLOCK # _____
 SUBDIVISION NAME _____

REQUESTED CITY ACTION(S):

ANNEXATION []
 ZONE CHANGE [] From _____ To _____
 SECTOR, AREA, FAC, COMP PLAN []
 AMENDMENT (Map/Text)

SITE DEVELOPMENT PLAN:
 SUBDIVISION* [] AMENDMENT []
 BUILDING PERMIT [] ACCESS PERMIT []
 BUILDING PURPOSES [] OTHER []

*includes platting actions


PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT
 NEW CONSTRUCTION []
 EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: NA
 BUILDING SIZE: NA (sq. ft.)
generally converting zoning to match existing land uses or entitlements if undeveloped land.

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE  DATE 11/26/18
 (To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
 2ND Floor West, 800 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
 Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.


 TRAFFIC ENGINEER

11/26/18
 DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not compiled with.

TIS -SUBMITTED 1/1 TRAFFIC ENGINEER _____ DATE _____
 -FINALIZED 1/1

Revised January 20, 2011

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-321 Date: 13 Nov 2018 Time: 2:00 pm

Address: _____

AGENCY REPRESENTATIVES AT MEETING:

Planning: Russell Brito

Code Enforcement: Ben McIntosh

Fire Marshall: Lt. Chinchilla

Transportation: _____

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed.

Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: IDO Phase II Conversion Process Legislation

SITE INFORMATION:

Zone: All IDO zones Size: City-Wide

Use: _____ Overlay Zone: _____

Comp Plan Area Of: _____ Comp Plan Corridor: _____

Comp Plan Center: _____ MPOS or Sensitive Lands: _____

Parking: _____ MR Area: _____

Landscaping: _____ Street Trees: _____

Use Specific Standards: Per Council Bill R-29

Dimensional Standards: _____

*Neighborhood Organization/s: _____

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:

Type of Action: Recommendation of Legislation

Review and Approval Body: EPC → City Council Is this PRT a requirement? yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# PA-18-321 Date: 13 Nov 2018 Time: 2:00 pm

Address: City-Wide

NOTES: Legislation - most closely related to a text amendment

- Mailed Notice - 1st Class to NAs
- Letter of Authorization - Property Owner Agreement Forms
- T.I.S. Form - reviewed and noted by Transportation Engineer
- Case History - IDO Adoption Ordinance and R-29
- Legal Advertisement - City will publish
- See 14-16-6-7(D) for procedure
- Review and Decision Criteria: per R-29

- After EPC
- Ordinance (draft) - reviewed by Legal
 - Fiscal Impact Analysis - reviewed by Finance
 - Transmittal Memo - reviewed by Mayor's office

ZONING CONVERSION RULES-

Batch 1 Properties

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1	6400 Wyoming NE Albuquerque, NM 87109	101906247413440137	TRACT 4 PLAT OF TRS 1, 2, 3 & 4 ALBUQUERQUE ACADEMY CAMPUS CONT 24.1244 AC M/L	ALBUQUERQUE ACADEMY	CHANGE	SU-1 / PRD	MX-L	MX-M	MX-M	N	N	N	Y	N	This property was zoned SU-1 for PRD and is undeveloped, so Criterion 4 applies. 1 adjacent corner is MX-M, and another is in the zoning conversion process to become MX-M, and the 3 adjacent corners are within an Activity Center. The site is also not adjacent to any low-density residential zones or land uses. MX-M is an appropriate zone conversion for this site.
2	8032 Petroglyph Ave. NW Albuquerque, NM 87120	100905938147510921	LOT 1-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED OF TR A-1OF PARKWEST UNIT 5 CONT 0.1537 AC M/L OR 6,695 SF M/L	NORDENGREN CAROL SUE	CONSISTENCY	SU-1 / BED & BREAKFAST	R-MH	R-1B	R-1B	N	Y	N	N	N	This property was formerly zoned SU-1 for Bed and Breakfast, which converted to R-MH, where that use is first allowed permissively. The property is not being used as a bed and breakfast and the property owner has requested a downzone to R-1B, which is an appropriate zone conversion.
3	VENTURA AND CARMEL AVE. Albuquerque, NM 87122	102006427312040301	* 032 018NORTH ALBUQ ACRES UN3 TR3	RIO GRANDE REALTY & INVESTMENTS LLC	CONSISTENCY	R-D / 5 DU/A	PD	R-1C	R-1C	N	N	N	Y	Y	Land is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies.
4	78 1718 Broadway Blvd NE Albuquerque, NM 87102	101405850050413133	MRGCD MAP 37 TR 1-D EXC NLY PORTION OUT TO R/W HANNETT AVE NE CONT 0.41 AC	APODACA JESUS F	CONSISTENCY	SU-2 / C-3	MX-M	MX-H	NR-C	Y	N	N	N	N	The existing use on this property (construction contractor facility and yard) has been in operation since before the adoption of the Zoning Code in 1959 or any Sector Development Plans, so the use is legally nonconforming. This use is first allowed conditionally in MX-H and NR-C. NR-C is a more appropriate zone conversion given the context outside of a Center or a Corridor. This use will be considered and Approved Conditional use in the NR-C zone district.
5	308 Kathryn SE Albuquerque, NM 87102	101405633125542064	TR 419A1 MRGCD MAP 41	GONZALES RYAN	CHANGE	SU-2 / NCR	MX-L	R-1A	MX-T	N	N	N	Y	N	This property is undeveloped and was SU-2 prior to the adoption of the IDO, so Criterion #4 applies. MX-T is an appropriate zone conversion for this parcel, as a transition between the MX-L to the east and the R-1 to the west.
6	1401 5th St. NW Albuquerque, NM 87102	101405819840022804	* 011 020ALBRIGHT MOORE ADD L 11X12	PATRICK MCLERNON ARCHTS/PLANNERS P.A	CONSISTENCY	S-R	R-1A	MX-T	MX-T	Y	N	N	N	N	This property has an office that was made nonconforming by adoption of the IDO. Office is a use that is first permissive in the MX-T zone, which is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
7	324, 326, 330 Arizona SE Albuquerque, NM 87108	101805731003040220	LOTS 18 THRU 22 BLK 10 FAIR GROUNDS ADD	HILAND MHP LLC	CONSISTENCY	C-3	NR-C	MX-H	R-MC	Y	N	N	N	N	This is a residential use in a Non-residential zone district, which pre-dates amendments to the Zoning Code prohibiting residential uses, so it is legally nonconforming. The only zone where the existing use (mobile home park) is permissive is R-MC.
9	827 Barelvas Ave. SW Albuquerque, NM 87102	101405703816832310	LT 3-A BLK 1 PLAT OF LT 3-A BLK 1 & LT 1-A BLK 2 OF THE RIOGRANDE PARK ADDN CONT 0.1870 AC M/L OR 8,146 SF M/L	NISLY TIM R	CONSISTENCY	SU-2 / R-1	R-1A	MX-L	R-T	Y	N	N	N	N	The configuration of the lot with multiple detached dwellings predates zoning, and is therefore legally nonconforming in R-1. R-T is the first zone where multiple dwellings are permissive on one lot.
10	804 Iron Ave. SW Albuquerque, NM 87102	101305751526643408	* 003 057RAYNOLDS & L4	GARRY MARK C/O 804 IRON LLC	CONSISTENCY	SU-2 / SU-1 MORTUARY	R-1A, MX-M	MX-M	MX-T	Y	N	Y	N	N	A conversion to MX-T would fix the floating zone line on the Bernalillo County Assessor's parcel. MX-T is a transitional zone between MX-M (east) and R-1 (west) and allows the existing uses on the site.
11	10750 Gemini Ct. NW Albuquerque, NM 87114	101106621937120820	LOT 49 PLAT FOR PARADISE SKIES UNIT 1 CONT 0.2454 AC M/L OR 10,690 SF M/L	SEHORN BARBARA	CONSISTENCY	R-T	R-T	R-1B	R-1B	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-1B is an appropriate zone conversion for this property.
12	113 Alvarado Dr. NE Albuquerque, NM 87108	101805712619132503	* 019 035TIJERAS PLACE L19 20 21 22 & L23	HERMANN STEVEN G & RONDA L	CHANGE	C-3	MX-H	NR-C	NR-C	Y	N	N	N	N	Plastics manufacturing, the existing use on the property, is considered light manufacturing, which is nonconforming in the MX-H zone district. This use is first permissive as a primary use in the NR-C zone district, so NR-C is an appropriate zone conversion.
13	79 7226 Central Ave. SW Albuquerque, NM 87121	101005732815040514; 101005730614640512; 101005734815440516	TR 55 UNIT 6 ATR GRT CONT 5 AC; TRACT 54 UNIT 6 ATRISCO GRANT & ALL VACATED STINSON SW ADJACENT; TR 1 PLAT OF TRS A THRU I COORS PLAZA (BEING A REPLAT OF TRS 56, 57, 58 & 90 PORTIONS OF TRS 59 & 60 TR B TOWN OF ATRISCO GRANT UNIT NO 6 & A POR OF AIRPORT DRIVE SW) CONT 3.9513 AC	LOCK WILLIAM J TRUSTEE W KATHLEEN WILSON RVT & TRUSTEE DIXON FAMILY TRUST	CHANGE	SU-1 / PDA	NR-C	MX-H	MX-M	N	N	N	Y	N	The West Route 66 SDP allowed C-2, O-1, and R-2 uses for this site, with 30% of the site required to be developed with office or residential uses. The nearby parcels along Central Ave. are MX-M, so MX-M would be an appropriate conversion for this site.
14	1711 Griegos Rd. NW Albuquerque, NM 87107	101306141712141225	MRCGD MAP 31 TR 63A2A1B EXC POR TO R/W GRIEGOS RD NW CONT 0.234 AC	CORE CAPITAL FUNDING LLC C/O MEDINA ELMER	CONSISTENCY	C-1	MX-L	MX-T	MX-T	Y	N	N	N	N	This property currently has a legally nonconforming single-family use because it existed prior to the establishment of a Zoning Code in 1959. MX-T is an appropriate zone conversion to provide a transition between the MX-L and the R-A zones that are adjacent to this property.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
15	5226 Edwards Dr Albuquerque, NM 87111	102106141337810222	LT 1A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 8,250 SQ FT M/L	FASS ROBERT M & LINDA R	CONSISTENCY	SU-1 / PRD	R-T	R-1C	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
16	6200 Rio Hondo Dr. NE Albuquerque, NM 87109	101906228118040637	* 016 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	STRUB JEANE E	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
19	2420 Broadway Blvd. NE Albuquerque, NM 87102	101505900236831112	THE S/2 OF LT 1 BLK 3 & THE W 25 FT POR OF VACATED ALAMEDA LATERAL LYING E OF & ADJ TO S/2 LT 1 BLK 3 FRANCISCAN ACRES REPL CONT 26,849 SQ FT M/L	MITCHELL JERRY V R	CONSISTENCY	SU-2 / R-1	R-1B, MX-T	MX-T	MX-T	N	N	Y	N	N	A conversion to MX-T would fix the floating zone line on the Bernalillo County Assessor's parcel. MX-T is a transitional zone between MX-M (north) and R-1 (south).
21	514 McKnight NW Albuquerque, NM 87102	101405921010831410	LT 5 BLK 7 BEZEMEK ADDN (EXCL PORT OUT TO R/W)	GARCIA FELIPE	CHANGE	S-MI	NR-LM	R-ML	MX-T	Y	N	N	N	N	Primary residential uses are nonconforming in NR-LM. Single-family use is permissive in MX-T, which is the most appropriate zone conversion given the surrounding industrial zoning.
16	1607 Silver SE Albuquerque, NM 87106	101505732524942504	* 010 054TERRACE ADDN	HAMMOND JAMES W & BARBARA KLINE	CONSISTENCY	SU-2 / SF	R-1B	R-ML	R-T	Y	N	N	N	N	This property was established as legally nonconforming in 2008 because there are three dwelling units on one lot. The IDO considers these three units to be townhouse units, not multi-family, based on IDO definitions, so R-T is an appropriate zoning conversion.
23	10308 Camino del Oso NE Albuquerque, NM 87111	102106132222340603	*3 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .0964 AC MORE OR LESS	BAKER EDWIN C & ELIZABETH S CO- TRUSTEES BAKER RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
24	6223 Rio Hondo Dr. NE Albuquerque, NM 87109	101906224919031914	* 006 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	JERSAK MERVIN B & BRENDA L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
25	6113 Rio Hondo Dr NE Albuquerque, NM 87109	101906226317131909	*11 4 A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT #2 BEAR CANYON VILLAGE	CALLAHAN MELINDA SUE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
26	7513 Tamarron Pl NE Albuquerque, NM 87109	101906223320940649	* 004 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SPRINGER ERIC J TRUSTEE SPRINGER TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
27	6124 Rio Hondo Dr NE Albuquerque, NM 87109	101906228717640636	* 017 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BREHM DEBBIE A	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
28	6108 Rio Hondo Dr NE Albuquerque, NM 87109	101906227315940632	* 021 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 OF BEAR CANYON VILLA	ARAGON VIRGINIA & BREHM DEBBIE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
29	6211 Rio Hondo Dr NE Albuquerque, NM 87109	101906226017931911	* 009 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	KIRKPATRICK CAROLYN ROSE & JOHN ROY	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
30	6228 Rio Hondo Dr NE Albuquerque, NM 87109	101906225620640644	* 009 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BROOKOVER JOANNE TRUSTEE OF RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
31	7521 Tamarron Pl NE Albuquerque, NM 87109	101906224121440647	LOT 6 BLK 3 BEAR CANYON VILLAGE UNIT 2 (A REPL OF THE SECOND PORT OF TR M) CONT 0.1610 AC M/L OR 7,013 SQ FT M/L	STUMP LORETTA M TRUSTEE STUMP RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
32	6236 Rio Hondo NE Albuquerque, NM 87109	101906224821640646	* 007 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BLACK SUSAN J MCHALE & JOHN F	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
33	6208 Rio Hondo NE Albuquerque, NM 87109	101906227318840639	* 014 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	COOK LOIS J	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
34	6109 Rio Hondo Pl NE Albuquerque, NM 87109	101906226116931908	* 012 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SAKALA KAREN J	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
36	1315 Mountain Rd NW Albuquerque, NM 87104	101305841832711401	LT 17A PLAT OF LOT 17-A BALLING ADDITION NO 1 CONT .9504 AC	MALLARD SIDNEY	CHANGE	S-MR / S-MRN	R-T	MX-L	MX-L	Y	N	N	N	N	The commercial use on this property is legally nonconforming, so Criterion #1 applies. The existing retail on the property is first allowed permissively as a primary use in MX-L, so MX-L is an appropriate zoning conversion.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
37	2419 Lead Ave SE Albuquerque, NM 87106	101605709917432102	* 013 010UNIVERSITY HTS ADD	CURTIS RENITA A & WASSEROTT BENJAMIN C	CONSISTENCY	SU-2 / C-1	MX-L	R-ML	R-ML	Y	N	N	N	N	The single-family use on this property today existed before zoning was established in 1959, so the use is legally nonconforming. R-ML is an appropriate zone conversion for this property because it allows the single-family use and is consistent with the zoning of the surrounding neighborhood.
38	3501 Coors Blvd NW Albuquerque, NM 87120	101106019522531003	TR A-37-1-A PLAT OF TRACT A-37-1-A NORTHEAST UNIT TOWN OFATRISCO GRANT CONT 4.2236 AC	GLOBAL STORAGE COORS LLC	CHANGE	SU-1 / O-1 FOR INDOOR & OUTDOOR STORAGE	MX-T	MX-L	NR-C	Y	N	N	N	N	Self-storage with outdoor access to each unit is not allowed in the MX-T zone district. The use is legally nonconforming and and is first allowed in NR-C.
39	3421 Coors Blvd NW Albuquerque, NM 87120	101106019520231002	TR A-36-A (REPL OF TR A-36) TOWN OF ATRISCO GRANT NORTHEASTUNIT CONT 4.0394 AC M/L	MORTAJI MICHAEL H & BAGHAE-POUR PARASTO	CHANGE	SU-1 / USES PERMISSIVE & CONDITIONAL IN O-1 AND INDOOR AND OUTDOOR STORAGE	MX-T	NR-C	NR-C	N	N	N	Y	N	There was recently a zone map amendment approved on this property to SU-1/O-1 for indoor & outdoor storage. The site plan associated with the SU-1 zoning shows exterior-access self-storage, which is first allowed in NR-C. The property to the north is also in this process to convert to NR-C.
40	9651 Irving Blvd NW Albuquerque, NM 87114	101306530811840440	TRACT C PLAT OF TRACTS A, B & C COTTONWOOD POINTE BEING A REPLAT OF TRACTS E, F & G ADOBE WELLS SUBDIVISIONCONT 6.7675 AC	EAGLE VISTA LLC ATTN: BRAD B ALLEN	CONSISTENCY	SU-1 / IP C-2 R-2 USES	NR-BP	MX-M	MX-M	N	N	N	Y	N	The former zoning on this undeveloped site was SU-1 for IP C-2 R-2 uses, so this property had mixed-use entitlements prior to adoption of the IDO. MX-M is an appropriate zone conversion. Note that there is an existing Site Plan that governs development on this site and the other tracts zoned NR-BP to the north.
41	6219 Rio Hondo Dr NE Albuquerque, NM 87109	101906225218631913	* 007 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	RONEY ANSEL LOUISE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
42	6104 Rio Hondo Dr NE Albuquerque, NM 87109	101906227015140631	* 022003 A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	HARTSELL SHARON	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
43	6232 Rio Hondo Dr NE Albuquerque, NM 87109	101906225221040645	* 008 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	VENCZEL EVA V	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
44	6112 Rio Hondo Dr NE Albuquerque, NM 87109	101906227716140633	* 020 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 OF THE BEAR CANYON V	DELGADO JOSE F & DONNA M CO- TRUSTEES DELGADO RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
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45	1416 6th St NW Albuquerque, NM 87102	101405818942522809	LTS 22, 23 & 24 BLK 20 ALBRIGHT MOORE ADDITIONCONT .2967 AC +/-	KILMER ERIC	CONSISTENCY	S-R	R-1A	MX-L	MX-L	Y	N	N	N	N	This use became nonconforming with the adoption of the IDO. MX-L is an appropriate zone conversion as small general retail is first permissible as a primary use in MX-L.
46	2221 Edith Blvd SE Albuquerque, NM 87102	101405642005640404	* 011 019TORREON ADD	MACIAS CARMEN M	CHANGE	SU-2 / HC	NR-C	MX-H	MX-T	Y	N	N	N	N	Single-family dwellings are not allowed in NR-C. This property was made an approved conditional use with the adoption of the South Broadway SDP and is legally nonconforming under the IDO, so this property qualifies for a zoning conversion under Criterion #1. MX-T is an appropriate zoning conversion because it allows single-family dwellings.
47	7512 Tamarron Pl NE Albuquerque, NM 87109	101906224119631916	* 004 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	MULLEN THOMAS ALBERT & LYNDAL LEA TRUSTEES MULLEN TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
48	210 San Pasquale NW Apt E Albuquerque, NM 87104	101305819725220637	* E OF SAN PASQUALE PLACE BEING A DIV OF TR 57 MRGCD MAP #38 CONT 2685 SQ FT	POPP MARIE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone to R-T.
49	10410 Oso Grande Rd NE Albuquerque, NM 87111	102106130633811729	* 3 3 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	BERUBE WAYNE PATRICK	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
50	4400 Paseo del Norte NE Albuquerque, NM 87113	101706309537020175 CA	TR OF LAND WITHIN NW 1/4 SEC 23 T11N R3ECONT 79.9990 AC	PUBLIC SERVICE CO OF NM	CHANGE	IP	NR-BP	NR-GM	NR-GM	Y	N	N	N	N	The electric generation facility on this property began development prior to the adoption of the first Zoning Code in 1959, so the use is legally nonconforming. Per 14-16-4-3(E)(8)(c), electric generation facilities are only allowed in NR-GM. NR-GM is an appropriate zone conversion.
51	248 Muriel St NE Albuquerque, NM 87123	102105750703440711; 102105750703040712; 102105750703940710	* 014 018EAST CEN BUSINESS; * 013 018EAST CEN BUSINESS; * 015 018EAST CEN BUSINESS	DEL TECH AUTOMOTIVE LLC	CHANGE	SU-2 / C-3	MX-H	NR-C	NR-C	Y	N	N	N	N	Auto repair and outdoor vehicle storage were allowed uses in the C-3 zone and are no longer allowed in the MX-H zone, so this use is legally nonconforming. Light and heavy vehicle repair is first permissible in NR-C, which would be an appropriate zone conversion. Outdoor vehicle storage would be considered an approved conditional use for this property if the zoning is converted to NR-C.

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52	8512 Tierra Morena PI NE Albuquerque, NM 87122	102006405231921307	LT 14-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1964 AC +/-	DURAN JUANITA C	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-1B is an appropriate zone conversion for this property.
53	8419 Tierra Morena PI NE Albuquerque, NM 87122	102006401433521316	LT 5-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1215 AC +/-	DURAN JUANITA C	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-1B is an appropriate zone conversion for this property.
54	6312 Mojave Aster Way NE Albuquerque, NM 87111	102306219426431403	TR 45-A-1 PLAT FOR LT 45-A-1 & TR 1-A-1 THE LEGENDS AT HIGHDESERT (BEING COMPRISED OF LT 45-A & TR 1-A THE LEGENDSAT HIGH DESERT) CONT .1106 AC	FROM ERIC & SUSAN	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-T	R-T	Y	N	N	N	N	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-T is an appropriate zoning conversion given the zoning in the surrounding area.
55	701 Roma Ave NW Albuquerque, NM 87102	101405808608432007	* 138 012ARMIJO BROS ADD L138 TO 140	701 ENTERPRISE LLC	CONSISTENCY	SU-2 / DNA-MR	R-ML	R-MH	R-MH	Y	N	N	N	N	The existing use on the property (bed and breakfast) is legally nonconforming. This use is first permissible as a primary use in the R-MH zone district, which is an appropriate zone conversion for this property.
56	6216 Rio Hondo Dr NE Albuquerque, NM 87109	101906226719440641	* 012 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SEIBERT JACK E	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
57	7416 Cielo Grande NE Albuquerque, NM 87109	101906217030221712	* 12 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SCROGGINS RICK & BALDWIN CAROLYN KAY	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
58	7412 Cielo Grande NE Albuquerque, NM 87109	101906216430221713	* 13 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	HUDSON JAMES F & SANDRA R	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
59	6640 Casa Loma NE Albuquerque, NM 87109	101906217327421608	* 4 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	REED RAY P & MARY W TRUSTEES REED RVLT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
60	7501 Tamarron PI NE Albuquerque, NM 87109	101906222020140652	* 001 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	LACKEY ALAN W & FAEYLYN WYLDER LACKEY	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
61	6704 Vista del Monte NE Albuquerque, NM 87109	101906218829320121	* 21 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	LEE DAVID HAU TAK & GEORGETTE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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62	6100 Rio Hondo Dr NE Albuquerque, NM 87109	101906226815140630	* 023 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	STOCKTON J B JR & BROYLES LINDA L TRUSTEES STOCKTON & BROYLES LVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
63	7523 Quemado Ct NE Albuquerque, NM 87109	101906223724631006	* 6 6 REPLAT OF THE THIRD PORTION OF TRACT M UNIT 2 BEAR CANYON VILLAGE	SANCHEZ LANCE & MELISSA	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
64	7412 Burlison Dr NE Albuquerque, NM 87109	101906213923430655	*17G 5 A REPLAT OF THE CENTRAL PORTION OF TRACT G BLK 5 BEAR CANYON VILLAGE UNIT	RICKER KARL S	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
65	7436 Burlison Dr NE Albuquerque, NM 87109	101906216423030661	* B 5 A REPL OF LTS 9-G THRU 15-G IN TR G BLK 5 OF UNIT #2 OF BEAR CANYON VILLAGE ADDN CONT 0.1295 AC	SOFILKANICH RICHARD R & JANICE L TRUSTEES SOFILKANICH LVT	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
66	7432 Burlison Dr NE Albuquerque, NM 87109	101906215923130660	* C 5 A REPL OF LTS 9-G THRU 15-G IN TR G BLK 5 OF UNIT #2 OF BEAR CANYON VILLAGE ADDN CONT 0.1062 AC	MCINTYRE DONALD C TRUSTEE MCINTYRE RVT	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
67	6620 Vista del Monte NE Albuquerque, NM 87109	101906219028220119	* 19 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	BATY LINDA S	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
68	6117 Rio Hondo Dr NE Albuquerque, NM 87109	101906226717531910	* 010 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	CLYNE TRAVIS A & BURDETT MARIE VALOIS	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
70	6128 Quemado Dr NE Albuquerque, NM 87109	101906224318231903	* 016 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	HALEY MICHAEL D & STEVENS DONALD L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
71	6220 Rio Hondo Dr NE Albuquerque, NM 87109	101906226219840642	* 011 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SANCHEZ HERMAN JR	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
72	6224 Rio Hondo Dr NE Albuquerque, NM 87109	101906225920140643	* 010 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	GEARY DAVID L TRUSTEE GEARY RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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73	6204 Rio Hondo Dr NE Albuquerque, NM 87109	101906227818440638	* 015 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	DUDLEY TONIMARIE S & JAMES N JR	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
74	6101 Rio Hondo Dr NE Albuquerque, NM 87109	101906225516131906	* 014 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	JOHNSON SHIRLEY A & FRANK L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
75	6215 Rio Hondo Dr NE Albuquerque, NM 87109	101906225718131912	* 008 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	AMBRIZ MAURICIO A	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
76	6105 Rio Hondo Dr NE Albuquerque, NM 87109	101906225916531907	LT 13 BLK 4 TRACT M UNIT 2 BEAR CANYON VILLAGE ADDNCONT 0.10 AC	RUSSO GENEVIEVE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
77	7500 Tamarron PI NE Albuquerque, NM 87109	101906222918931901	* 001 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	RENEGAR MARY DELORA	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
78	7517 Tamarron PI NE Albuquerque, NM 87109	101906223721140648	* 005 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	KEARNY MAY E C/O STEPHANIE KEARNY	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
79	6120 Quemado Dr NE Albuquerque, NM 87109	101906224916931905	* 018 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	ROTHBERG RIHA	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
80	7526 Quemado Ct NE Albuquerque, NM 87109	101906222622831014	* 5-A 5 A REPL OF LOTS 5 & 6 BLK 5 IN A REPL OF THE THIRD PORT OF TR "M" OF UNIT # BEAR CANYON VILLAGE ADD'N	BRUSKAS JAMES L & MARY E	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
81	6635 Casa Loma NE Albuquerque, NM 87109	101906216929221709	* 9 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	ROMERO LEONARDO R JR	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
82	7531 Quemado Ct NE Albuquerque, NM 87109	10190622423231008	* 8 6 REPLAT OF THE THIRD PORTION OF TRACT M UNIT 2 BEAR CANYON VILLAGE	MATTHES SUZANNE V TRUSTEE MATTHES RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
83	6420 Truchas Dr NE Albuquerque, NM 87109	101906212823330627	LOT 18G PLAT OF LTS 18G, 19G, 20G & 21G BLK 5 BEAR CANYON VILLAGE UNIT 2 REPL OF TR G CONT 3,815 SQ FT M/L	AMBROGI BONNIE JEAN	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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84	7428 Marilyn NE Albuquerque, NM 87109	101906216825320108	* 8 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SCHOOLEY WILLIAM M & MELISSA L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
85	7432 Marilyn NE Albuquerque, NM 87109	101906217325220109	* 9 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	EVANS BONNIE DEAN LVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
89	7416 Marilyn Ave NE Albuquerque, NM 87109	101906215325620105	* 5 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	MOORS RICHARD E & CHRISTINE E	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
90	7427 Marilyn Ave NE Albuquerque, NM 87109	101906217026321604	* 8 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	DUNNING STEVEN H & ALICE HOLLY SPEAGLE CO TRUSTEES OF THE STEVEN H DUNNING ETAL	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
91	7433 Marilyn Ave NE Albuquerque, NM 87109	101906217526321605	* 7 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	NARVAEZ GILBERT & CELMIRA	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
92	7424 Marilyn Ave NE Albuquerque, NM 87109	101906216325420107	* 7 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SILVA NARSISO S TRUSTEE SILVA RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
93	6612 Vista del Monte NE Albuquerque, NM 87109	101906219227220117	* 17 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	TARIN ELIZABETH S	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
94	6608 Vista del Monte NE Albuquerque, NM 87109	101906219326720116	* 16 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	BACA ESTHER C	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
95	6604 Vista del Monte NE Albuquerque, NM 87109	101906219526320115	* 15 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	EVERETT CHARLES W	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
96	6700 Vista del Monte NE Albuquerque, NM 87109	101906218928720120	* 20 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	KLEINER MARK L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
97	6631 Casa Loma NE Albuquerque, NM 87109	101906216429321708	* 8 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	ROSS BINNIE LYNN RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
98	6636 Casa Loma NE Albuquerque, NM 87109	101906216827421609	* 3 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	HALL LINDSEY	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
99	6627 Casa Loma NE Albuquerque, NM 87109	101906215829321707	* 7 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SYLVESTER CHARLES & ERMA TRUSTEES SYLVESTER RVT	CONSISTENCY	R-3	R-T, R-MH	R-T	R-T	N	Y	Y	N	N	This property is eligible for a zoning conversion as a voluntary downzone and because there is a floating zone line across the property. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
100	6628 Casa Loma NE Albuquerque, NM 87109	101906215727521611	* 1 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	PADILLA STEVEN	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
101	7408 Cielo Grande NE Albuquerque, NM 87109	101906216030321714	* 14 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	GORDON CAROLYN	CONSISTENCY	R-3	R-T, R-MH	R-T	R-T	N	Y	Y	N	N	This property is eligible for a zoning conversion as a voluntary downzone and because there is a floating zone line across the property. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
102	6432 Truchas NE Albuquerque, NM 87109	101906213124330672	LOT 21G PLAT OF LTS 18G, 19G, 20G & 21G BLK 5 BEAR CANYON VILLAGE UNIT 2 REPL OF TR G CONT 4,888 SQ FT M/L	UNDERWOOD BRENDA G	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
109	5901 Wyoming NE (Tr A-4A) Albuquerque, NM 87109	101906238506340402	TR A-4A PLAT FOR TRACTS A-1A AND A-4A NORTH TOWN PLAZA(BEING COMPRISED OF TRACTS A-1 AND A-4 NORTH TOWNPLAZA) CONT 13.2267 AC	WRI NORTH TOWNE LLC C/O WEINGARTEN REALTY INVESTORS	CHANGE	SU-1/ SHOPPING CNTR	MX-L	MX-M	MX-M	Y	N	N	N	N	This shopping center includes establishments over 10,000 SF in size but less than 50,000 SF, which means it is considered "general retail, medium," which is legally nonconforming in the MX-L zone district. This use is first allowed in the MX-M zone district, so that is an appropriate zone conversion.
110	7423 Cielo Grande NE Albuquerque, NM 87109	101906218630920124	* 24 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	IVENER BRIAN & BONNIE TRUSTEES IVENER TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
111	7417 Cielo Grande NE Albuquerque, NM 87109	101906217531020126	* 25 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	ROBERTSON FRANCES JEANNE TRUSTEE ROBERTSON LVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
112	7509 Tamarron PI NE Albuquerque, NM 87109	101906222920740650	* 003 003 A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT# 2 BEAR CANYON VILLAGE	ROGERS MICHAEL F & ELISE T	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
113	7504 Tamarron PI NE Albuquerque, NM 87109	101906223319131918	* 002 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	ROVETO MELISSA A	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
114	9201, 9209, 9213, 9212, 9204, 9200 Desert Ridge Pointe Ct NE (Desert Ridge Point Subdivision) Albuquerque, NM 87122	101906526607040203; 101906527307040204; 101906528007040205; 101906527205940201; 101906528105940208; 101906528905940207	SUBDIVISION CONT .1968 AC; LT 4 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1937 AC; LT 5 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1937 AC; LT 1 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .2517 AC; LT 8 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .2518 AC; LT 7 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1671 AC	ABQ DEVELOPMENT LLC	CONSISTENCY	R-D / 7 DU/A	PD	R-T	R-1B	N	N	N	Y	Y	This property is undeveloped and was previously R-D, so Criterion 4 applies. The 6 combined parcels equal less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the previous entitlements of 7 DU/acre.
115	Wilderness Canyon at High Desert Albuquerque, NM 87111	102306148226710518; 102306148525910517; 102306149025610516; 102306149525310515; 102306150225010514; 102306150724410513; 102306151023410511; 102306151022810510; 102306150822110509; 102306149722610508; 102306149022910507; 102306148323210506; 102306147523410505; 102306147624110504; 102306147524710503; 102306147325310502; 102306147125910501; 102306147925110603; 102306148824310601; 102306149723810602	LOTS 1-19 P-1 PLAT OF WILDERNESS CANON AT HIGH DESERT (TRACT A-10F WILDERNESS CANON AT HIGH DESERT); TR A PLAT OF WILDERNESS CANON AT HIGH DESERT (TRACT A-10F WILDERNESS CANON AT HIGH DESERT) CONT .6321 AC	ABQ DEVELOPMENT LLC	CONSISTENCY	SU-2 / HD/R-R	PD	R-T	R-T	N	N	N	Y	N	This area is undeveloped and was previously zoned SU-2/R-R in the High Desert SDP, so Criterion 4 applies. The SU-2/R-R zone allowed a mix of low density residential and small-scale multi-family development. R-T is an appropriate zone conversion given the previous entitlements and the fact that the area has already been subdivided in a single-family or townhouse pattern.
116	7420 Marilyn Ave NE Albuquerque, NM 87109	101906215825520106	* 6 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	DEHERRERA LENA A	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
117	7509 Quemado Ct NE Albuquerque, NM 87109	101906222224331003	* 3 6 REPLAT OF THE THIRD PORTION OF TRACT M OF UNIT 2 BEARCANYON VILLAGE	RODRIGUEZ ANGEL E & ROBERTA J	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
118	7452 Burlison Dr NE Albuquerque, NM 87109	101906218022930665	*07G 5 REPLAT OF THE CENTRAL PORTION OF TRACT G BLK 5 BEAR CANYON VILLAGE UNIT 2	ERAS SHARON GOODRICH	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
119	6200 Quemado Dr NE Albuquerque, NM 87109	101906223518131902	* 015 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	POTTS RADA LYNN	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
120	7415 Marilyn Ave NE Albuquerque, NM 87109	101906215426521601	* 11 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	VALDEZ DALE & NORMA H	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
121	1604 Walter St SE Albuquerque, NM 87102	101405646622211404	LTS 9-A & 9-B BLK 47 SUMMARY PLAT SHOWING REDIVISION OF LOT9 BLOCK 47 NOW LOTS 9-A & 9-B OF EASTERN ADDITIONCONT .1630 AC +/-	JUDKINS JOHN W	CONSISTENCY	SU-2 / MR	R-1A	R-ML	R-T	Y	N	N	N	N	The existing use on this property (duplex) is nonconforming, so it qualifies for the zoning conversion process. Duplex is first allowed in this configuration in the R-T zone district, so that is an appropriate zone conversion for this property.
124	501 Yale Blvd SE Albuquerque, NM 87106	101505649949910904	TR A OF MUNICIPAL ADDN #14 CONT 7.2974 AC	CITY OF ALBUQUERQUE	CHANGE	SU-2 / YCC	MX-M	NR-C	NR-C	Y	N	N	N	N	This transit facility includes storage and repair of heavy vehicles (buses), which is nonconforming in the MX-M zone. This use is first allowed in NR-C, so that is an appropriate zone conversion for this property.
125	Western Trail between Unser and Atrisco Albuquerque, NM 87120	101006150616140712	TR C BULK PLAT FOR TRACTS A, B, C & D LAVA TRAILSSUBDIVISION CONT .8246 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / FOR RESIDENTIAL	PD	MX-L	MX-L	N	N	N	Y	Y	This property was previously zoned SU-1 and is undeveloped, so Criterion #4 applies. It is also PD less than 2 acres, so Criterion #5 applies as well. A conversion to MX-L would be consistent with the properties to the west. The property immediately abutting to the west is also owned by CABQ Transit, so a conversion to MX-L would make the zoning for the entire premises consistent.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
126	9000 Sunset Gardens SW Albuquerque, NM 87121	100905629141820312	LT E PORT OF TR 40 UNIT 2 TOWN OF ATRISCO GRANTCONT 1.4800 AC	RIOS BENEDICTO JR & RIOS GABRIEL	CONSISTENCY	R-D / R-1	PD	MX-L	MX-T	N	N	N	Y	Y	This property is undeveloped and was previously zoned R-D, so Criterion #4 applies. It is also PD less than 2 acres, so Criterion #5 applies as well. The property is at a corner adjacent to NR-BP, where some non-residential development may be appropriate, but is abutting R-1 zoned land, so MX-T is an appropriate zone conversion to allow for transitional development.
127	7023 Calle Almeria NE Albuquerque, NM 87113	101606246149510951	LOT 34 P1 PLAT OF BERNADO DEL NORTE SUBDIVISIONA REPLAT OF TRACT J VISTA DEL NORTE CONT .1117 AC	SCHWARZ MARIAN R & CEPEDA LIDIA	CONSISTENCY	R-T	R-T	R-1	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
128	5809 Anaheim Ave NE Albuquerque, NM 87199	101806417916730806	*10 2 WEST VUMOOR SUBD REPLAT OF LTS 11 12 21 22 & W 52FT OF LTS 13 & 20 BLK 15	JOHNSON WILLIAM H & M KAY TRUSTEE JOHNSON TRUST	CONSISTENCY	SU-2 / SU-1 MH SUBD OR SU-2 C	PD	MX-T	R-MC	N	N	N	N	Y	This lot is zoned PD and is less than the 2 acre size threshold for PD, so this property qualifies for the zoning conversion under Criterion #5. The existing use on this property (mobile home) is only allowed in the R-MC zone district, so R-MC is the only appropriate zoning conversion for this property.
129	6228 Caramel Dr NE Albuquerque, NM 87113	101806424317131130	* A 002VUE-MOR ADDN COMP PORTION LT 14 & 15 & 18 BLK 15 TR A UNIT B NORTH ALBUQUE	JOHNSON WILLIAM H & MARY KAY TRUSTEE JOHNSON TRUST	CONSISTENCY	SU-2 / SU-1 MH SUBD OR SU-2 NC	PD	MX-T	R-MC	N	N	N	N	Y	This lot is zoned PD and is less than the 2 acre size threshold for PD, so this property qualifies for the zoning conversion under Criterion #5. The existing use on this property (mobile home) is only allowed in the R-MC zone district, so R-MC is the only appropriate zoning conversion for this property.
130	5815 Anaheim Ave NE Albuquerque, NM 87113	101806418516730807	*9 2 WEST VUMOOR SUBD REPLAT OF LTS 11 12 21 22 & W52 FT OF LTS 13 & 20 BLK 15	JOHNSON M KAY & WILLIAM H TRUSTEE JOHNSON TRUST	CONSISTENCY	SU-2 / SU-1 MH SUBD OR SU-2 C	PD	MX-T	R-MC	N	N	N	N	Y	This lot is zoned PD and is less than the 2 acre size threshold for PD, so this property qualifies for the zoning conversion under Criterion #5. The existing use on this property (mobile home) is only allowed in the R-MC zone district, so R-MC is the only appropriate zoning conversion for this property.
131	9020 El Ojito Ct NW Albuquerque, NM 87114	101206430742312131	LT 8 PLAT OF LAS MIRADAS TOWNHOUSESCONT .1743 AC	ULIBARRI JOSEPH	CONSISTENCY	SU-1 / PDA TO INCLUDE C-3 USES	NR-C	R-T	R-T	Y	N	N	N	N	The single-family home on this property is non-conforming because Residential uses are not allowed in the NR-C zone. R-T is an appropriate zone conversion for this area that is planned for single-family or townhouse dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
133	5200 Edwards Dr NE Albuquerque, NM 87111	102106142335610216	LT 7A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 5,400 SQ FT M/L	WHELAND JAMIE MARIE & GEBEL CHRIS	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
134	10416 Oso Grande NE Albuquerque, NM 87111	102106131033811728	* 4 3 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	OLIVER NORMA A	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
135	6301 Orfeo Trail NW Albuquerque, NM 87114	101006516102531906	LT 104 PLAT OF VITTORIA SUBDIVISION AT VENTANA RANCHA REPLAT OF TRACT J VENTANA RANCH CONT .1439 AC	BEVINS LAUREL L & ROGER D	CONSISTENCY	R-2	R-ML	R-1A	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size and have detached single-family dwellings, R-1A is an appropriate zone conversion.
138	Tennyson St NE Albuquerque, NM 87122	102206249148210202; All/portion of 102206249148210201	TR N-3-A BULK LAND PLAT TRS N-3- A & N-7-A TANOAN PROPERTIES (BEING A REPL OF TRS N-3, N-4 & N- 7 REVISION PLAT OF TANOAN PROPERTIES) CONT 13.8323 AC; TR N-2 (EXC PORT OUT TO R/W) OF TANOAN PROPERTIES CONT 1.9840 AC M/L OR 86,423 SQ FT M/L	AMERICUS LLC	CONSISTENCY	R-D / 24 DU/A MAX NOT TO EXCEED 321 UNITS	PD	R-MH	R-MH	N	N	N	Y	N	This undeveloped property was previously zoned R-D, so Criterion #4 applies. R-MH is an appropriate zoning conversion given the surrounding context.
139	Tennyson St NE Albuquerque, NM 87122	102306201035120302	TRACT 18 PLAT OF HIGH DESERT CONT 4.6794 AC M/L OR 203,835 SQ FT M/L	AMERICUS LLC	CONSISTENCY	R-D	PD	MX-L	MX-L	N	N	N	Y	N	This undeveloped property was previously zoned R-D, so Criterion #4 applies. The property abuts Tramway Blvd and Academy Rd, as well as an MX-L zone district to the west, so MX-L is an appropriate zone conversion.
141	4924 Purcell Dr NE Albuquerque, NM 87111	102106138426710819	LT 40-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 5,205 SF M/L	MCGULGAN JANE LINCOLN & ROSS JOHN THEODORE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
142	4400 Paseo del Norte NE Albuquerque, NM 87113	101706304049120145 CA	TR OF LAND WITHIN N/2 NW/4 NW/4 NW/4 SEC 23 T11N R3E EXC NLY	PUBLIC SERVICE CO OF NM	CHANGE	IP	NR-BP	NR-GM	NR-GM	N	N	N	N	Y	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. This lot is part of a premises with the lot to the south, which is proposed to convert to NR-GM due to the nonconforming use on that lot, so NR-GM is an appropriate zone conversion.
143	6632 Casa Loma NE Albuquerque, NM 87109	101906216227521610	* 2 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	OBOROTOVA MARINA A	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Criteria 1: Nonconforming Use

Form ID ^A	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
^A indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
PROPERTIES IN AREA OF CHANGE										
12	113 Alvarado Dr. NE Albuquerque, NM 87108	101805712619132503	* 019 035TIJERAS PLACE L19 20 21 22 & L23	HERMANN STEVEN G & RONDA L	CHANGE	C-3	MX-H	NR-C	NR-C	Plastics manufacturing, the existing use on the property, is considered light manufacturing, which is nonconforming in the MX-H zone district. This use is first permissive as a primary use in the NR-C zone district, so NR-C is an appropriate zone conversion.
21	514 McKnight NW Albuquerque, NM 87102	101405921010831410	LT 5 BLK 7 BEZEMEK ADDN (EXCL PORT OUT TO R/W)	GARCIA FELIPE	CHANGE	S-MI	NR-LM	R-ML	MX-T	Primary residential uses are nonconforming in NR-LM. Single-family use is permissive in MX-T, which is the most appropriate zone conversion given the surrounding industrial zoning.
36	1315 Mountain Rd NW Albuquerque, NM 87104	101305841832711401	LT 17A PLAT OF LOT 17-A BALLING ADDITION NO 1 CONT .9504 AC	MALLARD SIDNEY	CHANGE	S-MR / S-MRN	R-T	MX-L	MX-L	The commercial use on this property is legally nonconforming, so Criterion #1 applies. The existing retail on the property is first allowed permissively as a primary use in MX-L, so MX-L is an appropriate zoning conversion.
38	3501 Coors Blvd NW Albuquerque, NM 87120	101106019522531003	TR A-37-1-A PLAT OF TRACT A-37-1-A NORTHEAST UNIT TOWN OFATRISCO GRANT CONT 4.2236 AC	GLOBAL STORAGE COORS LLC	CHANGE	SU-1 / O-1 FOR INDOOR & OUTDOOR STORAGE	MX-T	MX-L	NR-C	Self-storage with outdoor access to each unit is not allowed in the MX-T zone district. The use is legally nonconforming and is first allowed in NR-C.
46	2221 Edith Blvd SE Albuquerque, NM 87102	101405642005640404	* 011 019TORREON ADD	MACIAS CARMEN M	CHANGE	SU-2 / HC	NR-C	MX-H	MX-T	Single-family dwellings are not allowed in NR-C. This property was made an approved conditional use with the adoption of the South Broadway SDP and is legally nonconforming under the IDO, so this property qualifies for a zoning conversion under Criterion #1. MX-T is an appropriate zoning conversion because it allows single-family dwellings.
50	4400 Paseo del Norte NE Albuquerque, NM 87113	101706309537020175 CA	TR OF LAND WITHIN NW 1/4 SEC 23 T11N R3ECONT 79.9990 AC	PUBLIC SERVICE CO OF NM	CHANGE	IP	NR-BP	NR-GM	NR-GM	The electric generation facility on this property began development prior to the adoption of the first Zoning Code in 1959, so the use is legally nonconforming. Per 14-16-4-3(E)(8)(c), electric generation facilities are only allowed in NR-GM. NR-GM is an appropriate zone conversion.
51	248 Muriel St NE Albuquerque, NM 87123	102105750703440711; 102105750703040712; 102105750703940710	* 014 018EAST CEN BUSINESS; * 013 018EAST CEN BUSINESS; * 015 018EAST CEN BUSINESS	DEL TECH AUTOMOTIVE LLC	CHANGE	SU-2 / C-3	MX-H	NR-C	NR-C	Auto repair and outdoor vehicle storage were allowed uses in the C-3 zone and are no longer allowed in the MX-H zone, so this use is legally nonconforming. Light and heavy vehicle repair is first permissive in NR-C, which would be an appropriate zone conversion. Outdoor vehicle storage would be considered an approved conditional use for this property if the zoning is converted to NR-C.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Criteria 1: Nonconforming Use

Form ID ^A	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
<p align="center">^A indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p>										
109	5901 Wyoming NE (Tr A-4A) Albuquerque, NM 87109	101906238506340402	TR A-4A PLAT FOR TRACTS A-1A AND A-4A NORTH TOWN PLAZA(BEING COMPRISED OF TRACTS A-1 AND A-4 NORTH TOWNPLAZA) CONT 13.2267 AC	WRI NORTH TOWNE LLC C/O WEINGARTEN REALTY INVESTORS	CHANGE	SU-1 / SHOPPING CNTR	MX-L	MX-M	MX-M	This shopping center includes establishments over 10,000 SF in size but less than 50,000 SF, which means it is considered "general retail, medium," which is legally nonconforming in the MX-L zone district. This use is first allowed in the MX-M zone district, so that is an appropriate zone conversion.
124	601 Yale Blvd SE Albuquerque, NM 87106	101505649949910904	TR A OF MUNICIPAL ADDN #14 CONT 7.2974 AC	CITY OF ALBUQUERQUE	CHANGE	SU-2 / YCC	MX-M	NR-C	NR-C	This transit facility includes storage and repair of heavy vehicles (buses), which is nonconforming in the MX-M zone. This use is first allowed in NR-C, so that is an appropriate zone conversion for this property.
PROPERTIES IN AREA OF CONSISTENCY										
4	1718 Broadway Blvd NE Albuquerque, NM 87102	101405850050413133	MRGCD MAP 37 TR 1-D EXC NLY PORTION OUT TO R/W HANNETT AVE NE CONT 0.41 AC	APODACA JESUS F	CONSISTENCY	SU-2 / C-3	MX-M	MX-H	NR-C	The existing use on this property (construction contractor facility and yard) has been in operation since before the adoption of the Zoning Code in 1959 or any Sector Development Plans, so the use is legally nonconforming. This use is first allowed conditionally in MX-H and NR-C. NR-C is a more appropriate zone conversion given the context outside of a Center or a Corridor. This use will be considered and Approved Conditional use in the NR-C zone district.
5	1401 5th St. NW Albuquerque, NM 87102	101405819840022804	* 011 020ALBRIGHT MOORE ADD L 11X12	PATRICK MCCLERNON ARCHTS/ PLANNERS P A	CONSISTENCY	S-R	R-1A	MX-T	MX-T	This property has an office that was made nonconforming by adoption of the IDO. Office is a use that is first permissible in the MX-T zone, which is an appropriate zone conversion.
7	324, 326, 330 Arizona SE Albuquerque, NM 87108	101805731003040220	LOTS 18 THRU 22 BLK 10 FAIR GROUNDS ADD	HILAND MHP LLC	CONSISTENCY	C-3	NR-C	MX-H	R-MC	This is a residential use in a Non-residential zone district, which pre-dates amendments to the Zoning Code prohibiting residential uses, so it is legally nonconforming. The only zone where the existing use (mobile home park) is permissible is R-MC.
9	827 Barelvas Ave. SW Albuquerque, NM 87102	101405703816832310	LT 3-A BLK 1 PLAT OF LT 3-A BLK 1 & LT 1-A BLK 2 OF THE RIOGRANDE PARK ADDN CONT 0.1870 AC M/L OR 8,146 SF M/L	NISLY TIM R	CONSISTENCY	SU-2 / R-1	R-1A	MX-L	R-T	The configuration of the lot with multiple detached dwellings pre-dates zoning, and is therefore legally nonconforming in R-1. R-T is the first zone where multiple dwellings are permissible on one lot.
10 ^A	804 Iron Ave. SW Albuquerque, NM 87102	101305751526643408	* 003 057RAYNOLDS & L4	GARRY MARK C/O 804 IRON LLC	CONSISTENCY	SU-2 / SU-1 MORTUARY	R-1A, MX-M	MX-M	MX-T	A conversion to MX-T would fix the floating zone line on the Bernalillo County Assessor's parcel. MX-T is a transitional zone between MX-M (east) and R-1 (west) and allows the existing uses on the site.
14	1711 Griegos Rd. NW Albuquerque, NM 87107	101306141712141225	MRGCD MAP 31 TR 63A2A1B EXC POR TO R/W GRIEGOS RD NW CONT 0.234 AC	CORE CAPITAL FUNDING LLC C/O MEDINA ELMER	CONSISTENCY	C-1	MX-L	MX-T	MX-T	This property currently has a legally nonconforming single-family use because it existed prior to the establishment of a Zoning Code in 1959. MX-T is an appropriate zone conversion to provide a transition between the MX-L and the R-A zones that are adjacent to this property.

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22	1607 Silver SE Albuquerque, NM 87106	101505732524942504	* 010 054TERRACE ADDN	HAMMOND JAMES W & BARBARA KLINE	CONSISTENCY	SU-2 / SF	R-1B	R-ML	R-T	This property was established as legally nonconforming in 2008 because there are three dwelling units on one lot. The IDO considers these three units to be townhouse units, not multi-family, based on IDO definitions, so R-T is an appropriate zoning conversion.
37	2419 Lead Ave SE Albuquerque, NM 87106	101605709917432102	* 013 010UNIVERSITY HTS ADD	CURTIS RENITA A & WASSEROTT BENJAMIN C	CONSISTENCY	SU-2 / C-1	MX-L	R-ML	R-ML	The single-family use on this property today existed before zoning was established in 1959, so the use is legally nonconforming. R-ML is an appropriate zone conversion for this property because it allows the single-family use and is consistent with the zoning of the surrounding neighborhood.
45	1416 6th St NW Albuquerque, NM 87102	101405818942522809	LTS 22, 23 & 24 BLK 20 ALBRIGHT MOORE ADDITIONCONT .2967 AC +/-	KILMER ERIC	CONSISTENCY	S-R	R-1A	MX-L	MX-L	This use became nonconforming with the adoption of the IDO. MX-L is an appropriate zone conversion as small general retail is first permissible as a primary use in MX-L.
54	6312 Mojave Aster Way NE Albuquerque, NM 87111	102306219426431403	TR 45-A-1 PLAT FOR LT 45-A-1 & TR 1-A- 1 THE LEGENDS AT HIGHDESERT (BEING COMPRISED OF LT 45-A & TR 1- A THE LEGENDSAT HIGH DESERT) CONT .1106 AC	FROW ERIC & SUSAN	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-T	R-T	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-T is an appropriate zoning conversion given the zoning in the surrounding area.
55	701 Roma Ave NW Albuquerque, NM 87102	101405808608432007	* 138 012ARMIJO BROS ADD L138 TO 140	701 ENTERPRISE LLC	CONSISTENCY	SU-2 / DNA-MR	R-ML	R-MH	R-MH	The existing use on the property (bed and breakfast) is legally nonconforming. This use is first permissible as a primary use in the R-MH zone district, which is an appropriate zone conversion for this property.
121	1604 Walter St SE Albuquerque, NM 87102	101405646622211404	LTS 9-A & 9-B BLK 47 SUMMARY PLAT SHOWING REDIVISION OF LOT9 BLOCK 47 NOW LOTS 9-A & 9-B OF EASTERN ADDITIONCONT .1630 AC +/-	JUDKINS JOHN W	CONSISTENCY	SU-2 / MR	R-1A	R-ML	R-T	The existing use on this property (duplex) is nonconforming, so it qualifies for the zoning conversion process. Duplex is first allowed in this configuration in the R-T zone district, so that is an appropriate zone conversion for this property.
131	9020 El Ojito Ct NW Albuquerque, NM 87114	101206430742312131	LT 8 PLAT OF LAS MIRADAS TOWNHOUSESCONT .1743 AC	ULIBARRI JOSEPH	CONSISTENCY	SU-1 / PDA TO INCLUDE C-3 USES	NR-C	R-T	R-T	The single-family home on this property is non-conforming because Residential uses are not allowed in the NR-C zone. R-T is an appropriate zone conversion for this area that is platted for single-family or townhouse dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 2: Voluntary Downzone

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PROPERTIES IN AREA OF CONSISTENCY										
2	8032 Petroglyph Ave. NW Albuquerque, NM 87120	100905938147510921	LOT 1-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED OF TR A-10F PARKWEST UNIT 5 CONT 0.1537 AC M/L OR 6,695 SF M/L	NORDENGREN CAROL SUE	CONSISTENCY	SU-1 / BED & BREAKFAST	R-MH	R-1B	R-1B	This property was formerly zoned SU-1 for Bed and Breakfast, which converted to R-MH, where that use is first allowed permissively. The property is not being used as a bed and breakfast and the property owner has requested a downzone to R-1B, which is an appropriate zone conversion.
11	10750 Gemini Ct. NW Albuquerque, NM 87114	101106621937120820	LOT 49 PLAT FOR PARADISE SKIES UNIT 1 CONT 0.2454 AC M/L OR 10,690 SF M/L	SEHORN BARBARA	CONSISTENCY	R-T	R-T	R-1B	R-1B	This property is eligible for a zoning conversion as a voluntary downzone. R-1B is an appropriate zone conversion for this property.
15	5226 Edwards Dr Albuquerque, NM 87111	102106141337810222	LT 1A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 8,250 SQ FT M/L	FASS ROBERT M & LINDA R	CONSISTENCY	SU-1 / PRD	R-T	R-1C	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
16	6200 Rio Hondo Dr. NE Albuquerque, NM 87109	101906228118040637	* 016 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	STRUB JEANE E	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
23	10308 Camino del Oso NE Albuquerque, NM 87111	10210613222340603	*3 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .0964 AC MORE OR LESS	BAKER EDWIN C & ELIZABETH S CO-TRUSTEES BAKER RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
24	6223 Rio Hondo Dr. NE Albuquerque, NM 87109	101906224919031914	* 006 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	JERSAK MERVIN B & BRENDA L	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
25	6113 Rio Hondo Dr NE Albuquerque, NM 87109	101906226317131909	*11 4 A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	CALLAHAN MELINDA SUE	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
26	7513 Tamarron PI NE Albuquerque, NM 87109	101906223320940649	* 004 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SPRINGER ERIC J TRUSTEE SPRINGER TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
27	6124 Rio Hondo Dr NE Albuquerque, NM 87109	101906228717640636	* 017 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BREHM DEBBIE A	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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Criteria 2: Voluntary Downzone

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28	6108 Rio Hondo Dr NE Albuquerque, NM 87109	101906227315940632	* 021 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 OF BEAR CANYON VILLA	ARAGON VIRGINIA & BREHM DEBBIE	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
29	6211 Rio Hondo Dr NE Albuquerque, NM 87109	101906226017931911	* 009 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	KIRKPATRICK CAROLYN ROSE & JOHN ROY	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
30	6228 Rio Hondo Dr NE Albuquerque, NM 87109	101906225620640644	* 009 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BROOKOVER JOANNE TRUSTEE OF RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
31	7521 Tamarron Pl NE Albuquerque, NM 87109	101906224121440647	LOT 6 BLK 3 BEAR CANYON VILLAGE UNIT 2 (A REPL OF THE SECOND PORT OF TR M) CONT 0.1610 AC M/L OR 7,013 SQ FT M/L	STUMP LORETTA M TRUSTEE STUMP RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
32	6236 Rio Hondo NE Albuquerque, NM 87109	101906224821640646	* 007 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BLACK SUSAN J MCHALE & JOHN F	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
33	6208 Rio Hondo NE Albuquerque, NM 87109	101906227318840639	* 014 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	COOK LOIS J	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
34	6109 Rio Hondo Pl NE Albuquerque, NM 87109	101906226116931908	* 012 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SAKALA KAREN J	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
41	6219 Rio Hondo Dr NE Albuquerque, NM 87109	101906225218631913	* 007 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	RONEY ANSEL LOUISE	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
42	6104 Rio Hondo Dr NE Albuquerque, NM 87109	101906227015140631	* 022003 A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	HARTSELL SHARON	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
43	6232 Rio Hondo Dr NE Albuquerque, NM 87109	101906225221040645	* 008 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	VENCZEL EVA V	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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44	6112 Rio Hondo Dr NE Albuquerque, NM 87109	101906227716140633	* 020 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 OF THE BEAR CANYON V	DELGADO JOSE F & DONNA M CO-TRUSTEES DELGADO RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
47	7512 Tamarron Pl NE Albuquerque, NM 87109	101906224119631916	* 004 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	MULLEN THOMAS ALBERT & LYNDAL EA TRUSTEES MULLEN TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
48	210 San Pasquale NW Apt E Albuquerque, NM 87104	101305819725220637	* E OF SAN PASQUALE PLACE BEING A DIV OF TR 57 MRGCD MAP #38 CONT 2685 SQ FT	POPP MARIE	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone to R-T.
49	10410 Oso Grande Rd NE Albuquerque, NM 87111	102106130633811729	* 3 3 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	BERUBE WAYNE PATRICK	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
52	8512 Tierra Morena Pl NE Albuquerque, NM 87122	102006405231921307	LT 14-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1964 AC +/-	DURAN JUANITA C	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	This property is eligible for a zoning conversion as a voluntary downzone. R-1B is an appropriate zone conversion for this property.
53	8419 Tierra Morena Pl NE Albuquerque, NM 87122	102006401433521316	LT 5-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1215 AC +/-	DURAN JUANITA C	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	This property is eligible for a zoning conversion as a voluntary downzone. R-1B is an appropriate zone conversion for this property.
56	6216 Rio Hondo Dr NE Albuquerque, NM 87109	101906226719440641	* 012 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SEIBERT JACK E	CONSISTENCY	R-3	R-MH		R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
57	7416 Cielo Grande NE Albuquerque, NM 87109	101906217030221712	* 12 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SCROGGINS RICK & BALDWIN CAROLYN KAY	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
58	7412 Cielo Grande NE Albuquerque, NM 87109	101906216430221713	* 13 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	HUDSON JAMES F & SANDRA R	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
59	6640 Casa Loma NE Albuquerque, NM 87109	101906217327421608	* 4 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	REED RAY P & MARY W TRUSTEES REED RVLT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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Criteria 2: Voluntary Downzone

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60	7501 Tamarron Pl NE Albuquerque, NM 87109	101906222020140652	* 001 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	LACKEY ALAN W & FAEYLYN WYLDER LACKEY	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
61	6704 Vista del Monte NE Albuquerque, NM 87109	101906218829320121	* 21 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	LEE DAVID HAU TAK & GEORGETTE	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
62	6100 Rio Hondo Dr NE Albuquerque, NM 87109	101906226815140630	* 023 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	STOCKTON J B JR & BROYLES LINDA L TRUSTEES STOCKTON & BROYLES LVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
63	7523 Quemado Ct NE Albuquerque, NM 87109	101906223724631006	* 6 6 REPLAT OF THE THIRD PORTION OF TRACT M UNIT 2 BEAR CANYON VILLAGE	SANCHEZ LANCE & MELISSA	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
64	7412 Burlison Dr NE Albuquerque, NM 87109	101906213923430655	*17G 5 A REPLAT OF THE CENTRAL PORTION OF TRACT G BLK 5 BEAR CANYON VILLAGE UNIT	RICKER KARL S	CONSISTENCY	R-2	R-ML	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
65	7436 Burlison Dr NE Albuquerque, NM 87109	101906216423030661	* B 5 A REPL OF LTS 9-G THRU 15-G IN TR G BLK 5 OF UNIT #2 OF BEAR CANYON VILLAGE ADDN CONT 0.1295 AC	SOFILKANICH RICHARD R & JANICE L TRUSTEES SOFILKANICH LVT	CONSISTENCY	R-2	R-ML	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
66	7432 Burlison Dr NE Albuquerque, NM 87109	101906215923130660	* C 5 A REPL OF LTS 9-G THRU 15-G IN TR G BLK 5 OF UNIT #2 OF BEAR CANYON VILLAGE ADDN CONT 0.1062 AC	MCINTYRE DONALD C TRUSTEE MCINTYRE RVT	CONSISTENCY	R-2	R-ML	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
67	6620 Vista del Monte NE Albuquerque, NM 87109	101906219028220119	* 19 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	BATY LINDA S	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
68	6117 Rio Hondo Dr NE Albuquerque, NM 87109	101906226717531910	* 010 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	CLYNE TRAVIS A & BURDETT MARIE VALOIS	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 2: Voluntary Downzone

Form ID ^A	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
<p align="center">^A indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p>										
70	6128 Quemado Dr NE Albuquerque, NM 87109	101906224318231903	* 016 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	HALEY MICHAEL D & STEVENS DONALD L	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
71	6220 Rio Hondo Dr NE Albuquerque, NM 87109	101906226219840642	* 011 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SANCHEZ HERMAN JR	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
72	6224 Rio Hondo Dr NE Albuquerque, NM 87109	101906225920140643	* 010 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	GEARY DAVID L TRUSTEE GEARY RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
73	6204 Rio Hondo Dr NE Albuquerque, NM 87109	101906227818440638	* 015 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	DUDLEY TONIMARIE S & JAMES N JR	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
74	6101 Rio Hondo Dr NE Albuquerque, NM 87109	101906225516131906	* 014 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	JOHNSON SHIRLEY A & FRANK L	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
75	6215 Rio Hondo Dr NE Albuquerque, NM 87109	101906225718131912	* 008 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	AMBRIZ MAURICIO A	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
76	6105 Rio Hondo Dr NE Albuquerque, NM 87109	101906225916531907	LT 13 BLK 4 TRACT M UNIT 2 BEAR CANYON VILLAGE ADDNCONT 0.10 AC	RUSSO GENEVIEVE	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
77	7500 Tamarron Pl NE Albuquerque, NM 87109	101906222918931901	* 001 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	RENEGAR MARY DELLORA	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
78	7517 Tamarron Pl NE Albuquerque, NM 87109	101906223721140648	* 005 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	KEARNY MAY E C/O STEPHANIE KEARNY	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
79	6120 Quemado Dr NE Albuquerque, NM 87109	101906224916931905	* 018 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	ROTHBERG RIHA	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 2: Voluntary Downzone

Form ID^	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
^ indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
80	7526 Quemado Ct NE Albuquerque, NM 87109	101906222622831014	* 5-A 5 A REPL OF LOTS 5 & 6 BLK 5 IN A REPL OF THE THIRD PORT OF TR "M" OF UNIT # BEAR CANYON VILLAGE ADD'N	BRUSKAS JAMES L & MARY E	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
81	6635 Casa Loma NE Albuquerque, NM 87109	101906216929221709	* 9 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	ROMERO LEONARDO R JR	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
82	7531 Quemado Ct NE Albuquerque, NM 87109	101906224223231008	* 8 6 REPLAT OF THE THIRD PORTION OF TRACT M UNIT 2 BEAR CANYON VILLAGE	MATTHES SUZANNE V TRUSTEE MATTHES RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
83	6420 Truchas Dr NE Albuquerque, NM 87109	101906212823330627	LOT 18G PLAT OF LTS 18G, 19G, 20G & 21G BLK 5 BEAR CANYON VILLAGE UNIT 2 REPL OF TR G CONT 3,815 SQ FT M/L	AMBROGI BONNIE JEAN	CONSISTENCY	R-2	R-ML	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
84	7428 Marilyn NE Albuquerque, NM 87109	101906216825320108	* 8 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SCHOOLEY WILLIAM M & MELISSA L	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
85	7432 Marilyn NE Albuquerque, NM 87109	101906217325220109	* 9 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	EVANS BONNIE DEAN LVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
89	7416 Marilyn Ave NE Albuquerque, NM 87109	101906215325620105	* 5 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	MOORS RICHARD E & CHRISTINE E	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
90	7427 Marilyn Ave NE Albuquerque, NM 87109	101906217026321604	* 8 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	DUNNING STEVEN H & ALICE HOLLY SPEAGLE CO TRUSTEES OF THE STEVEN H DUNNING ETAL	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
91	7433 Marilyn Ave NE Albuquerque, NM 87109	101906217526321605	* 7 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	NARVAEZ GILBERT & CELMIRA	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 2: Voluntary Downzone

Form ID ^A	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
^A indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
92	7424 Marilyn Ave NE Albuquerque, NM 87109	101906216325420107	* 7 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SILVA NARSISO S TRUSTEE SILVA RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
93	6612 Vista del Monte NE Albuquerque, NM 87109	101906219227220117	* 17 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	TARIN ELIZABETH S	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
94	6608 Vista del Monte NE Albuquerque, NM 87109	101906219326720116	* 16 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	BACA ESTHER C	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
95	6604 Vista del Monte NE Albuquerque, NM 87109	101906219526320115	* 15 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	EVERETT CHARLES W	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
96	6700 Vista del Monte NE Albuquerque, NM 87109	101906218928720120	* 20 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	KLEINER MARK L	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
97	6631 Casa Loma NE Albuquerque, NM 87109	101906216429321708	* 8 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	ROSS BINNIE LYNN RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
98	6636 Casa Loma NE Albuquerque, NM 87109	101906216827421609	* 3 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	HALL LINDSEY	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
99*	6627 Casa Loma NE Albuquerque, NM 87109	101906215829321707	* 7 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SYLVESTER CHARLES & ERMA TRUSTEES SYLVESTER RVT	CONSISTENCY	R-3	R-T, R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone and because there is a floating zone line across the property. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
100	6628 Casa Loma NE Albuquerque, NM 87109	101906215727521611	* 1 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	PADILLA STEVEN	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Criteria 2: Voluntary Downzone

Form ID^	Property Address	UPC	Legal Description	Owner Name	Development		Requested Zone	Recom- mended Zone	Staff Notes	
					Area	Pre-IDO Zone				
^ indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
101*	7408 Cielo Grande NE Albuquerque, NM 87109	101906216030321714	* 14 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	GORDON CAROLYN	CONSISTENCY	R-3	R-T, R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone and because there is a floating zone line across the property. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
102	6432 Truchas NE Albuquerque, NM 87109	101906213124330672	LOT 21G PLAT OF LTS 18G, 19G, 20G & 21G BLK 5 BEAR CANYON VILLAGE UNIT 2 REPL OF TR G CONT 4,888 SQ FT M/L	UNDERWOOD BRENDA G	CONSISTENCY	R-2	R-ML	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
110	7423 Cielo Grande NE Albuquerque, NM 87109	101906218630920124	* 24 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	IVENER BRIAN & BONNIE TRUSTEES IVENER TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
111	7417 Cielo Grande NE Albuquerque, NM 87109	101906217531020126	* 25 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	ROBERTSON FRANCES JEANNE TRUSTEE ROBERTSON LVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
112	7509 Tamarron Pl NE Albuquerque, NM 87109	101906222920740650	* 003 003 A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT# 2 BEAR CANYON VILLAGE	ROGERS MICHAEL F & ELISE T	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
113	7504 Tamarron Pl NE Albuquerque, NM 87109	101906223319131918	* 002 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	ROVETO MELISSA A	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
116	7420 Marilyn Ave NE Albuquerque, NM 87109	101906215825520106	* 6 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	DEHERRERA LENA A	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
117	7509 Quemado Ct NE Albuquerque, NM 87109	101906222224331003	* 3 6 REPLAT OF THE THIRD PORTION OF TRACT M OF UNIT 2 BEAR CANYON VILLAGE	RODRIGUEZ ANGEL E & ROBERTA J	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
118	7452 Burlison Dr NE Albuquerque, NM 87109	101906218022930665	*07G 5 REPLAT OF THE CENTRAL PORTION OF TRACT G BLK 5 BEAR CANYON VILLAGE UNIT 2	ERAS SHARON GOODRICH	CONSISTENCY	R-2	R-ML	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
119	6200 Quemado Dr NE Albuquerque, NM 87109	101906223518131902	* 015 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	POTTS RADA LYNN	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Criteria 2: Voluntary Downzone

Form ID [^]	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
<i>^ indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</i>										
120	7415 Marilyn Ave NE Albuquerque, NM 87109	101906215426521601	* 11 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	VALDEZ DALE & NORMA H	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
127	7023 Calle Almeria NE Albuquerque, NM 87113	101606246149510951	LOT 34 P1 PLAT OF BERNADO DEL NORTE SUBDIVISIONA REPLAT OF TRACT J VISTA DEL NORTE CONT .1117 AC	SCHWARZ MARIAN R & CEPEDA LIDIA	CONSISTENCY	R-T	R-T	R-1	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
133	5200 Edwards Dr NE Albuquerque, NM 87111	102106142335610216	LT 7A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 5,400 SQ FT M/L	WHELAND JAMIE MARIE & GEBEL CHRIS	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
134	10416 Oso Grande NE Albuquerque, NM 87111	102106131033811728	* 4 3 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	OLIVER NORMA A	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
135	6301 Orfeo Trail NW Albuquerque, NM 87114	101006516102531906	LT 104 PLAT OF VITTORIA SUBDIVISION AT VENTANA RANCHA REPLAT OF TRACT J VENTANA RANCH CONT .1439 AC	BEVINS LAUREL L & ROGER D	CONSISTENCY	R-2	R-ML	R-1A	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size and have detached single-family dwellings, R-1A is an appropriate zone conversion.
141	4924 Purcell Dr NE Albuquerque, NM 87111	102106138426710819	LT 40-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 5,205 SF M/L	MCGULGAN JANE LINCOLN & ROSS JOHN THEODORE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
143	6632 Casa Loma NE Albuquerque, NM 87109	101906216227521610	* 2 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	OBOROTOVA MARINA A	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Criteria 3: Floating Zone Line

Form ID [^]	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
[^] indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
PROPERTIES IN AREA OF CONSISTENCY										
10 [^]	804 Iron Ave. SW Albuquerque, NM 87102	101305751526643408	* 003 057RAYNOLDS & L4	GARRY MARK C/O 804 IRON LLC	CONSISTENCY	SU-2 / SU-1 MORTUARY	R-1A, MX- M	MX-M	MX-T	A conversion to MX-T would fix the floating zone line on the Bernalillo County Assessor's parcel. MX-T is a transitional zone between MX-M (east) and R-1 (west) and allows the existing uses on the site.
19	2420 Broadway Blvd. NE Albuquerque, NM 87102	101505900236831112	THE S/2 OF LT 1 BLK 3 & THE W 25 FT POR OF VACATED ALAMEDA LATERAL LYING E OF & ADJ TO S/2 LT 1 BLK 3 FRANCISCAN ACRES REPL CONT 26,849 SQ FT M/L	MITCHELL JERRY V R	CONSISTENCY	SU-2 / R-1	R-1B, MX-T	MX-T	MX-T	A conversion to MX-T would fix the floating zone line on the Bernalillo County Assessor's parcel. MX-T is a transitional zone between MX-M (north) and R-1 (south).
99 [^]	6627 Casa Loma NE Albuquerque, NM 87109	101906215829321707	* 7 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SYLVESTER CHARLES & ERMA TRUSTEES SYLVESTER RVT	CONSISTENCY	R-3	R-T, R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone and because there is a floating zone line across the property. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
101 [^]	7408 Cielo Grande NE Albuquerque, NM 87109	101906216030321714	* 14 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	GORDON CAROLYN	CONSISTENCY	R-3	R-T, R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone and because there is a floating zone line across the property. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 4: Prior Special Use Zoning

Form ID [^]	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
<p align="center">[^] indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p>										
PROPERTIES IN AREA OF CHANGE										
1	6400 Wyoming NE Albuquerque, NM 87109	101906247413440137	TRACT 4 PLAT OF TRS 1, 2, 3 & 4 ALBUQUERQUE ACADEMY CAMPUS CONT 24.1244 AC M/L	ALBUQUERQUE ACADEMY	CHANGE	SU-1 / PRD	MX-L	MX-M	MX-M	This property was zoned SU-1 for PRD and is undeveloped, so Criterion 4 applies. 1 adjacent corner is MX-M, and another is in the zoning conversion process to become MX-M, and the 3 adjacent corners are within an Activity Center. The site is also not adjacent to any low-density residential zones or land uses. MX-M is an appropriate zone conversion for this site.
5	308 Kathryn SE Albuquerque, NM 87102	101405633125542064	TR 419A1 MRGCD MAP 41	GONZALES RYAN	CHANGE	SU-2 / NCR	MX-L	R-1A	MX-T	This property is undeveloped and was SU-2 prior to the adoption of the IDO, so Criterion #4 applies. MX-T is an appropriate zone conversion for this parcel, as a transition between the MX-L to the east and the R-1 to the west.
13	7226 Central Ave. SW Albuquerque, NM 87121	101005732815040514; 101005730614640512; 101005734815440516	TR 55 UNIT 6 ATR GRT CONT 5 AC; TRACT 54 UNIT 6 ATRISCO GRANT & ALL VACATED STINSON SW ADJACENT; TR 1 PLAT OF TRS A THRU I COORS PLAZA (BEING A REPLAT OF TRS56, 57, 58 & 90 PORTIONS OF TRS 59 & 60 TR B TOWN OF ATRISCO GRANT UNIT NO 6 & A POR OF AIRPORT DRIVE SW) CONT 3.9513 AC	LOCK WILLIAM J TRUSTEE W KATHLEEN WILSON RVT & TRUSTEE DIXON FAMILY TRUST	CHANGE	SU-1 / PDA	NR-C	MX-H	MX-M	The West Route 66 SDP allowed C-2, O-1, and R-2 uses for this site, with 30% of the site required to be developed with office or residential uses. The nearby parcels along Central Ave. are MX-M, so MX-M would be an appropriate conversion for this site.
39	3421 Coors Blvd NW Albuquerque, NM 87120	101106019520231002	TR A-36-A (REPL OF TR A-36) TOWN OF ATRISCO GRANT NORTHEAST UNIT CONT 4.0394 AC M/L	MORTAJI MICHAEL H & BAGHAE-POUR PARASTO	CHANGE	SU-1 / USES PERMISSIVE & CONDITIONAL IN O-1 AND INDOOR AND OUTDOOR STORAGE	MX-T	NR-C	NR-C	There was recently a zone map amendment approved on this property to SU-1/O-1 for indoor & outdoor storage. The site plan associated with the SU-1 zoning shows exterior-access self-storage, which is first allowed in NR-C. The property to the north is also in this process to convert to NR-C.
PROPERTIES IN AREA OF CONSISTENCY										
3 [^]	VENTURA AND CARMEL AVE. Albuquerque, NM 87122	102006427312040301	* 032 018NORTH ALBUQ ACRES UN3 TR3	RIO GRANDE REALTY & INVESTMENTS LLC	CONSISTENCY	R-D / 5 DU/A	PD	R-1C	R-1C	Land is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies.
40	9651 Irving Blvd NW Albuquerque, NM 87114	101306530811840440	TRACT C PLAT OF TRACTS A, B & C COTTONWOOD POINTE BEING A REPLAT OF TRACTS E, F & G ADOBE WELLS SUBDIVISIONCONT 6.7675 AC	EAGLE VISTA LLC ATTN: BRAD B ALLEN	CONSISTENCY	SU-1 / IP C-2 R- 2 USES	NR-BP	MX-M	MX-M	The former zoning on this undeveloped site was SU-1 for IP C-2 R-2 uses, so this property had mixed-use entitlements prior to adoption of the IDO. MX-M is an appropriate zone conversion. Note that there is an existing Site Plan that governs development on this site and the other tracts zoned NR-BP to the north.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 4: Prior Special Use Zoning

Form ID [^]	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
^ indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
114 [^]	9201, 9209, 9213, 9212, 9204, 9200 Desert Ridge Pointe Ct NE (Desert Ridge Point Subdivision) Albuquerque, NM 87122	101906526607040203; 101906527307040204; 101906528007040205; 101906527205940201; 101906528105940208; 101906528905940207	LT 3 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1968 AC; LT 4 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1937 AC; LT 5 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1937 AC; LT 1 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .2517 AC; LT 8 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .2518 AC; LT 7 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1671 AC	ABQ DEVELOPMENT LLC	CONSISTENCY	R-D / 7 DU/A	PD	R-T	R-1B	This property is undeveloped and was previously R-D, so Criterion 4 applies. The 6 combined parcels equal less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the previous entitlements of 7 DU/acre.
115 [^]	Wilderness Canyon at High Desert Albuquerque, NM 87111	102306148226710518; 102306148525910517; 102306149025610516; 102306149525310515; 102306150225010514; 102306150724410513; 102306151023410511; 102306151022810510; 102306150822110509; 102306149722610508; 102306149022910507; 102306148323210506; 102306147523410505; 102306147624110504; 102306147524710503; 102306147325310502; 102306147125910501; 102306147925110603; 102306148824310601; 102306149723810602	LOTS 1-19 P-1 PLAT OF WILDERNESS CANON AT HIGH DESERT (TRACT A-10F WILDERNESS CANON AT HIGH DESERT); TR A PLAT OF WILDERNESS CANON AT HIGH DESERT (TRACT A-10F WILDERNESS CANON AT HIGH DESERT) CONT .6321 AC	ABQ DEVELOPMENT LLC	CONSISTENCY	SU-2 / HD/R-R	PD	R-T	R-T	This area is undeveloped and was previously zoned SU-2/R-R in the High Desert SDP, so Criterion 4 applies. The SU-2/R-R zone allowed a mix of low density residential and small-scale multi-family development. R-T is an appropriate zone conversion given the previous entitlements and the fact that the area has already been subdivided in a single-family or townhouse pattern.
125 [^]	Western Trail between Unser and Atrisco Albuquerque, NM 87120	101006150616140712	TR C BULK PLAT FOR TRACTS A, B, C & D LAVA TRAILSSUBDIVISION CONT .8246 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / FOR RESIDENTIAL	PD	MX-L	MX-L	This property was previously zoned SU-1 and is undeveloped, so Criterion #4 applies. It is also PD less than 2 acres, so Criterion #5 applies as well. A conversion to MX-L would be consistent with the properties to the west. The property immediately abutting to the west is also owned by CABQ Transit, so a conversion to MX-L would make the zoning for the entire premises consistent.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 4: Prior Special Use Zoning

Form ID [^]	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
<p>[^] indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p>										
126 ^A	9000 Sunset Gardens SW Albuquerque, NM 87121	100905629141820312	LT E PORT OF TR 40 UNIT 2 TOWN OF ATRISCO GRANTCONT 1.4800 AC	RIOS BENEDICTO JR & RIOS GABRIEL	CONSISTENCY	R-D / R-1	PD	MX-L	MX-T	This property is undeveloped and was previously zoned R-D, so Criterion #4 applies. It is also PD less than 2 acres, so Criterion #5 applies as well. The property is at a corner adjacent to NR-BP, where some non-residential development may be appropriate, but is abutting R-1 zoned land, so MX-T is an appropriate zone conversion to allow for transitional development.
138	Tennyson St NE Albuquerque, NM 87122	102206249148210202; All/portion of 102206249148210201	TR N-3-A BULK LAND PLAT TRS N-3-A & N-7-A TANOAN PROPERTIES (BEING A REPL OF TRS N-3, N-4 & N-7 REVISION PLAT OF TANOAN PROPERTIES) CONT 13.8323 AC; TR N-2 (EXC PORT OUT TO R/W) OF TANOAN PROPERTIES CONT 1.9840 AC M/L OR 86,423 SQ FT M/L	AMERICUS LLC	CONSISTENCY	R-D / 24 DU/A MAX NOT TO EXCEED 321 UNITS	PD	R-MH	R-MH	This undeveloped property was previously zoned R-D, so Criterion #4 applies. R-MH is an appropriate zoning conversion given the surrounding context.
139	Tennyson St NE Albuquerque, NM 87122	102306201035120302	TRACT 18 PLAT OF HIGH DESERT CONT 4.6794 AC M/L OR 203,835 SQ FT M/L	AMERICUS LLC	CONSISTENCY	R-D	PD	MX-L	MX-L	This undeveloped property was previously zoned R-D, so Criterion #4 applies. The property abuts Tramway Blvd and Academy Rd, as well as an MX-L zone district to the west, so MX-L is an appropriate zone conversion.

609

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Criteria 5: Size Thresholds

Form ID ^A	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
<p align="center">^A indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p>										
PROPERTIES IN AREA OF CHANGE										
142	4400 Paseo del Norte NE Albuquerque, NM 87113	101706304049120145 CA	TR OF LAND WITHIN N/2 NW/4 NW/4 NW/4 SEC 23 T11N R3E EXC NLY	PUBLIC SERVICE CO OF NM	CHANGE	IP	NR-BP	NR-GM	NR-GM	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. This lot is part of a premises with the lot to the south, which is proposed to convert to NR-GM due to the nonconforming use on that lot, so NR-GM is an appropriate zone conversion.
PROPERTIES IN AREA OF CONSISTENCY										
3 ^A	VENTURA AND CARMEL AVE. Albuquerque, NM 87122	102006427312040301	* 032 018NORTH ALBUQ ACRES UN3 TR3	RIO GRANDE REALTY & INVESTMENTS LLC	CONSISTENCY	R-D / 5 DU/A	PD	R-1C	R-1C	Land is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies.
114 ^A	9201, 9209, 9213, 9212, 9204, 9200 Desert Ridge Pointe Ct NE (Desert Ridge Point Subdivision) Albuquerque, NM 87122	101906526607040203; 101906527307040204; 101906528007040205; 101906527205940201; 101906528105940208; 101906528905940207	LT 3 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1968 AC; LT 4 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1937 AC; LT 5 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1937 AC; LT 1 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .2517 AC; LT 8 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .2518 AC; LT 7 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1671 AC	ABQ DEVELOPMENT LLC	CONSISTENCY	R-D / 7 DU/A	PD	R-T	R-1B	This property is undeveloped and was previously R-D, so Criterion 4 applies. The 6 combined parcels equal less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the previous entitlements of 7 DU/acre.
125 ^A	Western Trail between Unser and Atrisco Albuquerque, NM 87120	101006150616140712	TR C BULK PLAT FOR TRACTS A, B, C & D LAVA TRAILSSUBDIVISION CONT .8246 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / FOR RESIDENTIAL	PD	MX-L	MX-L	This property was previously zoned SU-1 and is undeveloped, so Criterion #4 applies. It is also PD less than 2 acres, so Criterion #5 applies as well. A conversion to MX-L would be consistent with the properties to the west. The property immediately abutting to the west is also owned by CABQ Transit, so a conversion to MX-L would make the zoning for the entire premises consistent.
126 ^A	9000 Sunset Gardens SW Albuquerque, NM 87121	100905629141820312	LT E PORT OF TR 40 UNIT 2 TOWN OF ATRISCO GRANTCONT 1.4800 AC	RIOS BENEDICTO JR & RIOS GABRIEL	CONSISTENCY	R-D / R-1	PD	MX-L	MX-T	This property is undeveloped and was previously zoned R-D, so Criterion #4 applies. It is also PD less than 2 acres, so Criterion #5 applies as well. The property is at a corner adjacent to NR-BP, where some non-residential development may be appropriate, but is abutting R-1 zoned land, so MX-T is an appropriate zone conversion to allow for transitional development.
128	5809 Anaheim Ave NE Albuquerque, NM 87199	101806417916730806	*10 2 WEST VUMOOR SUBD REPLAT OF LTS 11 12 21 22 & W 52FT OF LTS 13 & 20 BLK 15	JOHNSON WILLIAM H & M KAY TRUSTEE JOHNSON TRUST	CONSISTENCY	SU-2 / SU-1 MH SUBD OR SU-2 C	PD	MX-T	R-MC	This lot is zoned PD and is less than the 2 acre size threshold for PD, so this property qualifies for the zoning conversion under Criterion #5. The existing use on this property (mobile home) is only allowed in the R-MC zone district, so R-MC is the only appropriate zoning conversion for this property.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Criteria 5: Size Thresholds

Form ID ^A	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
^A indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
129	6228 Caramel Dr NE Albuquerque, NM 87113	101806424317131130	* A 002VUE-MOR ADDN COMP PORTION LT 14 & 15 & 18 BLK 15 TR A UNIT B NORTH ALBUQUE	JOHNSON WILLIAM H & MARY KAY TRUSTEE JOHNSON TRUST	CONSISTENCY	SU-2 / SU-1 MH SUBD OR SU-2 NC	PD	MX-T	R-MC	This lot is zoned PD and is less than the 2 acre size threshold for PD, so this property qualifies for the zoning conversion under Criterion #5. The existing use on this property (mobile home) is only allowed in the R-MC zone district, so R-MC is the only appropriate zoning conversion for this property.
130	5815 Anaheim Ave NE Albuquerque, NM 87113	101806418516730807	*9 2 WEST VUMOOR SUBD REPLAT OF LTS 11 12 21 22 & W52 FT OF LTS 13 & 20 BLK 15	JOHNSON M KAY & WILLIAM H TRUSTEE JOHNSON TRUST	CONSISTENCY	SU-2 / SU-1 MH SUBD OR SU-2 C	PD	MX-T	R-MC	This lot is zoned PD and is less than the 2 acre size threshold for PD, so this property qualifies for the zoning conversion under Criterion #5. The existing use on this property (mobile home) is only allowed in the R-MC zone district, so R-MC is the only appropriate zoning conversion for this property.

OUTREACH & ADVERTISING



PUBLISHED BY THE CITY OF ALBUQUERQUE OFFICE OF NEIGHBORHOOD COORDINATION

NEIGHBORHOOD NEWS

JUNE 2018



From left: Jill Garcia, Michell Morley, Ben Lucero, Nathan Davidson, Nate Cox, and Esmeralda Baca.

PROGRAM PROMOTES MULTI-HOUSING SAFETY

A neighborhood is made up of houses and the people who live in them, within a specific area of the city. However, neighborhoods also encompass private businesses and multi-unit housing such as apartments. And just like a residence or business, apartments are also affected by crime.

To combat this and to help create a stronger sense of community within apartment complexes, the Albuquerque Police Department's Foothills Area Command partners with apartments in their area to be part of the Albuquerque Crime Free Multi-Housing Program. The Foothills program currently has 17 multi-housing units who are part of

the program, most recently joined by the Mirabella Heights apartments, a large complex just south of the Manzano Mesa Multigenerational Center.

Michell Morley, Manager of Mirabella Heights, committed the complex to a higher safety standard when she took on her job.

"I've worked closely with APD, particularly Jill Garcia, the Foothills Crime Prevention Specialist, who got

us connected to the program," said Morley. "Since installing our signs and committing to have our staff

"This program is really about relationship building between apartment residents, their management, and APD."

JILL GARCIA
CRIME PREVENTION
SPECIALIST

continued on page 3

ABC - Z UPDATE FOR JUNE 2018

By Mikaela Renz-Whitmore
Planner,
City of Albuquerque

THE INTEGRATED
DEVELOPMENT
ORDINANCE
(IDO) BECAME
EFFECTIVE
THURSDAY, MAY
17

The IDO became effective on May 17, 2018, completely replacing the 1970s Zoning Code, Subdivision Ordinance, and regulations in the Sector Development Plans.

See the Planning webpage at: www.cabq.gov/planning to view the IDO in your browser, download as a PDF, or view a hard copy at any city library.

Neighborhood Meetings

The IDO requires potential applicants to offer to meet with

Neighborhood Associations for projects that will require a public meeting or hearing. You will have 15 days to respond to the offer and 30 days to schedule and hold the meeting. If you decline the meeting or do not respond within 15 days, the applicant can submit to the City for review and approval.

Next Steps

Voluntary Zone Conversion
For the next year, Long Range Planning staff will work with



IMPROVING PLACE FROM PLANNING TO ZONING

Please note that the IDO requires notice to Neighborhood Associations via e-mail for many projects that you would not have received before, so keep an eye on your inbox!

Thank you to everyone involved in this effort!

Your involvement
has helped improve
the land use and
zoning system
in Albuquerque.

property owners wanting to opt in to the Voluntary Zone Conversion Process to address the criteria established by City Council via Resolution 18-29:

- Nonconforming Use: convert from a zone that makes an existing land use nonconforming to the IDO zone that first allows the existing land use.
- Voluntary Downzone: downzone a property in an Area of Consistency (e.g. R-T to R-1).
- Floating Zone Line: fix zone lines that do not match platted lot lines.
- Prior Special Use Zoning: convert a vacant property formerly zoned with a Special Use zone (e.g. SU-1, SU-2, or SU-3) to a more appropriate IDO zone.
- Size Thresholds: convert a property with NR-BP or PD zoning that does not comply with the minimum and maximum lot sizes for those zone districts in the IDO to a more appropriate IDO zone.

Property owners can opt in via this online form: <http://arcg.is/1PLufe>

If you have already put a pin on your property using the Zone Conversion Map, thank you. Please be patient while we

get in touch with everyone, draft forms, and work on analysis.

Annual Update of the IDO

Beginning in 2019, the Planning Department will submit text changes to the IDO every year in July. In the meantime, send your comments and suggestions to: abcto@cabq.gov.

Community Planning Area Assessments

Beginning August 2019, Long Range Planning staff will work with stakeholders in each of the City's 12 Community Planning Areas to design the new ongoing cycle of assessments. Over the course of this planning year, staff will perform a baseline analysis and needs assessment to recommend an order of the CPAs, which City Council will ultimately decide.

The actual assessment cycle is scheduled to begin in June 2020. •

The Official Zoning Map is available via two online tools:

Advanced Map Viewer:

www.cabq.gov/gis/advanced-map-viewer

IDO Zoning Interactive Map:

www.cabq.gov/planning/agis-maps/agis-interactive-map-gallery

Project information, frequently asked questions, a link to the Comprehensive Plan, updates, presentations, handouts, and video from previous trainings are available online at:

www.abc-zone.com



NEIGHBORHOOD NEWS

JULY 2018



TECHNOLOGY PAIRS SENIORS AND TEENS

We've all been there. A new smartphone, some new apps, a new e-mail address, or a new computer we're trying to figure out, and if we can't, we call our kid and have them help us. The current generation of high school and middle school students have grown up with technology in a way no previous generations ever have. And bringing their knowledge and expertise to the table to help senior citizens learn to use technology is the basis for Trish Lopez's innovative program, [Teeniors](#).

event three years ago. "My son sat down with her and, slowly and calmly, showed her how to take photos, text, adjust privacy settings and much more. It planted the idea for pairing teens with seniors to give both groups a chance to interact and appreciate each other's knowledge."

"We give teens a chance to show their natural patience and compassion, and we give seniors the opportunity to connect in a way many of them never have."
- TRISH LOPEZ

Teeniors connects tech-savvy youth with seniors who want to use technology to enhance their lives. The teens provide one-on-one tutoring and coaching for any type of cell or smart phone, SmartTVs, laptop or desktop computer, printers, navigating the

"My own mother had trouble figuring out her smartphone," said Lopez, pictured above third from right, who developed Teeniors as part of a start-up

continued on page 3

When you ask the staff at the Northeast Area Command what their top priority is after protecting the public, you would hear the term “community outreach” from everyone.

“Reaching out to our community is the key element to us being successful,” said Area Commander Joseph Burke. “When we work closely with students, parents, senior citizens, everyone in our area, it enhances community policing because everyone is invested.”

A significant aspect of community policing is having officers who actively go into the community and address issues presented by stakeholders in the Area Command. Whether it is individual residents, schools, apartment complexes, neighborhood associations or business coalitions, the officers work closely to help address problems and empower these people and groups to also take part in community policing.

“Prevention and education are essential tools in community policing and engaging with the public, followed by enforcement, which necessarily is the last aspect of what we do to keep our community safe,” said Commander Burke. “What we are working toward is showing our neighborhoods that we are a resource for them, and that there are other resources they can utilize to take an active role in their personal safety, and the safety of their homes, businesses and schools.”

Among the many types of outreach the NE Area Command does on a regular basis is the popular “Coffee with a Cop,” which in addition to being held at businesses, is also held at area high schools. A recent one at La Cueva High School garnered much interest and feedback from students, teachers and faculty, and allowed officers to offer ideas and suggestions for increased school campus safety.

We really encourage our youth to interact with us as much as possible,” said Commander Burke. “This is an excellent way for them to both share their perspective and maybe gain a better understanding of our side, too.”

To learn more about the Northeast Area Command, connect with a Crime Prevention Specialist, or schedule a visit with the officers, visit: www.cabq.gov/police/area-commands/northeast-area-command.



Coffee with a Cop at La Cueva High School

FREE ZONING Conversions

Long Range Staff in the Planning Department should have forms available soon for property owners to opt in to the process for zoning conversions during the one-year window following the adoption of the Integrated Development Ordinance (IDO). You can find forms and learn more about the process at:

www.abc-zone.com/post-ido-voluntary-zone-conversion-process



PUBLISHED BY THE CITY OF ALBUQUERQUE OFFICE OF NEIGHBORHOOD COORDINATION

NEIGHBORHOOD NEWS

AUGUST 2018



NEWS

AUGUST 2018

ONE ALBUQUERQUE

ONE ABQ CHALLENGE

Courtesy Teeniors

CABQ.GOV/SERVICE

CONNECTING YOUTH AND ELDER

#ThisIsABQ

“ONE ALBUQUERQUE” CHALLENGE HIGHLIGHTS VOLUNTEERISM

Have you joined in the “One Albuquerque” Challenge yet? This citywide service challenge will celebrate organizations that are working to make a difference in their communities and across the city and encourage everyone to get involved.

The aim is to excite and inspire volunteers of all ages and raise awareness about organizations doing amazing work, and in need of volunteers and resources, year-round. This year’s challenge theme is Connecting Youth and Elders, and there are many ways to get involved!

You can:

- Coordinate a service project for friends and family
- Coordinate a service project for the broader community
- Sign-up to volunteer for an existing project
- Engage from home
- Challenge your friends, family and coworkers to get involved
- Tell everyone how you are rising to the challenge using #ThisIsABQ
- Donate directly to an organization working to connect youth and elders

continued on page 3

Do you have unused paint, antifreeze, old cleaning supplies or other similar household items lying around or taking up space in your garage or back yard? Why not get rid of them on Saturday, August 18?

That's when the City's Solid Waste Management Department, Department of Municipal Development Engineering Division, Bernalillo County, and Advanced Chemical Transport will jointly host and sponsor a free Household Hazardous Waste Collection Event.

Residents of Albuquerque and Bernalillo County are encouraged to bring their household hazardous waste items on this drop-off day. Examples of household hazardous waste include items that can burn easily (flammable), corrode or irritate the skin (corrosive), or poison humans and animals (toxic.) For more information, call 311 or visit: www.cabq.gov/solidwaste

Below are items that will be accepted and items that will not be accepted at this event. •

ACCEPTED ITEMS

Paint
Automotive Oil and Gasoline
Antifreeze
Cleaning Supplies
Finishes and Stains
Aerosols, Pesticides and Herbicides
Poisons
Corrosives/Photo Graphics
Batteries
Fertilizers and Pool Chemicals
Fluorescent Light Bulbs
Mercury

ITEMS NOT ACCEPTED

Cylinders
Fire Extinguishers
Appliances (Stoves, Refrigerators, etc.)
Metals and Paper
Medical Waste and Needles
Medications
Computers
TVs/Stereos/Electronics
Aesthetics
Ammunition/Gunpowder/Explosives
Radioactive Materials
Smoke Detectors

FREE ZONING Conversions

Long Range staff in the Planning Department should have forms available soon for property owners to opt in to the process for zoning conversions during the one-year window following the adoption of the Integrated Development Ordinance (IDO). You can find forms and learn more about the process at:

www.abc-zone.com/post-ido-voluntary-zone-conversion-process •

KNOW YOUR ZONE!

Did you know that your zoning changed when the Integrated Development Ordinance (IDO) went into effect on May 17, 2018? You're not alone! All zoning in the City of Albuquerque changed.

Visit this website to look up your zone:
<https://tinyurl.com/IDOzonelookup>

KNOW YOUR ZONE

LOOK-UP



Go to tinyurl.com/zonelookup.

This is the website developed by the CABQ Planning Department to help you find your zone.

SEARCH



Type your address in the search bar and hit enter.

Be sure to include your quadrant (NE, SE, NW, SW).

DISCOVER



Click on your property to see your zone.

You will see a combination of letters or numbers separated by a dash (R-1B or MX-H).

KNOW



Your zone will be described in the in the summary table.

The IDO has 19 zones in 3 categories: Residential, Mixed-use, and Non-residential.

Now you know your zone!

Keep in mind, you may be eligible for a free zone conversion. Learn more at tinyurl.com/zoneconversion.



To find out how the Zone Conversion process works, visit:
abc-zone.com/faq/how-can-my-neighborhood-association-help-support-follow-zone-conversion-process

OUTREACH ESSENTIAL FOR SOUTHEAST AREA COMMAND

Community outreach, including "Coffee With A Cop," is the most essential tool in working with residents, businesses and neighborhoods in the Southeast Area Command, and the impact is direct for many residents.

"Recently, a resident researched statutes regarding temporary tags on vehicles, which is has been a safety issue for officers," said Laura Kuehn, Crime Prevention Specialist. "This gentleman put together a packet of information, including statutes in other states and current legislation here in New Mexico, and presented it to our officers so they could, in turn, make a case to our chain of command. That's a direct result



of him meeting our officers at Coffee With a Cop, so we really find this outreach beneficial and encourage residents to participate."

Pictured from left: Lt. John Gonzales, Officer Marcia Benavides, Officer Chris Small, Sgt. Larry Middleton and CPS Laura Kuehn.

FOLLOW-UP ZONE CONVERSIONS

The City of Albuquerque is offering a free, one-year process for property owners to convert their IDO zoning to address five issues that the initial zoning conversion did not fix.

See the project webpage for explanations of each issue, including how to look up whether it might apply to your property, and for downloadable information brochures for property owners in English and Spanish: <https://abc-zone.com/post-ido-voluntary-zone-conversion-process>

Zoning will only be converted on eligible properties where the property owner has opted in via the necessary steps. If you think property owners in your area might be interested in this process, your Neighborhood or Homeowner Association can help by spreading the word about this opportunity and helping property owners complete the necessary steps!

If you would like to make an appointment with planning staff or if you would like to request that Planning staff attend an upcoming event in your area, please call 505-924-3860 and ask to speak with a member of the ABC-Z Team or email your request to: abctoz@cabq.gov. Planning staff also takes walk-ins on Friday afternoons from 2-4 p.m.

DO I NEED A ZONE CONVERSION?



Does your property fall under one of these categories?

NONCONFORMING USE:
IS YOUR USE NOT ALLOWED IN YOUR ZONE?

VOLUNTARY DOWNZONE:
DO YOU WANT A LESS-INTENSE ZONE CATEGORY?

FORMER SU OR R-D ZONE:
DO YOU HAVE AN UNDEVELOPED PROPERTY THAT USED TO BE ZONED SU-1, SU-2, SU-3, OR R-D?

FLOATING ZONE LINE:
DOES YOUR PROPERTY HAVE MORE THAN 1 ZONE?

SIZE THRESHOLDS FOR PD OR NR-BP :
IS YOUR PROPERTY ZONED PD AND LESS THAN 2 ACRES OR GREATER THAN 20 ACRES? OR ZONED NR-BP AND LESS THAN 20 ACRES?

WHAT DO I DO NOW?

If you answered yes to any of these questions, you may be eligible for a free zoning conversion.

Get more information or **opt in now at** [TINYURL.COM/IDOZONECONVERSION](https://tinyurl.com/idozoneconversion)

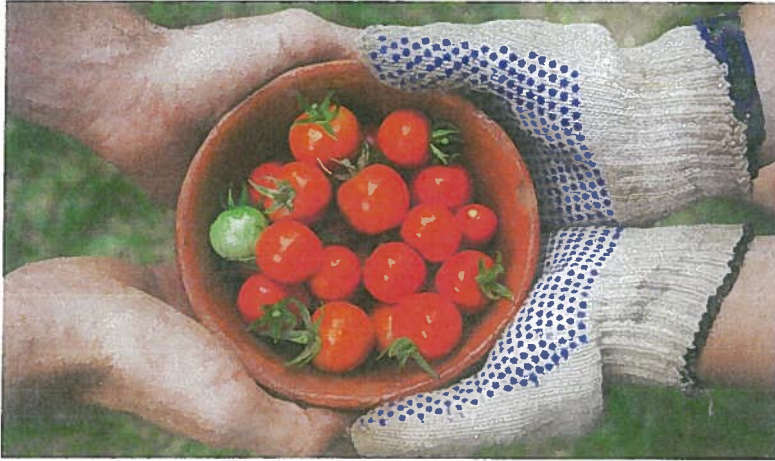
ONE
ALBUQUE planning
QUE





NEIGHBORHOOD NEWS

OCTOBER 2018



“A good neighbor is a priceless treasure.”

— CHINESE PROVERB

FALL INTO AUTUMN IN ALBUQUERQUE!



KNOW YOUR ZONE!

Did you know that your zoning changed when the Integrated Development Ordinance (IDO) went into effect on May 17, 2018? You're not alone! All zoning in the City of Albuquerque changed.

Visit this website to look up your zone:

<https://tinyurl.com/IDQzonelookup>

KNOW YOUR ZONE

LOOK-UP



Go to tinyurl.com/zonelookup.

This is the website developed by the CABQ Planning Department to help you find your zone.

SEARCH



Type your address in the search bar and hit enter.

Be sure to include your quadrant (NE, SE, NW, SW).

DISCOVER



Click on your property to see your zone.

You will see a combination of letters or numbers separated by a dash (R-1B or MX-H).

KNOW



Your zone will be described in the in the summary table.

The IDO has 19 zones in 3 categories: Residential, Mixed-use, and Non-residential.

Now you know your zone!

Keep in mind, you may be eligible for a free zone conversion. Learn more at tinyurl.com/zoneconversion.



To find out how the Zone Conversion process works, visit: abc-zone.com/faq/how-can-my-neighborhood-association-help-support-follow-zone-conversion-process

NEEDLE PICKUP WORKSHOP UNITES NEIGHBORS



A clear Saturday morning on October 20 found members of the Bel Air Neighborhood Association and the North Eastern Association of Residents (NEAR) learning how to pick up needles and syringes at Bel-Air Park. Fortified with coffee and doughnuts, these residents (shown at left) worked with Francelli Lugo and Kaitlin Greenberg of the City's Environmental Health Department, learning how to safely pick up and dispose of the needles that had become a safety and health hazard at the park.

NEAR is offering training to other groups on safe needle pickup. E-mail: flops2@juno.com or jomartin87112@zoho.com to learn more.



PUBLISHED BY THE CITY OF ALBUQUERQUE OFFICE OF NEIGHBORHOOD COORDINATION

NEIGHBORHOOD NEWS

NOVEMBER 2018



“

“To be a good neighbor is one of life’s richest joys.”

– THE DAILY QUIPPLE”

THANKFUL IN NOVEMBER!



FOLLOW-UP ZONE CONVERSIONS

Thank you to the Wells Park Neighborhood Association and Bear Canyon Neighborhood Association for fantastic efforts to help property owners in their areas understand and take advantage of the free process to convert Integrated Development Ordinance (IDO) zones to better match existing land uses on their properties.

You can find out about the voluntary zone conversion process by going to the project website and downloading information brochures and forms for property owners in English and Spanish at: www.abc-zone.com/post-ido-voluntary-zone-conversion-process

Planning staff will submit the first batch of zone conversions into the City's review and approval process at the end of November. It takes time for staff to analyze each property owner form to confirm eligibility, so submit your form soon to be included in the first batch that will be submitted to the City's review and approval process in May 2019.

Mail: CABQ Planning Department, UDD/Long Range,
PO Box 1293, Albuquerque, NM 87103
E-mail: abctoz@cabq.gov

In person: Plaza del Sol, 600 2nd St. NW, ground floor
at the Development Review Services counter

If you would like help designing a flyer tailored to your neighborhood, or have staff come to one of your Neighborhood Association meetings to explain the process and help property owners fill out the form to opt in, call 505-924-3960 and ask for the ABC-Z team. The team also takes appointments and walk-ins on Friday afternoons from 2-4 p.m.

DO I NEED A ZONE CONVERSION?



Does your property fall under one of these categories?

**NONCONFORMING USE:
IS YOUR USE NOT ALLOWED IN YOUR ZONE?**

**VOLUNTARY DOWNZONE:
DO YOU WANT A LESS-INTENSE ZONE CATEGORY?**

**FORMER SU OR R-D ZONE:
DO YOU HAVE AN UNDEVELOPED PROPERTY THAT USED TO BE ZONED SU-1, SU-2, SU-3, OR R-D?**

**FLOATING ZONE LINE:
DOES YOUR PROPERTY HAVE MORE THAN 1 ZONE?**

**SIZE THRESHOLDS FOR PD OR NR-BP :
IS YOUR PROPERTY ZONED PD AND LESS THAN 2 ACRES OR GREATER THAN 20 ACRES? OR ZONED NR-BP AND LESS THAN 20 ACRES?**

WHAT DO I DO NOW?

If you answered yes to any of these questions, you may be eligible for a free zoning conversion.

Get more information or **opt in now** at
TINYURL.COM/IDOZONECONVERSION

ONE
ALBUQUE
ROQUE planning



January 3, 2019

Improving Place from
Planning to Zoning



Reminder! Public Hearing

Be part of the review/decision process for Phase 2 Zoning Conversions

Phase 2 Zoning Conversions

Review/Decision Process

Join us for the first hearing of the Phase 2 Zoning Conversion process in the Basement Hearing Room, Plaza del Sol, 600 2nd St. NW. Sign up to speak anytime before the agenda item is called. The Environmental Planning Commission hearing begins at 8:30 a.m. This is the third item on the agenda, and the Environmental Planning Commission has agreed that this item will not be heard before 10 a.m.

- **Environmental Planning Commission (EPC) Public Hearing:** Thursday, January 10, 2019, beginning no earlier than 10 a.m.

Free 2-hour parking is available on the north side of Plaza del Sol.

The EPC agenda and staff report will be posted on the [Planning Department webpage](#) by the end of the day.

Batch 1 Properties

Over 120 property owners completed forms in the fall to opt in to the Phase 2 zoning conversion process to resolve issues not addressed in Phase 1 by the adoption of the [Integrated Development Ordinance](#).

Planning staff submitted these properties as Batch 1 to the City's review/decision process in late November for the EPC hearing in January.

To see the properties included in Batch 1, visit [this online interactive map](#) and/or see [this spreadsheet](#).

Batch 1 properties are shown on the map with blue hatching. Clicking on the property will show a pop-up box with key information, including:

- the Form ID (which tracks with the form submitted by the property owner)
- pre-IDO and current IDO zoning
- which criteria make the property eligible for this process
- the zoning conversion for the property recommended by staff



<https://tinyurl.com/batch1zc>

Batch 2

Still considering whether you need a zone conversion? Did you get a postcard from the City in the mail?

It's not too late! Get your property owner form submitted to us by **April 15, 2019** to ensure that your property is part of the second and final batch submitted to the City's review and approval process in May 2019.

- Download, complete, and submit the Property Owner form in [English](#) or [Spanish](#)
- **Submit by Mail:** CABQ Planning Department, UDD/Long Range, PO Box 1293, Albuquerque, NM 87103
- **Submit by Email:** abcto@cabq.gov
- **In person delivery:** Plaza del Sol, 600 2nd St. NW Albuquerque, NM 87102. Bring form(s) to the Development Review Services desk on the west side of the ground floor of the building.

The [project webpage](#) offers more information, instructions for the process, and resources for [Neighborhood Associations](#) who may want to help people navigate this process.

If you need help or have questions, you can email abcto@cabq.gov or call 924-3860 and ask to speak to a Long Range staff member.

We also offer appointments or take walk-ins on Friday afternoons from 2-4 p.m.

INTEGRATED DEVELOPMENT ORDINANCE KNOW YOUR ZONE

LOOK-UP



Go to
tinyurl.com/IDOzonelookup.

This is the website developed by the CABQ Planning Department to help you find your zone.

SEARCH



Type your address in the search bar and hit enter.

Be sure to include your quadrant (NE, SE, NW, SW).

DISCOVER



Click on your property to see your zone.

You will see a combination of letters or numbers separated by a dash (R-1B or MX-H).

KNOW



Your zone will be described in the in the summary table.

The IDO has 19 zones in 3 categories: Residential, Mixed-use, and Non-residential.

Now you know your zone!

Keep in mind, you may be eligible for a free zone conversion. Learn more at tinyurl.com/IDOzoneconversion.

DO I NEED A ZONE CONVERSION?



Does your property fall under one of these categories?

NONCONFORMING USE:

IS YOUR USE NOT ALLOWED IN YOUR ZONE?

VOLUNTARY DOWNZONE:

DO YOU WANT A LESS-INTENSE ZONE CATEGORY?

FORMER SU OR R-D ZONE:

DO YOU HAVE AN UNDEVELOPED PROPERTY THAT USED TO BE ZONED SU-1, SU-2, SU-3, OR R-D?

FLOATING ZONE LINE:

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SIZE THRESHOLDS FOR PD OR NR-BP :

IS YOUR PROPERTY ZONED PD AND LESS THAN 2 ACRES OR GREATER THAN 20 ACRES? OR ZONED NR-BP AND LESS THAN 20 ACRES?

WHAT DO I DO NOW?

If you answered yes to any of these questions, you may be eligible for a free zoning conversion.

Get more information or [opt in now at TINYURL.COM/IDOZONECONVERSION](#)

Learn more

Eligible Properties

Staff has been mailing notice to owners of properties that are eligible for the Phase 2 Zoning Conversion process.

As more properties are identified, they will be added to this map.

If your property is shown as eligible for this process, let us know if you have questions!

- **Email** abcto@cabq.gov
- **Call** 924-3860 and ask to speak to a Long Range staff member
- **Visit** with Long Range staff at office hours on Friday afternoons from 2-4 p.m.



<https://tinyurl.com/zc-eligible>

Visit the Eligible Properties Map

ABC-Z Project Team | City of Albuquerque | 505-924-3860 | abcto@cabq.gov | [Project Website](#)

Improving Place from
Planning to Zoning



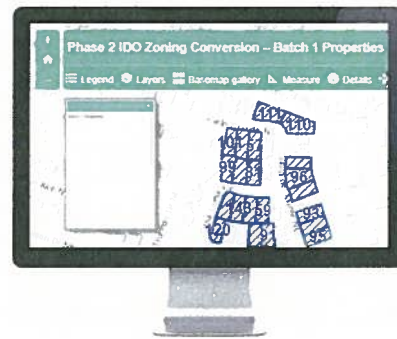
Upcoming Public Hearing

Be part of the review/decision process for Phase 2 Zoning Conversions

Phase 2 Zoning Conversion Review/Decision Process

Over 120 property owners completed forms to opt in to the Phase 2 zoning conversion process to resolve issues not addressed in Phase 1 by the adoption of the [Integrated Development Ordinance](#).

Planning staff submitted these properties as Batch 1 to the City's review/decision process in late November for a hearing by the Environmental Planning Commission (EPC) in January.



<https://tinyurl.com/batch1zc>

To see the properties included in Batch 1, visit [this online interactive map](#) and/or see [this spreadsheet](#).

Batch 1 properties are shown on the map with blue hatching. Clicking on the property will show a pop-up box with key information, including:

- the Form ID (which tracks with the form submitted by the property owner)
- pre-IDO and current IDO zoning
- which criteria make the property eligible for this process
- the zoning conversion for the property recommended by staff

Join us for a study session and the first hearing of the Phase 2 Zoning Conversion process in the Basement Hearing Room, Plaza del Sol, 600 2nd St. NW. No public comments will be taken at the study session, but public comments WILL be taken at the public hearing.

- **Study Session:** Thursday, December 13, starting after EPC cases on the agenda that day but no earlier than 3:00 p.m.
- **EPC Hearing:** Thursday, January 10, 2019, beginning at 8:30 a.m.

Free 2-hour parking is available on the north side of Plaza del Sol.

To be included in the staff report for EPC consideration, send written comments by **9 a.m. on December 31, 2018**. Comments received after this deadline will be added to the case file for consideration at the next step in the review/decision process.

- **Email:** abcto@cabq.gov
- **Mail/hand-delivery:** Planning Department, c/o Catalina Lehner, 600 2nd St. NW, Albuquerque, NM, 87102

The EPC agenda, application materials, and staff report will be available **January 3, 2019** on the [Planning Department webpage](#).

Voluntary Follow-up Zone Conversions

INTEGRATED DEVELOPMENT ORDINANCE
KNOW YOUR ZONE

LOOK-UP



Go to tinyurl.com/IDOzonelookup.

This is the website developed by the CABQ Planning Department to help you find your zone.

SEARCH



Type your address in the search bar and hit enter.

Be sure to include your quadrant (NE, SE, NW, SW).

DISCOVER



Click on your property to see your zone.

You will see a combination of letters or numbers separated by a dash (R-1B or MX-H).

KNOW



Your zone will be described in the in the summary table.

The IDO has 19 zones in 3 categories: Residential, Mixed-use, and Non-residential.

Now you know your zone!

Keep in mind, you may be eligible for a free zone conversion. Learn more at tinyurl.com/IDOzoneconversion.



Do you own property in Albuquerque?

Have you checked your zoning since May 17, 2018 when the [Integrated Development Ordinance \(IDO\)](#) went into effect?

The IDO converted over 1,200 zones into a new set of about 20 zones that generally allow the same uses.

To look up your zone, visit this [IDO Zone Look-up Map](#), type in your address in the search bar, click on your property, and then read the zone district shown in a pop-up box. A link in the pop-up box will open a PDF with the uses allowed in that zone.

If you need help or have questions, you can email abcto@cabq.gov or call 924-3860 and ask to speak to a Long Range staff member.

We also offer appointments or take walk-ins on Friday afternoons from 2-4 p.m.

DO I NEED A ZONE CONVERSION?



Does your property fall under one of these categories?

NONCONFORMING USE:
IS YOUR USE NOT ALLOWED IN YOUR ZONE?

VOLUNTARY DOWNZONE:
DO YOU WANT A LESS-INTENSE ZONE CATEGORY?

FORMER SU OR R-D ZONE:
DO YOU HAVE AN UNDEVELOPED PROPERTY THAT USED TO BE ZONED SU-1, SU-2, SU-3, OR R-D?

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DOES YOUR PROPERTY HAVE MORE THAN 1 ZONE?

SIZE THRESHOLDS FOR PD OR NR-BP :
IS YOUR PROPERTY ZONED PD AND LESS THAN 2 ACRES OR GREATER THAN 20 ACRES? OR ZONED NR-BP AND LESS THAN 20 ACRES?

WHAT DO I DO NOW?

If you answered yes to any of these questions, you may be eligible for a free zoning conversion.

Get more information or [opt in now at TINYURL.COM/IDOZONECONVERSION](#)



If your property falls under any of the categories above, you may be eligible for a free zone conversion between now and May 2019.

It's not too late! Get your property owner form submitted to us by **April 15, 2019** to be part of the second and final batch submitted to the City's review and approval process in May 2019.

- Property owner form in [English](#) and [Spanish](#)
- **Submit by Mail:** CABQ Planning Department, UDD/Long Range, PO Box 1293, Albuquerque, NM 87103
- **Submit by Email:** abcto@cabq.gov
- **In person delivery:** Plaza del Sol, 600 2nd St. NW Albuquerque, NM 87102. Bring form(s) to the Development Review Services desk on the west side of the ground floor of the building.

instructions for the process, and resources for [Neighborhood Associations](#) who may want to help people navigate this process.

Learn more

Interactive IDO

A new, [interactive version](#) of the Integrated Development Ordinance is available online.

- Access the [Interactive IDO Zoning Map](#) as a pop-up window without needing to leave the IDO document.
- Click on pins throughout the document that give you hints about mapping or link you to websites with more information.
- Turn on a glossary tool to underline all defined terms and see definitions in pop-up labels when you hover over each term.
- Use online tools to learn more about which review/decision processes might apply to a particular project.



<https://ido.abc-zone.com>

[This website](#) includes step-by-step guides that walk you through finding answers to commonly asked questions including:

- What uses are allowed on a particular property?
- Where in the city can a particular use develop?
- What development standards apply on a particular property?
- What review/decision process will a particular project have to go through?

Visit the Interactive IDO

ABC-Z Project Team | City of Albuquerque | 505-924-3860 | abcto@cabq.gov | [Project Website](#)



Zoning of all properties in the City of Albuquerque converted to a new set of zones in the Integrated Development Ordinance on May 17, 2018.

The City is offering property owners a voluntary, free process for zoning conversions for eligible properties until May 17, 2019.



To see if your property may be eligible or to opt in to the process, visit:

<https://abc-zone.com/post-ido-voluntary-zone-conversion-process>



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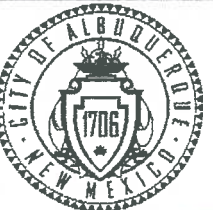
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<https://abc-zone.com/post-ido-voluntary-zone-conversion-process>



La zonificación de todas las propiedades en la ciudad de Albuquerque se convirtió en un nuevo conjunto de zonas en la Ordenanza de Desarrollo Integrado el 17 de mayo de 2018.

La Ciudad ofrece a los propietarios un proceso voluntario y gratuito para conversiones de zonificación para propiedades que califican hasta el 17 de mayo de 2019.



Para ver si su propiedad califica o para participar del proceso, visite:



La zonificación de todas las propiedades en la ciudad de Albuquerque se convirtió en un nuevo conjunto de zonas en la Ordenanza de Desarrollo Integrado el 17 de mayo de 2018.

La Ciudad ofrece a los propietarios un proceso voluntario y gratuito para conversiones de zonificación para propiedades que califican hasta el 17 de mayo de 2019.



Para ver si su propiedad califica o para participar del proceso, visite:



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Para ver si su propiedad califica o para participar del proceso, visite:



La zonificación de todas las propiedades en la ciudad de Albuquerque se convirtió en un nuevo conjunto de zonas en la Ordenanza de Desarrollo Integrado el 17 de mayo de 2018.

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Para ver si su propiedad califica o para participar del proceso, visite:

Own property in Albuquerque?

**Do you know your zone
changed?**

**Look up your zone
today!**

Go to: tinyurl.com/ZoneLookUp



KNOW YOUR ZONE



¿Es usted propietario en Albuquerque?

¿Sabe que su zonificación ha cambiado?

¡Descubrir su zonificación hoy!

Haga clic en: tinyurl.com/ZoneLookUp



CONOZCA SU ZONIFICACIÓN





KNOW YOUR ZONE

LOOK-UP



Go to tinyurl.com/IDOzonelookup.

SEARCH



Type your address in the search bar and hit enter.

DISCOVER



Click on your property to see your zone.

KNOW



Your zone will be described in the summary table.

Now you know your zone!

Keep in mind, you may be eligible for a free zone conversion.

Learn more at tinyurl.com/zoneconversion.





DO YOU OWN PROPERTY IN ABQ?



**IS YOUR USE NOT ALLOWED IN
YOUR ZONE?**

**DO YOU WANT A LESS INTENSE
ZONE CATEGORY?**

**DO YOU HAVE AN UNDEVELOPED
PROPERTY THAT USED TO BE ZONED
SU-1, SU-2, SU-3, OR R-D?**

**DOES YOUR PROPERTY HAVE MORE
THAN 1 ZONE?**

**IS YOUR PROPERTY ZONED PD AND
LESS THAN 2 ACRES OR GREATER
THAN 20 ACRES?
OR ZONED NR-BP AND LESS
THAN 20 ACRES?**

If you answered yes to any of these questions,
you may be eligible for a free zoning conversion.

Get more information or opt in now at
[TINYURL.COM/IDOZONECONVERSION](https://tinyurl.com/idozoneconversion)



NOTIFICATION &
NEIGHBORHOOD INFORMATION

Toffaleti, Carol G.

From: Renz-Whitmore, Mikaela J.
Sent: Friday, November 09, 2018 8:36 AM
To: Quevedo, Vicente M.
Cc: Toffaleti, Carol G.
Subject: RE: Public Notice Inquiry_CABQ Municipal Limits_City Project

Thanks!

MIKAELA RENZ-WHITMORE

o 505.924.3932

e mrenz@cabq.gov

From: Quevedo, Vicente M.
Sent: Friday, November 09, 2018 8:34 AM
To: Renz-Whitmore, Mikaela J.
Subject: Public Notice Inquiry_CABQ Municipal Limits_City Project

Mikaela,

See list of associations attached regarding your City Project submittal that require mailed notification. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Please feel free to contact our office if you have any questions or require any additional information. Thank you.

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Thursday, November 08, 2018 3:59 PM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
City Project

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Phase 2 IDO Zoning Conversion (Package 1) - a legislative process

Contact Name
Mikaela Renz-Whitmore, Long Range Manager

Telephone Number
(505) 924-3932

Email Address
mrenz-whitmore@cabq.gov

Company Name
City of Albuquerque

Company Address
Planning Department/3rd Floor, 600 2nd St. NW

City
Albuquerque

State
NM

ZIP
87102

Legal description of the subject site for this project:
city-wide

Physical address of subject site:

Subject site cross streets:
city-wide

Other subject site identifiers:

This site is located on the following zone atlas page:
city-wide

=====
This message has been analyzed by Deep Discovery Email Inspector.

Public Notice Inquiry_CABQ Municipal Limits_City Project.xls

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip
ABQ Park NA	James	Sundsmo	7501 Prospect Avenue NE		Albuquerque	NM	87110
ABQ Park NA	Alex	Morgan	7414 Leah Drive NE		Albuquerque	NM	87110
Academy Acres North NA	Irene	Minke	6504 Dungan Avenue NE		Albuquerque	NM	87109
Academy Acres North NA	Fred	Aiken	P.O. Box 90181		Albuquerque	NM	87199
Academy Estates East NA	Larry	Pope	9000 Galaxia Way NE		Albuquerque	NM	87111
Academy Estates East NA	Jeannette	Fantl	5605 Brockton Court NE		Albuquerque	NM	87111
Academy Hills Park NA	William	Tallman	5909 Canyon Pointe Court NE		Albuquerque	NM	87111
Academy Hills Park NA	Donald	Couchman	6441 Concordia Road NE		Albuquerque	NM	87111
Academy North NA	Patricia	Tode	8305 Racheleigh Road NE		Albuquerque	NM	87109
Academy North NA	Wallace	Miller	7117 Hollis Street NE		Albuquerque	NM	87109
Academy Park HOA	Chris	Ocksrider	6733 Kelly Ann Road NE		Albuquerque	NM	87109
Academy Park HOA	William	Pratt	6753 Kelly Ann Road NE		Albuquerque	NM	87109
Academy Ridge East NA	Mary	Johnson	10712 Academy Ridge Road NE		Albuquerque	NM	87111
Academy Ridge East NA	Jim	Munroe	6208 Academy Ridge Court NE		Albuquerque	NM	87111
Acequia Jardin HOA	Marianne	Dickinson	2328 Rio Grande Boulevard NW		Albuquerque	NM	87104
Acequia Jardin HOA	Mary	Zeremba	2320 Rio Grande Boulevard NW		Albuquerque	NM	87104
Alameda North Valley Association	Mark	Rupert	909 Tijeras Avenue NW	#116	Albuquerque	NM	87102
Alameda North Valley Association	Steve	Wentworth	8919 Boe Lane NE		Albuquerque	NM	87113
Alamosa NA	Jerry	Gallegos	5921 Central Avenue NW		Albuquerque	NM	87105
Alamosa NA	Jeanette	Baca	901 Field SW		Albuquerque	NM	87121
Alban Hills NA	Jim	Wolcott	6420 Camino Del Arbol NW		Albuquerque	NM	87120
Alban Hills NA	Patsy	Nelson	3301 La Rambla NW		Albuquerque	NM	87120
Albuquerque Meadows Residents Association	Robert	Stetson	7112-69 Pan American Freeway NE		Albuquerque	NM	87109
Albuquerque Meadows Residents Association	Clayton	Walters	7112-201 Pan American Freeway NE		Albuquerque	NM	87109
Altura Addition NA	Denise	Hammer	1735 Aliso Drive NE		Albuquerque	NM	87110
Altura Addition NA	Colin	Adams	1405 Solano Drive NE		Albuquerque	NM	87110
Altura Park NA	Jonathan	Stern	4232 Aspen NE		Albuquerque	NM	87110
Altura Park NA	Efren	Teran	4138 Coe Drive NE		Albuquerque	NM	87110
Alvarado Gardens NA	Diana	Hunt	2820 Candelaria Road NW		Albuquerque	NM	87107
Alvarado Gardens NA	Trudy	Merriman	2617 Decker Road NW		Albuquerque	NM	87107
Alvarado Park NA	Gloria	Dominguez	1800 Palomas NE		Albuquerque	NM	87110
Alvarado Park NA	Darcy	Bushnell	2017 Alvarado NE		Albuquerque	NM	87110
Amberglenn HOA Incorporated	Tamela	Lewis	2952 Pueblo Alto		Santa Fe	NM	87507
Amberglenn HOA Incorporated	Paul	Feroli	4908 Sereno Drive NE		Albuquerque	NM	87111
Anderson Heights Master Association Incorporated	Giezell	Edison	2823 Richmond Drive NE		Albuquerque	NM	87107
Anderson Hills HOA	Larry	LaPitz	3120 Rio Plata Drive SW		Albuquerque	NM	87121
Anderson Hills HOA	Cindy	McCormick	2823 Richmond Drive NE		Albuquerque	NM	87107
Anderson Hills NA	Jan	LaPitz	3120 Rio Plata Drive SW		Albuquerque	NM	87121
Anderson Hills NA	Larry	LaPitz	3120 Rio Plata Drive SW		Albuquerque	NM	87121
Antelope Run NA	Monica	Camarillo	12008 Caribou Avenue NE		Albuquerque	NM	87111
Antelope Run NA	Alex	Robinson	12033 Ibex Avenue NE		Albuquerque	NM	87111
Arroyo Del Oso North NA	Max	Dubroff	7812 Charger Trail NE		Albuquerque	NM	87109
Arroyo Del Oso North NA	Scott	Knowles	7832 Academy Trail NE		Albuquerque	NM	87109
Arroyo Del Sol Condominium Association Incorporated	Giezell	Edison	2823 Richmond Drive NE		Albuquerque	NM	87107
Arroyo Del Sol Condominium Association Incorporated	Mary	Hartman	9798 Coors Boulevard NW	Building A	Albuquerque	NM	87114
Avalon NA	Samantha	Pina	423 Elohim Court NW		Albuquerque	NM	87121
Avalon NA	Lucy	Anchondo	601 Stern Drive NW		Albuquerque	NM	87121
Barelas NA	Julia	Archibeque-Guerra	5515 Territorial Road NW		Albuquerque	NM	87120
Barelas NA	Alicia	Romero	803 Pacific Avenue SW		Albuquerque	NM	87102
Bear Canyon NA	Patricia Ann	Beck	7518 Bear Canyon Road NE		Albuquerque	NM	87109
Bear Canyon NA	Karl	Scheuch	6113 Torreon Drive NE		Albuquerque	NM	87109
BelAir NA	Jay	Edwards	2742 Sierra NE		Albuquerque	NM	87110

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BelAir NA	Barb	Johnson	2700 Hermosa Drive NE		Albuquerque	NM	87110
Big Bend NA	William	Slauson	3737 Big Bend Road NE		Albuquerque	NM	87111
Big Bend NA	Julie	Roberson	3740 Big Bend Road NE		Albuquerque	NM	87111
Bosque Montano HOA Incorporated	Pamela	Meyer	4121 Eubank Blvd. NE		Albuquerque	NM	87111
Bosque Montano HOA Incorporated	Howie	Kaibel	3504 Calle Floresta Court NW		Albuquerque	NM	87120
Cactus Ridge NA	Peggy	Biedermann	4709 Silver Hair Road		Albuquerque	NM	87114
Cactus Ridge NA	Paula	Willis	4709 Silver Hair NW		Albuquerque	NM	87114
Campus NA	Susan	Brumbaugh	621 Vassar Drive NE		Albuquerque	NM	87106
Campus NA	Sara	Osborne	409 Vassar Drive NE		Albuquerque	NM	87106
Cherry Hills Civic Association	Ellen	Dueweke	8409 Cherry Hills Road NE		Albuquerque	NM	87111
Cherry Hills Civic Association	Andrew	Robertson	6916 Rosewood Road NE		Albuquerque	NM	87111
Cielito Lindo NA	Karl	Hattler	3705 Camino Capistrano NE		Albuquerque	NM	87111
Cielito Lindo NA	Patricia	Duda	3720 Camino Capistrano NE		Albuquerque	NM	87111
Cimino Compound Owners Association Incorporated	Suzanne	Murphy	3939 Rio Grande Boulevard NW	#7	Albuquerque	NM	87107
Cimino Compound Owners Association Incorporated	Patricia	England	3939 Rio Grande Boulevard NW	#24	Albuquerque	NM	87107
Citizens Information Committee of Martineztown	Richard	Martinez	601 Edith Boulevard NE		Albuquerque	NM	87102
Citizens Information Committee of Martineztown	Frank	Martinez	501 Edith Boulevard NE		Albuquerque	NM	87102
Classic Uptown NA	David	Haughwout	2824 Chama Street NE		Albuquerque	NM	87110
Classic Uptown NA	Robert	Lah	2901 Mesilla Street NE		Albuquerque	NM	87110
Clayton Heights Lomas del Cielo NA	Eloisa	Molina-Dodge	1704 Buena Vista SE		Albuquerque	NM	87106
Clayton Heights Lomas del Cielo NA	Isabel	Cabrera	1720 Buena Vista SE		Albuquerque	NM	87106
Comanche Foothills NA	Karen	Cunningham	3008 Camino De La Sierra NE		Albuquerque	NM	87111
Comanche Foothills NA	Paul	Beck	3008 Camino De La Sierra NE		Albuquerque	NM	87111
Conchas Park NA	Dianne	Peterson	9121 Claremont Avenue NE		Albuquerque	NM	87112
Coronado Terrace HOA	Bob	Martinson	13104 Calle Azul SE		Albuquerque	NM	87123
Coronado Terrace HOA	Debra	Sessa	13100 Calle Azul SE		Albuquerque	NM	87123
Cottonwood Trails HOA	Regan	Eyerman	2904 River Willow Trail NW		Albuquerque	NM	87120
Cottonwood Trails HOA	Mary Jo	Chavez	6601 Santo Lina Trail NW		Albuquerque	NM	87120
Countrywood Area NA	Paul	Phelan	8201 Countrywood Drive NE		Albuquerque	NM	87109
Countrywood Area NA	Christine	Messersmith	7904 Woodridge Drive NE		Albuquerque	NM	87109
Crestview Bluff Neighbors Association	Nelson	Gallegos	604 Redbluff Avenue SW		Albuquerque	NM	87105
Crestview Bluff Neighbors Association	Twyla	McComb	414 Crestview Drive SW		Albuquerque	NM	87105
Del Bosque HOA Incorporated	Kate	Davis	664 Bosque Verde Lane NW		Albuquerque	NM	87104
Del Bosque HOA Incorporated	Patricia	Cream	652 Rio Azul Lane NW		Albuquerque	NM	87104
Del Norte NA	Craig	Ilg	6316 Baker Avenue NE		Albuquerque	NM	87109
Del Norte NA	Julita Ann	Leavell-Ilg	6316 Baker Avenue NE		Albuquerque	NM	87109
Del Webb Mirehaven NA	Larry	Leahy	2120 Coyote Creek Trail NW		Albuquerque	NM	87120
Del Webb Mirehaven NA	Rorik	Rivenburgh	9204 Bear Lake Way NW		Albuquerque	NM	87120
Downtown Neighborhoods Association	Holly	Siebert	408 11th Street NW		Albuquerque	NM	87102
Downtown Neighborhoods Association	David	McCain	1424 1/2 Lomas Boulevard NW		Albuquerque	NM	87104
Eastrange Piedra Vista NA	Rick	Paulsen	1008 Rocky Point Court NE		Albuquerque	NM	87123
Eastrange Piedra Vista NA	Tom	Miles	1009 Matia Court NE		Albuquerque	NM	87123
Eastridge NA	Gail	Rasmussen	12225 Cedar Ridge NE		Albuquerque	NM	87112
Eastridge NA	Verrity	Gershin	12017 Donna Court NE		Albuquerque	NM	87112
EDo NA Incorporated	Vince	DiGregory	PO Box 14616		Albuquerque	NM	87191
EDo NA Incorporated	Rob	Dickson	PO Box 27439		Albuquerque	NM	87125
El Camino Hermoso HOA	Ruth	Gardner	4725 San Pedro Drive NE	Unit #30	Albuquerque	NM	87109
El Camino Hermoso HOA	Sharon	Harrison	4725 San Pedro NE	Unit #2	Albuquerque	NM	87109
El Camino Real NA	Chris	Christy	PO Box 27288		Albuquerque	NM	87125
El Camino Real NA	Linda	Trujillo	PO Box 27288		Albuquerque	NM	87125
Elder Homestead NA	Carmen	Pennington	1004 San Pedro SE		Albuquerque	NM	87108
Elder Homestead NA	Marian	Jordan	816 Arizona SE		Albuquerque	NM	87108
Embudo Canyon HOA	Alfred	Papillon	3400 Del Agua Court NE		Albuquerque	NM	87111

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Embudo Canyon HOA	Christopher	Keaty	3512 Agua Sarca Court NE		Albuquerque	NM	87111
Embudo Canyon NA	Judy	Minks	1209 Parsons NE		Albuquerque	NM	87112
Embudo Canyon NA	Jason	Lechtenberg	13605 Rebonito Court NE		Albuquerque	NM	87112
Enchanted Park NA	Ed	Plunkett	2408 Hiawatha Drive NE		Albuquerque	NM	87112
Enchanted Park NA	Gary	Beyer	11620 Morenci Avenue NE		Albuquerque	NM	87112
Fair West NA	Dorothy	Kerwin	720 Valencia NE		Albuquerque	NM	87108
Fair West NA	James	Farmin	621 Alvarado Drive NE		Albuquerque	NM	87108
Four Hills Village HOA	Herb	Wright	PO Box 50505		Albuquerque	NM	87181
Four Hills Village HOA	James	Cochran	PO Box 50505		Albuquerque	NM	87181
Gardens on the Rio Grande HOA	Sky	Gross	308 Laguna Seca NW		Albuquerque	NM	87104
Gardens on the Rio Grande HOA	Julia	Clarke	2630 Aloysia Lane NW		Albuquerque	NM	87104
Gavilan Addition NA	Connie	Romero	444 Gavilan Place NW		Albuquerque	NM	87107
Gavilan Addition NA	Bret	Haskins	5912 Pauline Street NW		Albuquerque	NM	87107
Glenwood Hills NA	Matthew	Connelly	5005 Calle De Tierra NE		Albuquerque	NM	87111
Glenwood Hills NA	Forest	Owens	12812 Cedarbrook NE		Albuquerque	NM	87111
Grande Heights Association	Dr. Joe	Valles	5020 Grande Vista Court NW		Albuquerque	NM	87120
Grande Heights Association	Richard	Kirschner	5004 Grande Vista Court NW		Albuquerque	NM	87120
Greater Gardner & Monkbridge NA	David	Wood	158 Pleasant Avenue NW		Albuquerque	NM	87107
Greater Gardner & Monkbridge NA	Marcia	Finical	141 Griegos Road NW		Albuquerque	NM	87107
Heritage East Association of Residents	Paul	Jessen	9304 San Rafael Avenue NE		Albuquerque	NM	87109
Heritage East Association of Residents	Karl	Benedict	9415 DeVargas Loop NE		Albuquerque	NM	87109
Heritage Hills NA	John	Woods	8513 Plymouth Rock Road NE		Albuquerque	NM	87109
Heritage Hills NA	Christy	Burton	8709 Palomar Avenue NE		Albuquerque	NM	87109
High Desert Residential Owners Association	Christopher	Lopez	10555 Montgomery Boulevard NE	Building 1, Suite 100	Albuquerque	NM	87111
High Desert Residential Owners Association	Tom	Murdock	5601 Mariola Place NE		Albuquerque	NM	87111
Highland Business and NA Incorporated	Clark	Brown	465 Jefferson NE		Albuquerque	NM	87108
Highland Business and NA Incorporated	Omar	Durant	305 Quincy Street NE		Albuquerque	NM	87108
Highlands North NA	Susan	Hudson	6609 Arroyo Del Oso Avenue NE		Albuquerque	NM	87109
Highlands North NA	Peggy	Clark	6504 Arroyo Del Oso Avenue NE		Albuquerque	NM	87109
Historic Old Town Property Owners Association	Jim	Hoffsis	2012 South Plaza Street NW		Albuquerque	NM	87104
Historic Old Town Property Owners Association	Kathy	Hiatt	110 San Felipe Street NW		Albuquerque	NM	87104
Hodgin NA	Cathy	Intemann	3816 Delamar NE		Albuquerque	NM	87110
Hodgin NA	Kathy	Kleyboecker	3912 Morningside Drive NE		Albuquerque	NM	87110
Hoffmantown NA	Pamela	Pettit	2710 Los Arboles Place NE		Albuquerque	NM	87112
Hoffmantown NA	Stephanie	O'Guin	2711 Mesa Linda Drive NE		Albuquerque	NM	87112
Holiday Park NA	Timothy	Engelmann	11421 Bar Harbor Place NE		Albuquerque	NM	87111
Holiday Park NA	Jack	O'Guinn	11516 Golden Gate Avenue NE		Albuquerque	NM	87111
Huning Castle NA	Deborah	Allen	206 Laguna Boulevard SW		Albuquerque	NM	87104
Huning Castle NA	Harvey	Buchalter	1615 Kit Carson SW		Albuquerque	NM	87104
Huning Highland Historic District Association	Ann	Carson	416 Walter SE		Albuquerque	NM	87102
Huning Highland Historic District Association	Bonnie	Anderson	321 High St. SE		Albuquerque	NM	87102
Indian Moon NA	Lynne	Martin	1531 Espejo NE		Albuquerque	NM	87112
Indian Moon NA	Ronald	Zawistoski	8910 Princess Jeanne NE		Albuquerque	NM	87112
Inez NA	Donna	Yetter	2111 Hoffman Drive NE		Albuquerque	NM	87110
Inez NA	Evelyn	Feltner	2014 Utah Street NE		Albuquerque	NM	87110
Jerry Cline Park NA	Eric	Shirley	900 Grove Street NE		Albuquerque	NM	87110
Jerry Cline Park NA	Ron	Goldsmith	1216 Alcazar Street NE		Albuquerque	NM	87110
John B Robert NA	Lars	Wells	11208 Overlook NE		Albuquerque	NM	87111
John B Robert NA	Sue	Hilts	11314 Overlook NE		Albuquerque	NM	87111
Juan Tabo Hills NA	Catherine	Cochrane	11705 Blue Ribbon SE		Albuquerque	NM	87123
Juan Tabo Hills NA	Richard	Lujan	11819 Blue Ribbon NE		Albuquerque	NM	87123
Keystone Park HOA	Betty	Campbell	8025 Classic NE		Albuquerque	NM	87109
Keystone Park HOA	Ellen	Harvey	8021 Classic NE		Albuquerque	NM	87109

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Kirtland Community Association	Elizabeth	Aikin	1524 Alamo Ave SE		Albuquerque	NM	87106
Kirtland Community Association	Kimberly	Brown	PO Box 9731		Albuquerque	NM	87119
Knapp Heights NA	Daniel	Regan	4109 Chama Street NE		Albuquerque	NM	87109
Knapp Heights NA	Courtney	McKelvey	7209 Prairie Road NE		Albuquerque	NM	87109
La Cuentista Subdivision Unit 1 HOA Incorporated	James	Grage	6427 Camino De Paz NW		Albuquerque	NM	87120
La Cuentista Subdivision Unit 1 HOA Incorporated	Michael	Martin	8119 Chicory Drive NW		Albuquerque	NM	87120
La Luz Del Sol NA	Paul	Isham	54 Mill Road NW		Albuquerque	NM	87120
La Luz Del Sol NA	Arthur	Woods	33 Wind Road NW		Albuquerque	NM	87120
La Luz Landowners Association	Kathy	Adams	5 Arco NW		Albuquerque	NM	87120
La Luz Landowners Association	Jonathan	Abdalla	6 Tumbleweed NW		Albuquerque	NM	87120
La Mesa Community Improvement Association	Idalia	Lechuga-Tena	537 San Pablo Street NE		Albuquerque	NM	87108
La Mesa Community Improvement Association	Dayna	Mares	639 Dallas Street NE		Albuquerque	NM	87108
La Sala Grande NA Incorporated	Shelby	Vering	3413 La Sala Del Oeste NE		Albuquerque	NM	87111
La Sala Grande NA Incorporated	John	Jackson	8600 La Sala Del Sur NE		Albuquerque	NM	87111
Ladera Heights NA	Marie	Ludi	6216 St. Josephs Avenue NW		Albuquerque	NM	87120
Ladera Heights NA	Allan	Ludi	6216 St. Josephs Avenue NW		Albuquerque	NM	87120
Ladera West NA	Shariesse	McCannon	2808 El Tesoro Escondido NW		Albuquerque	NM	87120
Ladera West NA	Karen	Buccola	7716 Santa Rosalia NW		Albuquerque	NM	87120
Las Casitas Del Rio HOA	Tim	Conklin	3600 Panicum Road NW		Albuquerque	NM	87120
Las Casitas Del Rio HOA	Danielle	Wierengo	3608 Panicum Road NW		Albuquerque	NM	87120
Las Casitas Del Rio Unit 2 Subdivision HOA	Nita	Day	6127 Deergrass Circle NW		Albuquerque	NM	87120
Las Casitas Del Rio Unit 2 Subdivision HOA	Colette	Schobbins	6155 Deergrass Circle NW		Albuquerque	NM	87120
Las Lomas NA	Nancy	Griego	8024 Corte Del Viento NW		Albuquerque	NM	87120
Las Lomas NA	David	Skowran	8116 Corte De Aguila NW		Albuquerque	NM	87120
Las Terrazas NA	Lauren	Hidalgo	8400 Vista Verde Place NW		Albuquerque	NM	87120
Las Terrazas NA	Mario	Hidalgo	8400 Vista Verde Place NW		Albuquerque	NM	87120
Laurelwood NA	Aaron	Rodriguez	2015 Aspenwood Drive NW		Albuquerque	NM	87120
Laurelwood NA	Gregie	Duran	2003 Pinonwood NW		Albuquerque	NM	87120
Lee Acres NA	Christine	Burrows	901 Solar Road NW		Albuquerque	NM	87107
Lee Acres NA	Donna	Knezek	900 Solar Road NW		Albuquerque	NM	87107
Little Turtle HOA Incorporated	Rhonda	Thurston	7557 Prairie Road NE		Albuquerque	NM	87109
Little Turtle HOA Incorporated	Donna	Chavez	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Loma Del Rey NA	Jessica	Armijo	3701 Erbbe Street NE		Albuquerque	NM	87111
Loma Del Rey NA	Brian	Eagan	8416 Hilton Avenue NE	Apt. 4B	Albuquerque	NM	87111
Los Alamos Addition NA	Don	Dudley	302 Sandia Road NW		Albuquerque	NM	87107
Los Alamos Addition NA	Jeremy	Wilcox	305 Sandia Road NW		Albuquerque	NM	87107
Los Duranes NA	Lee	Gamelsky	2412 Miles Road SE		Albuquerque	NM	87106
Los Duranes NA	William	Herring	3104 Coca Road NW		Albuquerque	NM	87104
Los Poblanos NA	Don	Newman	5723 Guadalupe Trail NW		Albuquerque	NM	87107
Los Poblanos NA	Karon	Boutz	1007 Sandia Road NW		Albuquerque	NM	87107
Los Volcanes NA	Doug	Cooper	6800 Silkwood Avenue NW		Albuquerque	NM	87121
Los Volcanes NA	Ted	Trujillo	6601 Honeylocust Avenue NW		Albuquerque	NM	87121
Mark Twain NA	Joel	Woodriddle	1500 Indiana NE		Albuquerque	NM	87110
Mark Twain NA	Barbara	Lohbeck	1402 California Street NE		Albuquerque	NM	87110
Martineztown Work Group	Rosalie	Martinez	507 Rosemont NE		Albuquerque	NM	87102
Martineztown Work Group	David	Naranjo	720 Cordero Road NE		Albuquerque	NM	87102
McDuffie Twin Parks NA	Timothy	Carlton-McQueen	4027 Mackland Avenue NE		Albuquerque	NM	87110
McDuffie Twin Parks NA	Mark	Hyland	3607 Calle Del Monte NE		Albuquerque	NM	87110
McKinley NA	Marjorie	Padilla	3616 Aztec Road NE		Albuquerque	NM	87110
McKinley NA	Geraldine	Griego	3018 Solano Drive NE		Albuquerque	NM	87110
Mesa Del Sol NA	Joy	Ziener	5601 Addis Avenue SE		Albuquerque	NM	87106
Mesa Del Sol NA	James	Thompson	2227 Stieglitz Avenue SE		Albuquerque	NM	87106
Mesa Ridge HOA Incorporated	Kevin	Wilcox	5843 Mesa Vista Trail NW		Albuquerque	NM	87120

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Mesa Ridge HOA Incorporated	Mike	Padilla	5836 Mesa Vista Trail NW		Albuquerque	NM	87120
MidTown A&E Merchant Association	Bryan	Pletta	4130 Cutler Avenue NE		Albuquerque	NM	87110
MidTown A&E Merchant Association	Mary	Tarango	4300 Cutler Avenue NE		Albuquerque	NM	87110
Mile Hi NA	Johanna	Bair	1312 Cagua Dr NE		Albuquerque	NM	87110
Mile Hi NA	Cynthia	Serna	1616 Cardenas Drive NE		Albuquerque	NM	87110
Molten Rock NA	Mary Ann	Wolf-Lyerla	5608 Popo Drive NW		Albuquerque	NM	87120
Molten Rock NA	Christine	Davis	5615 Popo Drive NW		Albuquerque	NM	87120
Monte Largo Hills NA	Tom	Burkhalter	13104 Summer Place NE		Albuquerque	NM	87112
Monte Largo Hills NA	Susan	Law	13101 Summer Place NE		Albuquerque	NM	87112
Montecito Estates Community Association	John	Hughes	6709 Mete Sol Drive NW		Albuquerque	NM	87121
Montecito Estates Community Association	Kim	Corcoran	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Montecito West Community Association Incorporated	Jody	Willoughby	7850 Jefferson Street NE	Suite 130	Albuquerque	NM	87109
Montecito West Community Association Incorporated	Brandy	Hetherington	7850 Jefferson Street NE	Suite 130	Albuquerque	NM	87109
Monterey Manor NA	Tom	Donham	1012 Casa Grande Place NE		Albuquerque	NM	87112
Monterey Manor NA	Cindy	Miller	12208 Casa Grande Avenue NE		Albuquerque	NM	87112
Monticello NA	Daniel	Poli	12 Juan Road NE		Albuquerque	NM	87123
Monticello NA	Dan	Getz	43 Monticello NE		Albuquerque	NM	87123
Mossman NA	Marya	Sena	3418 Dakota NE		Albuquerque	NM	87110
Mossman NA	Lori	Jameson	3543 Dakota NE		Albuquerque	NM	87110
Mossman South NA	Rebecca	Gardner	3106 Florida NE		Albuquerque	NM	87110
Mossman South NA	Patricia	Cotterell	3113 Georgia NE		Albuquerque	NM	87110
Near North Valley NA	Marit	Tully	PO Box 6953		Albuquerque	NM	87197
Near North Valley NA	Joe	Sabatini	3514 6th Street NW		Albuquerque	NM	87107
Netherwood Park NA	William	Gannon	1726 Notre Dame NE		Albuquerque	NM	87106
Netherwood Park NA	Susan	Bennett	1708 Vassar Drive NE		Albuquerque	NM	87106
New Vistas Subdivision HOA Incorporated	Donald	Kiger	4115 New Vistas Court NW		Albuquerque	NM	87114
New Vistas Subdivision HOA Incorporated	Tasha	Brachle	4104 New Vistas Court NW		Albuquerque	NM	87114
Nob Hill NA	Curtis	Bayer	201 Aliso Drive SE	Unit 11	Albuquerque	NM	87108
Nob Hill NA	Gary	Eyster	316 Amherst Drive NE		Albuquerque	NM	87106
Nor Este NA	Jason	Young	6901 Schist Avenue NE		Albuquerque	NM	87113
Nor Este NA	Jim	Griffee	PO Box 94115		Albuquerque	NM	87199
North Albuquerque Acres Community Association	Carol	Ambabo	8921 Glendale NE		Albuquerque	NM	87122
North Albuquerque Acres Community Association	Lorri	Zumwalt	11304 Eagle Rock NE		Albuquerque	NM	87122
North Campus NA	Erin	Phillips	1228 Vassar Drive NE		Albuquerque	NM	87106
North Campus NA	Julianna	Koob	1200 Columbia NE		Albuquerque	NM	87106
North Domingo Baca NA	Judie	Pellegrino	8515 Murrelet NE		Albuquerque	NM	87113
North Domingo Baca NA	Lorna	Howerton	8527 Murrelet NE		Albuquerque	NM	87113
North Eastern Association of Residents	Nancy	Pressley-Naimark	9718 Apache NE		Albuquerque	NM	87112
North Eastern Association of Residents	Jo	Martin	2208 Lester Drive NE	#409	Albuquerque	NM	87112
North Edith Commercial Corridor Association	Christine	Benavidez	10417 Edith Boulevard NE		Albuquerque	NM	87113
North Edith Commercial Corridor Association	Robert	Warrick	444 Niagara NE		Albuquerque	NM	87113
North Hills NA	Lynda	Chrisman	7233 Remington Drive NE		Albuquerque	NM	87109
North Hills NA	Elise	Kraf	7209 Gatling Drive NE		Albuquerque	NM	87109
North Valley Coalition	Peggy	Norton	P.O. Box 70232		Albuquerque	NM	87197
North Valley Coalition	Doyle	Kimbrough	2327 Campbell Road NW		Albuquerque	NM	87104
North Wyoming NA	Nanci	Carriveau	8309 Krim Drive NE		Albuquerque	NM	87109
North Wyoming NA	Tracy	Guidry	8330 Krim Drive NE		Albuquerque	NM	87109
Oakland Estates HOA	Kathy	Sumbry-Wilkins	8916 Lochnager Lane NE		Albuquerque	NM	87113
Oakland Estates HOA	Thomas	Potts	6800 Glenloch Way NE		Albuquerque	NM	87113
Ocotillo HOA	Melissa	David	8224 Desert Lily Lane NE		Albuquerque	NM	87122
Ocotillo HOA	Michael	Chase	9912 Sand Verbena Trail NE		Albuquerque	NM	87122
Old Town Business Association Incorporated	Michelle	LaMeres	206 San Felipe Street NW	#1	Albuquerque	NM	87104
Old Town Business Association Incorporated	Heather	Arnold	2113 Charlevoix Street NW		Albuquerque	NM	87104

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Onate NA	Phyllis	Chavez	1808 Shirlane NE		Albuquerque	NM	87112
Orchards at Anderson Heights Subassociation Incorporated	Cindy	McCormick	2823 Richmond Drive NE		Albuquerque	NM	87107
Orchards at Anderson Heights Subassociation Incorporated	Arina	Caster	2823 Richmond Drive NE		Albuquerque	NM	87107
Oso Grande NA	Beth	Baker	10308 Camino Del Oso NE		Albuquerque	NM	87111
Oso Grande NA	Alicia	Quinones	4921 Noreen Court NE		Albuquerque	NM	87111
Oso Park Condominium Association Incorporated	Camelou	Cavalier	PO Box 67590		Albuquerque	NM	87193
Oxbow Bluff HOA	Ron	Schlecht	4118 Silvery Minnow Place NW		Albuquerque	NM	87120
Oxbow Bluff HOA	Laura	Mason	4119 Silvery Minnow Place NW		Albuquerque	NM	87120
Oxbow Park HOA	Andrea	Otero-Looney	3901 Tundra Swan NW		Albuquerque	NM	87120
Oxbow Park HOA	Bob	Nashwinter	3828 Tundra Swan NW		Albuquerque	NM	87120
Oxbow Village HOA	Raul	Garcia	3831 Oxbow Village Lane NW		Albuquerque	NM	87120
Oxbow Village HOA	Nick	Harrison	3800 Oxbow Village Lane NW		Albuquerque	NM	87120
Palomas Park NA	Ann	Wagner	7209 Gallinas NE		Albuquerque	NM	87109
Palomas Park NA	William	Marsh	7504 Laster Avenue NE		Albuquerque	NM	87109
Paradise Hills Civic Association	Maria	Warren	5020 Russell Drive NW		Albuquerque	NM	87114
Paradise Hills Civic Association	Tom	Anderson	10013 Plunkett Drive NW		Albuquerque	NM	87114
Parkland Hills NA	Rob	Leming	712 Truman Street SE		Albuquerque	NM	87108
Parkland Hills NA	Cecilia Brooke	Cholka	4916 Pershing Avenue SE		Albuquerque	NM	87108
Parkway NA	Mary	Loughran	8015 Fallbrook Place NW		Albuquerque	NM	87120
Parkway NA	Ruben	Aleman	8005 Fallbrook NW		Albuquerque	NM	87120
Peppertree Royal Oak Residents Association	Art	Verardo	11901 San Victorio Avenue NE		Albuquerque	NM	87111
Peppertree Royal Oak Residents Association	Cheri	Schlagel	12508 Tamarac Trail NE		Albuquerque	NM	87111
Piedras Marcadas NA	Lawrence	Fendall	8600 Tia Christina Drive NW		Albuquerque	NM	87114
Piedras Marcadas NA	Susan	Deese-Roberts	9124 Laura Lee Place NW		Albuquerque	NM	87114
Princess Jeanne NA	Carolyne	DeVore-Parks	10904 Love Avenue NE		Albuquerque	NM	87112
Prospector's Point Condominium Association Incorporated	Jeanne	Cunion	5801 Lowell Street NE	#6D	Albuquerque	NM	87111
Prospector's Point Condominium Association Incorporated	Rich	Valdez	5801 Lowell Street NE	#30C	Albuquerque	NM	87111
Pueblo Alto NA	David	Michalski	735 Adams Street NE		Albuquerque	NM	87110
Pueblo Alto NA	Joe	Woodward	920 Monroe Street NE		Albuquerque	NM	87110
Quail Ridge HOA	Andrea	Cobb	13122 Marble Avenue NE		Albuquerque	NM	87112
Quail Ridge HOA	Patricia	Bird	1035 Omaha Street NE		Albuquerque	NM	87112
Quaker Heights NA	Orlando	Martinez	5808 Jones Place NW		Albuquerque	NM	87120
Quaker Heights NA	Vanessa	Alarid	5818 Jones Place NW		Albuquerque	NM	87120
Quigley Park NA	Eric	Olivas	2708 Valencia Drive NE		Albuquerque	NM	87110
Quigley Park NA	Lisa	Whalen	2713 Cardenas Drive NE		Albuquerque	NM	87110
Quintessence NA	Andrea	Landaker	10012 Coronado Avenue NE		Albuquerque	NM	87122
Quintessence NA	Jim	Frey	7432 Sandia Glow Court NE		Albuquerque	NM	87122
Quivera Estates HOA	Cesar	Rodriguez	8300 Via Alegre NE		Albuquerque	NM	87122
Quivera Estates HOA	Paul	Harrison	8305 Via Alegre NE		Albuquerque	NM	87122
Rancho Encantado HOA	John	Vigil	5801 Mesa Sombra Place NW		Albuquerque	NM	87120
Rancho Encantado HOA	John	Marco	4500 Mesa Rincon Drive NW		Albuquerque	NM	87120
Rancho Sereno NA	Sander	Rue	7500 Rancho Solano Court NW		Albuquerque	NM	87120
Rancho Sereno NA	Debra	Cox	8209 Rancho Paraiso NW		Albuquerque	NM	87120
Raynolds Addition NA	Margaret	Lopez	1315 Gold Avenue SW		Albuquerque	NM	87102
Raynolds Addition NA	Bob	Tilley	806 Lead Avenue SW		Albuquerque	NM	87102
Richland Hills HOA	John	Dailey	8728 Springhill Drive NW		Albuquerque	NM	87114
Richland Hills HOA	Chris	Roth	8701 Silvercrest Court NW		Albuquerque	NM	87114
Rinconada Point Association Incorporated	Joni	Ulibarri	3220 Fritzie NW		Albuquerque	NM	87120
Rinconada Point Association Incorporated	Connie	Gilman	3212 Schumacher Street NW		Albuquerque	NM	87120
Rio Grande Boulevard NA	Jim	Kenney	2416 Arbor Road NW		Albuquerque	NM	87107
Rio Grande Boulevard NA	Eleanor	Walther	2212 Camino De Los Artesanos NW		Albuquerque	NM	87107
Rio Grande Compound HOA	Ann	King	3004 Calle De Alamo NW		Albuquerque	NM	87104
Rio Grande Compound HOA	Lisa	Feerman	3001 Calle Del Bosque NW		Albuquerque	NM	87104

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Rio Oeste HOA	Stephan	Von Kalben	4105 Palacio Real Avenue NW		Albuquerque	NM	87120
Rio Oeste HOA	Oriando	Gonzales	4101 Zarzuela Avenue NW		Albuquerque	NM	87120
Riverview Heights NA	Jan	Harrington	P.O. Box 12654		Albuquerque	NM	87195
Riverview Heights NA	Cyrus	Toll	1306 Riverview Drive NW		Albuquerque	NM	87105
Route 66 West NA	Cherise	Quezada	10304 Paso Fino Place SW		Albuquerque	NM	87121
Route 66 West NA	Paul	Fava	505 Parnell Drive SW		Albuquerque	NM	87121
San Antonio Condominium HOA	Rod	Skiver	2823 Richmond Drive NE		Albuquerque	NM	87107
San Antonio Condominium HOA	Cindy	McCormick	2823 Richmond Drive NE		Albuquerque	NM	87107
San Blas HOA	Anna	Vigil-Baca	6623 San Blas Place NW		Albuquerque	NM	87120
San Blas HOA	Heidi	Marchand	6627 San Blas Place NW		Albuquerque	NM	87120
San Gabriel Area NA	Cynthia	Klaila	10024 Natalie Court NE		Albuquerque	NM	87111
San Gabriel Area NA	Dan	Jones	3917 Inca Court NE		Albuquerque	NM	87111
San Jose NA	Robert	Brown	2200 William Street SE		Albuquerque	NM	87102
San Jose NA	Olivia	Price Greathouse	408 Bethel Drive SE		Albuquerque	NM	87102
Sandia High School Area NA	Ed	Mascarenas	8217 Dellwood Road NE		Albuquerque	NM	87110
Sandia High School Area NA	Michael	Kious	7901 Palo Duro NE		Albuquerque	NM	87110
Sandia Vista NA	Lucia	Muñoz	316 Dorothy Street NE		Albuquerque	NM	87123
Sandia Vista NA	Brenda	Gebler	PO Box 50219		Albuquerque	NM	87181
Santa Barbara Martineztown NA	Rosalie	Martinez	507 Rosemont NE		Albuquerque	NM	87102
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	1127 Waller NE		Albuquerque	NM	87102
Santa Fe Village NA	Bruce	Armstrong	4988 Butte Place NW		Albuquerque	NM	87120
Santa Fe Village NA	Dennis	Newton	6815 Lamar Avenue NW		Albuquerque	NM	87120
Sawmill Area NA	Ralph	Roybal	1735 Band Saw Place NW		Albuquerque	NM	87104
Sawmill Area NA	Julie	Henss	1724 Band Saw Place NW		Albuquerque	NM	87104
Sawmill Community Land Trust	Nancy	Deskin	990 18th Street NW	2nd Floor	Albuquerque	NM	87104
Semillas y Raices Neighborhood Community Group	Carol	Krause	800 Mountain Road NE		Albuquerque	NM	87102
Semillas y Raices Neighborhood Community Group	Monique	Bell	1113 Edith Boulevard NE		Albuquerque	NM	87102
Seven Bar North HOA	Jack	Corder	2207 Golf Course Road	Suite B	Rio Rancho	NM	87124
Seven Bar North HOA	Peter	Conlin	11015 Snowbird Drive NW		Albuquerque	NM	87114
Siesta Hills NA	Kathy	Pierson	6413 Mitchell SE		Albuquerque	NM	87108
Siesta Hills NA	Tamaya	Toulouse	1424 Hertz Drive SE		Albuquerque	NM	87108
Silver Hill NA	James	Montalbano	1409 Silver Avenue SE		Albuquerque	NM	87106
Silver Hill NA	Elizabeth	Doak	1606 Silver Avenue SE		Albuquerque	NM	87106
Silver Platinum Downtown NA	Leon	Garcia	205 Silver Avenue SW	#419	Albuquerque	NM	87102
Silver Platinum Downtown NA	Ronald	Casias	205 Silver Avenue SW	#428	Albuquerque	NM	87102
Singing Arrow NA	Ilena	Estrella	12928 Marva Place SE		Albuquerque	NM	87123
Singing Arrow NA	Wanda	Umber	12520 Piru SE		Albuquerque	NM	87123
Skyview West NA	Beatrice	Purcella	201 Claire Lane SW		Albuquerque	NM	87121
Skyview West NA	Tony	Chavez	305 Claire Lane SW		Albuquerque	NM	87121
Snow Heights NA	Julie	Nielsen	8020 Bellamah Avenue NE		Albuquerque	NM	87110
Snow Heights NA	Laura	Garcia	1404 Katie Street NE		Albuquerque	NM	87110
Sonora HOA	Joetha	Sturdy	6915 Suerte Place NE		Albuquerque	NM	87113
Sonora HOA	W. Chris	Davis	6604 Tesoro Place NE		Albuquerque	NM	87113
South Broadway NA	Gwen	Colonel	900 John Street SE		Albuquerque	NM	87102
South Broadway NA	Frances	Armijo	915 William SE		Albuquerque	NM	87102
South Guadalupe Trail NA	Margaret	Freeman	1505 Plaza Encantada NW		Albuquerque	NM	87107
South Guadalupe Trail NA	Andy	Apple	5116 Guadalupe Trail NW		Albuquerque	NM	87107
South Los Altos NA	Eileen	Jessen	420 General Hodges Street NE		Albuquerque	NM	87123
South Los Altos NA	Allen	Osborn	245 Espejo NE		Albuquerque	NM	87123
South San Pedro NA	Reynaluz	Juarez	816 San Pedro SE		Albuquerque	NM	87108
South San Pedro NA	Donna	Orozco-Geist	933 San Pedro SE		Albuquerque	NM	87108
Southeast Heights NA	Michael	Gallegos	308 Adams Street SE		Albuquerque	NM	87108
Southeast Heights NA	John	Pate	1007 Idlewilde Lane SE		Albuquerque	NM	87108

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Spanish Walk NonProfit Corporation	Jerri	Paul-Seaborn	610 Camino Espanol NW		Albuquerque	NM	87107
Spanish Walk NonProfit Corporation	Sandra	Nunn	602 Camino Espanol NW		Albuquerque	NM	87107
Spruce Park NA	James	Tolbert	424 Spruce NE		Albuquerque	NM	87106
Spruce Park NA	Peter	Feibelman	1401 Sigma Chi Road NE		Albuquerque	NM	87106
SR Marmon NA	Monnet	Serafin	1722 Vasilion Place NW		Albuquerque	NM	87120
SR Marmon NA	Julian	Morales	6328 Keswick Place NW		Albuquerque	NM	87120
St Josephs Townhouse Association	Marie	Ludi	6216 St. Josephs Avenue NW		Albuquerque	NM	87120
St Josephs Townhouse Association	Allan	Ludi	6216 St. Josephs Avenue NW		Albuquerque	NM	87120
Stardust Skies North NA	Tillery	Dingler	7727 Hermanson Place NE		Albuquerque	NM	87110
Stardust Skies North NA	Mary	Hawley	7712 Hendrix Road NE		Albuquerque	NM	87110
Stardust Skies Park NA	Matt	Stratton	7309 Bellrose NE		Albuquerque	NM	87110
Stardust Skies Park NA	Kim	Lovely-Peake	7100 Bellrose NE		Albuquerque	NM	87110
Stinson Tower NA	Lucy	Arzate-Boyles	3684 Tower Road SW		Albuquerque	NM	87121
Stinson Tower NA	Eloy	Padilla Jr.	7619 Greywolf Road SW		Albuquerque	NM	87121
Stonebrooke Estates HOA Incorporated	Edy	Klein	9798 Coors Boulevard NW	Bldg. A	Albuquerque	NM	87114
Stonebrooke Estates HOA Incorporated	Carl	Gervais	7225 Pebble Stone Place NE		Albuquerque	NM	87113
Story Rock HOA	Hector	Gomez	6027 Arrow Point Road NW		Albuquerque	NM	87120
Story Rock HOA	Levi	Bowman	6003 Arrow Point Road NW		Albuquerque	NM	87120
Stronghurst Improvement Association Incorporated	Mark	Lines	3010 Arno Street NE		Albuquerque	NM	87107
Stronghurst Improvement Association Incorporated	William	Sabatini	2904 Arno Street NE		Albuquerque	NM	87107
Summit Park NA	Elisha	Allen	817 Amherst Drive NE		Albuquerque	NM	87106
Summit Park NA	Jan	Schuetz	3501 Calle Del Rancho NE		Albuquerque	NM	87106
Sunstar NA	Ken	Williams	3639 Sunstar SW		Albuquerque	NM	87105
Sunstar NA	Rebecca	Jimenez	3601 Sunstar SW		Albuquerque	NM	87105
Supper Rock NA	Ken	O'Keefe	600 Vista Abajo Drive NE		Albuquerque	NM	87123
Supper Rock NA	Kathleen	Schindler-Wright	407 Monte Largo Drive NE		Albuquerque	NM	87123
Sycamore NA	Mardon	Gardella	411 Maple Street NE		Albuquerque	NM	87106
Sycamore NA	Peter	Schilke	1217 Coal Avenue SE		Albuquerque	NM	87106
Symphony HOA Incorporated	Jaime	Jaramillo	2001 Allegretto Trail NW		Albuquerque	NM	87104
Symphony HOA Incorporated	Michelle	Lombard	1512 Presto Way NW		Albuquerque	NM	87104
Taylor Ranch NA	Jolene	Wolfley	7216 Carson Trail NW		Albuquerque	NM	87120
Taylor Ranch NA	Rene	Horvath	5515 Palomino Drive NW		Albuquerque	NM	87120
The Courtyards NA	Jackie	Cooke	8015 Dark Mesa NW		Albuquerque	NM	87120
The Courtyards NA	Jayne	Aubele	2919 Monument Drive NW		Albuquerque	NM	87120
The Enclave at Oxbow HOA	Forrest	Uppendahl	3900 Rock Dove Trail NW		Albuquerque	NM	87120
The Enclave at Oxbow HOA	Jill	Greene	3915 Fox Sparrow Trail NW		Albuquerque	NM	87120
The Estates at Mirehaven Community Association Incorporated	Angela	Manzanedo	9100 Del Webb Lane NW		Albuquerque	NM	87120
The Estates at Mirehaven Community Association Incorporated	Julie	Karl	9100 Del Webb Lane NW		Albuquerque	NM	87120
The Estates at Tanoan HOA	Lucy	Barabe	7025 Moon Glow Court NE		Albuquerque	NM	87111
The Estates at Tanoan HOA	Darrell	Spreen	10412 City Lights Drive NE		Albuquerque	NM	87111
The Lofts @ 610 Central SW Owners Association Incorporated	Kaatje	van der Gaarden	610 Central Avenue SW	3E	Albuquerque	NM	87102
The Lofts @ 610 Central SW Owners Association Incorporated	Janelle	Gutierrez	610 Central Avenue SW	#3H	Albuquerque	NM	87102
The Manors at Mirehaven Community Association Incorporated	Jody	Willoughby	7850 Jefferson Street NE	Suite 130	Albuquerque	NM	87109
The Manors at Mirehaven Community Association Incorporated	Brandy	Hetherington	7850 Jefferson Street NE	Suite 130	Albuquerque	NM	87109
The Paloma Del Sol NA	Wayne	Kippling	4809 San Timoteo Avenue NW		Albuquerque	NM	87114
The Paloma Del Sol NA	Paul	Jones	4808 San Timoteo Avenue NW		Albuquerque	NM	87114
The Presidio HOA	Joseph	Nastav	9798 Coors Boulevard NW	Building A	Albuquerque	NM	87114
The Presidio HOA	Cassandra	Derrick	10928 Arguello Trail SE		Albuquerque	NM	87123
The Quail Springs NA	Kay	Fulton	7316 Quail Springs Place NE		Albuquerque	NM	87113
The Quail Springs NA	Dr. Betty	Fisher	7311 Quail Springs Place NE		Albuquerque	NM	87113
The Terraces at Peppertree HOA Incorporated	Deborah	Fincke	6115 Parktree Place NE		Albuquerque	NM	87111
The Terraces at Peppertree HOA Incorporated	Glen	Magee	6105 Parktree Place NE		Albuquerque	NM	87111
The Trails at Seven Bar South HOA Incorporated	Michelle	Measles	10318 Dayflower Drive NW		Albuquerque	NM	87114

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The Trails at Seven Bar South HOA Incorporated	Mohammed	Moabed	10124 Calabacillas Court NW		Albuquerque	NM	87114
Thomas Village NA	Debbie	Ridley	3247 Calle De Deborah NW		Albuquerque	NM	87104
Thomas Village NA	Richard	Meyners	3316 Calle De Daniel NW		Albuquerque	NM	87104
Trementina HOA	Ava	Mueller	8500 Jefferson Street NE		Albuquerque	NM	87113
Trementina HOA	John	Coffman	7232 Via Contenta NE		Albuquerque	NM	87113
Tres Volcanes NA	Rick	Gallagher	8401 Casa Gris Court NW		Albuquerque	NM	87120
Tres Volcanes NA	Thomas	Borst	1908 Selway Place NW		Albuquerque	NM	87120
Trumbull Village Association	T. Alyce	Ice	6902 4th Street NW	#11	Albuquerque	NM	87107
Trumbull Village Association	Joanne	Landry	7501 Trumbull SE		Albuquerque	NM	87108
Tuscany NA	Harry	Hendriksen	10592 Rio del Sol NW		Albuquerque	NM	87114
Tuscany NA	Janelle	Johnson	PO Box 6270		Albuquerque	NM	87197
University Heights NA	Don	Hancock	105 Stanford SE		Albuquerque	NM	87106
University Heights NA	Julie	Kidder	120 Vassar SE		Albuquerque	NM	87106
Valley Gardens NA	Robert	Price	2700 Desert Garden Lane SW		Albuquerque	NM	87105
Valley Gardens NA	Antoinette	Dominguez	4519 Valley Park Drive SW		Albuquerque	NM	87105
Vecinos Del Bosque NA	Harrison (Tai)	Alley	1316 Dennison SW		Albuquerque	NM	87105
Vecinos Del Bosque NA	Rod	Mahoney	1838 Sadora Road SW		Albuquerque	NM	87105
Victory Hills NA	Erin	Engelbrecht	PO Box 40298		Albuquerque	NM	87196
Victory Hills NA	Patricia	Willson	505 Dartmouth Drive SE		Albuquerque	NM	87106
Villa De Paz HOA Incorporated	Judith	Kanester	53 Calle Monte Aplanado NW		Albuquerque	NM	87120
Villa De Paz HOA Incorporated	Jacque	Mangham	6170 Cotton Tail Road NE		Rio Rancho	NM	87144
Villa De Villagio HOA	James	Morrow	10848 Como Drive NW		Albuquerque	NM	87114
Villa De Villagio HOA	Susie	Sollien	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Villa Del Rio HOA	Isaac	Brito	3309 Calle Vigo NW		Albuquerque	NM	87104
Villa Del Rio HOA	Richard	Davis	3304 Calle Vigo NW		Albuquerque	NM	87104
Vineyard Estates NA	David	Zarecki	8405 Vintage Drive NE		Albuquerque	NM	87122
Vineyard Estates NA	Elizabeth	Meek	8301 Mendocino Drive NE		Albuquerque	NM	87122
Vista De La Luz HOA	Jack	Corder	2207 Golf Course Road	Suite B	Rio Rancho	NM	87124
Vista De La Luz HOA	Sherrol	Maratta	3301-R Coors Boulevard NW	#121	Albuquerque	NM	87120
Vista Del Mundo NA	Dennis	Roach	13812 Spirit Trail NE		Albuquerque	NM	87112
Vista Del Norte Alliance	Janelle	Johnson	PO Box 6270		Albuquerque	NM	87197
Vista Del Norte Alliance	Fred	Harsany	PO Box 6270		Albuquerque	NM	87197
Vista Del Rey Condo Association	Agnes	Holswade	2900 Vista Del Rey	Unit 15D	Albuquerque	NM	87112
Vista Del Rey Condo Association	Marvin	Oglesby	2900 Vista Del Rey NE	Unit 27B	Albuquerque	NM	87112
Vista Grande NA	Richard	Schaefer	3579 Sequoia Place NW		Albuquerque	NM	87120
Vista Grande NA	Berent	Groth	3546 Sequoia Place NW		Albuquerque	NM	87120
Vista Magnifica Association	Ava	Battaglia	1701 Bluffside Drive NW		Albuquerque	NM	87105
Vista Magnifica Association	Lorelei	Novak	1520 Buck Court NW		Albuquerque	NM	87105
Vista Montecito HOA Incorporated	Euca	Burrows White	9200 Picacho Lane NW		Albuquerque	NM	87114
Vista Montecito HOA Incorporated	Michael	Chavez	9207 San Leandro Lane NW		Albuquerque	NM	87114
Wells Park NA	Mike	Prando	611 Bellamah NW		Albuquerque	NM	87102
Wells Park NA	Doreen	McKnight	1426 7th Street NW		Albuquerque	NM	87102
West Bluff NA	Patrishia	Dyea	5012 Bridges Avenue NW		Albuquerque	NM	87120
West Bluff NA	Kimberlee	Tolon McCandless	3208 Vista Grande Drive NW		Albuquerque	NM	87120
West La Cueva NA	Peggy	Neff	8305 Calle Soquelle NE		Albuquerque	NM	87113
West La Cueva NA	Michael	Gonzales	8201 La Milpita Street NE		Albuquerque	NM	87113
West Mesa NA	Frank	Gonzales	9024 Santa Catalina Avenue NW		Albuquerque	NM	87121
West Mesa NA	Steven	Budenski	5732 La Anita Avenue NW		Albuquerque	NM	87105
West Old Town NA	Kendra	Roberston	2319 Edna Avenue NW		Albuquerque	NM	87104
West Old Town NA	GP Ben	Lovato	2820 Azar Place NW		Albuquerque	NM	87104
West Park NA	Les	Fraser	2215 New York Avenue SW	#A	Albuquerque	NM	87104
West Park NA	Sarah	Mandala	2225 Alhambra SW		Albuquerque	NM	87104
Western Trails Estates HOA	Jacqlyn	Jones	5511 Bridgeport Road NW		Albuquerque	NM	87120

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Western Trails Estates HOA	Marc	Lombardo	5512 Bridgeport Road NW		Albuquerque	NM	87120
Westgate Heights NA	Eric	Faul	1335 El Rancho Drive SW		Albuquerque	NM	87121
Westgate Heights NA	Matthew	Archuleta	1628 Summerfield Place SW		Albuquerque	NM	87121
Wildflower Area NA	Charles	Bates	5000 Watercress Drive NE		Albuquerque	NM	87113
Wildflower Area NA	Larry	Caudill	4915 Watercress Drive NE		Albuquerque	NM	87113
Willow Wood NA	Samantha	Martinez	823 Glacier Bay Street SE		Albuquerque	NM	87123
Willow Wood NA	Jonathan	Hollinger	11700 Isle Royale Road SE		Albuquerque	NM	87123
Windmill Manor Place Subdivision HOA	Cynthia	Grajeda James	5301 Tierra Amada Street NW		Albuquerque	NM	87120
Windmill Manor Place Subdivision HOA	Lisa	Woods	5304 Tierra Amada Street NW		Albuquerque	NM	87120
Winrock South NA	John	Kinney	7110 Constitution Avenue NE		Albuquerque	NM	87110
Winrock South NA	Virginia	Kinney	7110 Constitution Avenue NE		Albuquerque	NM	87110
Winrock Villas Condo Association	Heather	Pithan	1601 Pennsylvania Street NE		Albuquerque	NM	87110
Winrock Villas Condo Association	Keith	Myers	1601 Pennsylvania Street NE		Albuquerque	NM	87110
Yale Village NA	Donald	Love	2125 Stanford Drive SE		Albuquerque	NM	87106
Yale Village NA	Kim	Love	2122 Cornell Drive SE		Albuquerque	NM	87106

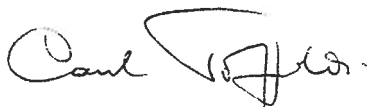
Nov. 29, 2018

Re. PR-2018-001843, Phase 2 IDO Zoning Conversions (Batch 1)

Public Notice – Mailed Notice to Neighborhood Assoc. Representatives

For information, the following individuals received one letter:

First Name	Last Name	Association Name
Giezell	Edison	Anderson Heights Master Association Incorporated Arroyo Del Sol Condominium Association Incorporated
Jack	Corder	Seven Bar North HOA Vista De La Luz HOA
Cindy	McCormick	Anderson Hills HOA Orchards at Anderson Heights Subassociation Incorporated San Antonio Condominium HOA
Larry	LaPitz	Anderson Hills HOA Anderson Hills NA
Rosalie	Martinez	Martineztown Work Group Santa Barbara Martineztown NA
Marie	Ludi	Ladera Heights NA St Josephs Townhouse Association
Allan	Ludi	Ladera Heights NA St Josephs Townhouse Association
Brandy	Hetherington	Montecito West Community Association Incorporated The Manors at Mirehaven Community Association Incorporated
Jody	Willoughby	Montecito West Community Association Incorporated The Manors at Mirehaven Community Association Incorporated
Janelle	Johnson	Tuscany NA Vista Del Norte Alliance



Carol Toffaleti
Senior Planner/Long Range
CABQ Planning Department

CITY OF ALBUQUERQUE



November 28, 2018

Mr. Michael Vos
Development Coordinator
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Re. November 2018 EPC Submittal – Public Mailed Notice Certification
Amendment to Integrated Development Ordinance (IDO) Map – Phase 2 Zoning
Conversions (Batch 1)

Dear Mr. Vos,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Carol Toffaleti, do hereby certify and attest that I personally delivered 480 letters to the City of Albuquerque's mail room* for first class stamping and delivery to the U.S. Post Office today. The letters were addressed to all Neighborhood Association representatives, as provided by the Office of Neighborhood Coordination for this city-wide request and as shown on the attached exhibits.

PO Box 1293

Sincerely,

Albuquerque

NM 87103

Carol Toffaleti
Senior Planner/Long Range
Planning Department
600 2nd Street NW, Third Floor
Albuquerque NM 87102

www.cabq.gov

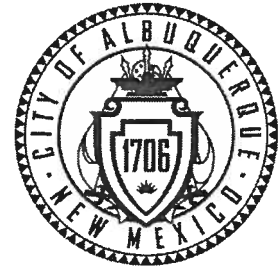
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Received by Larry O'Connell Date 11-28-18

DFAS/Purchasing/Office Services (mail room)

November 27, 2018

Authorized Representative
City of Albuquerque Recognized or Registered Neighborhood Association



Dear Neighborhood Association Representative,

On November 29, 2018, the Planning Department will submit into the City's review and decision process the first of two batches of Phase 2 zoning conversions to address issues not resolved with the Phase 1 zoning conversions that were approved by City Council with the adoption in November 2017 of the Integrated Development Ordinance (IDO), the City's new zoning code, which went into effect on May 17, 2018.

This first batch of proposed zoning conversions includes approximately 140 properties. The property owners have opted into the process by signing a form, and City staff has confirmed that the properties qualify for the process via at least one of the following five criteria established by City Council in Resolution 18-29:

1. **Nonconforming Use:** The zoning conversion would remedy a nonconforming use of the property.
2. **Voluntary Downzone:** The zoning conversion would result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.
3. **Floating Zone Line:** The zoning conversion would remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line").
4. **Prior Special Use or R-D Zoning:** The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process would be more appropriate for the site.
5. **Size Thresholds:** The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts that does not meet size thresholds set by the IDO for those zone districts.

This zoning conversion process is a legislative action and will be heard by the Environmental Planning Commission (EPC) for review and recommendation to the City Council. (See date and time of the public hearing below.) The City Council's Land Use, Planning, and Zoning (LUPZ) committee will review and recommend the zoning conversions to the full City Council, and the City Council will make the final decision. Each step in this process includes public hearings that you can attend and where you can sign up to speak. Written comments will also become part of the public record and be considered throughout the process.

EPC Hearing:

Thursday, 10 January 2019, 8:30 am in the Basement Hearing Room, Plaza del Sol, 600 2nd Street NW

The agenda and staff report that will include details about the first batch of properties will be posted online on January 3, 2019: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

The public file is also available for viewing at the Planning Department, 3rd Floor, during office hours.

The EPC will have a **study session** to hear presentations from Planning Department staff about the Phase 2 zoning conversions and ask clarifying questions. No public comment is taken at study sessions, but the public is welcome to attend and get the same information and details as the EPC:

EPC Study Session:

Thursday, 13 December 2018, 3:00 pm in the Basement Hearing Room, Plaza del Sol, 600 Second Street NW

Send **written comments** to the Environmental Planning Commission by:

email: EPC Chair Derek Bohannon
c/o Planning Department
abcto@cabq.gov

regular mail: EPC Chair Derek Bohannon
c/o COA Planning Department, Third Floor
600 Second Street NW
Albuquerque NM 87102

- To be included in the staff report for EPC consideration, send comments by **9 a.m. on Monday, December 31, 2018**.
- To submit limited, clarifying materials for EPC consideration, send comments by **9 a.m. on Tuesday, January 8, 2019**.

Written comments received after these deadlines will be forwarded to City Council.

The Planning Department has done substantial advertising and outreach for this process, including emails to Neighborhood Association representatives and a distribution list of more than 10,000 people; monthly articles in the Neighborhood News; ads in the Albuquerque Journal, Weekly Alibi, local radio stations, the ABC Library webpage; and an insert in English and Spanish in tax bills sent to every property owner in Albuquerque in early November 2018. Between August and October, staff distributed information at the Downtown Growers' Market, the Rail Yards Market, the Mile-Hi Market, and the International Festival and presented to several neighborhood groups by request, as well as to the Apartment Association of New Mexico. Staff offered weekly office hours for property owners and small groups.

Staff will continue advertising this free zoning conversion process and collecting forms from property owners to take advantage of this opportunity until May 2019. To be included in the second and final batch of zoning conversions that will be submitted into the City's review and decision process by May 16, 2019, property owners should submit their forms as soon as possible. Staff is available to provide more information or assistance to property owners in your area. More information is available on the project webpage: <https://abc-zone.com/post-ido-voluntary-zone-conversion-process>

Please contact any of the following members of Planning Department staff, if you have any questions about this application or the EPC process:

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Sincerely,



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13101 Summer Place NE
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Jason Lechtenberg
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Albuquerque, NM 87112

Jo Martin
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Albuquerque, NM 87112

Lynne Martin
1531 Espejo NE
Albuquerque, NM 87112

Cindy Miller
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Albuquerque, NM 87112

Judy Minks
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Albuquerque, NM 87112

Marvin Oglesby
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Albuquerque, NM 87112

Gail Rasmussen
12225 Cedar Ridge NE
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13812 Spirit Trail NE
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Kim Corcoran
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W. Chris Davis
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Kay Fulton
7316 Quail Springs Place NE
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Albuquerque, NM 87113

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Albuquerque, NM 87113

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444 Niagara NE
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Tasha Brachle
4104 New Vistas Court NW
Albuquerque, NM 87114

Euca Burrows White
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Albuquerque, NM 87114

Michael Chavez
9207 San Leandro Lane NW
Albuquerque, NM 87114

Peter Conlin
11015 Snowbird Drive NW
Albuquerque, NM 87114

John Dailey
8728 Springhill Drive NW
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Susan Deese-Roberts
9124 Laura Lee Place NW
Albuquerque, NM 87114

Lawrence Fendall
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Mary Hartman
9798 Coors Boulevard NW Building A
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Harry Hendriksen
10592 Rio del Sol NW
Albuquerque, NM 87114

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Albuquerque, NM 87114

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Albuquerque, NM 87120

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Jayne Aubele
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Levi Bowman
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Albuquerque, NM 87120

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6601 Santo Lina Trail NW
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Albuquerque, NM 87120

Jackie Cooke
8015 Dark Mesa NW
Albuquerque, NM 87120

Debra Cox
8209 Rancho Paraiso NW
Albuquerque, NM 87120

Christine Davis
5615 Popo Drive NW
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Nita Day
6127 Deergass Circle NW
Albuquerque, NM 87120

Gregie Duran
2003 Pinonwood NW
Albuquerque, NM 87120

Patrisha Dyea
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Regan Eyerman
2904 River Willow Trail NW
Albuquerque, NM 87120

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Albuquerque, NM 87120

Raul Garcia
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Connie Gilman
3212 Schumacher Street NW
Albuquerque, NM 87120

Hector Gomez
6027 Arrow Point Road NW
Albuquerque, NM 87120

Orlando Gonzales
4101 Zarzuela Avenue NW
Albuquerque, NM 87120

James Grage
6427 Camino De Paz NW
Albuquerque, NM 87120

Cynthia Grajeda James
5301 Tierra Amada Street NW
Albuquerque, NM 87120

Jill Greene
3915 Fox Sparrow Trail NW
Albuquerque, NM 87120

Nancy Griego
8024 Corte Del Viento NW
Albuquerque, NM 87120

Berent Groth
3546 Sequoia Place NW
Albuquerque, NM 87120

Nick Harrison
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Albuquerque, NM 87120

Lauren Hidalgo
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Albuquerque, NM 87120

Mario Hidalgo
8400 Vista Verde Place NW
Albuquerque, NM 87120

Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

Paul Isham
54 Mill Road NW
Albuquerque, NM 87120

Jacqlyn Jones
5511 Bridgeport Road NW
Albuquerque, NM 87120

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53 Calle Monte Aplanado NW
Albuquerque, NM 87120

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Albuquerque, NM 87120

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Allan Ludi
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Jolene Wolfley
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Cherise Quezada
10304 Paso Fino Place SW
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Carol Ambabo
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Albuquerque, NM 87122

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9912 Sand Verbena Trail NE
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Melissa David
8224 Desert Lily Lane NE
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Albuquerque, NM 87123

Ilena Estrella
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Eileen Jessen
420 General Hodges Street NE
Albuquerque, NM 87123

Richard Lujan
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Samantha Martinez
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Albuquerque, NM 87123

Bob Martinson
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Tom Miles
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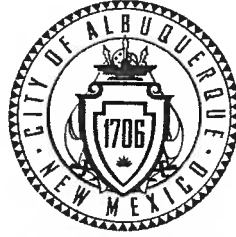
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Albuquerque, NM 87199

Jim Griffie
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Albuquerque, NM 87199

Tamela Lewis
2952 Pueblo Alto
Santa Fe, NM 87507



**ENVIRONMENTAL PLANNING COMMISSION
ACTION SUMMARY**

**January 10, 2019
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW**

COMMISSIONER MEMBERS PRESENT: Dan Serrano, Chair
David Shaffer, Vice Chair
Derek Bohannon
Karen Hudson
Maia Mullen
Joseph Cruz

COMMISSIONER MEMBERS ABSENT:

Bill McCoy
Richard Meadows
Robert Stetson

Call to Order: 8:32 A.M.

- A. Pledge of Allegiance
- B. Election of 2019 EPC Officers

A motion was made by Commissioner Hudson that Commissioner Serrano be approved as Chair. The motion carried by the following vote:

For: 6 - Hudson, McCoy, Mullen, Serrano Nicholls and Shaffer

A motion was made by Commissioner Hudson that Commissioner Shaffer be approved as Vice Chair. The motion carried by the following vote:

For: 6 – Serrano, Bohannon, Hudson, Mullen, Shaffer & Cruz

- C. Announcement of Changes and/or Additions to the Agenda
NONE

- D. Approval of Amended Agenda

A motion was made by Commissioner Bohannon and Seconded by Commissioner Mullen to approve the amended agenda. The motion carried by the following vote:

For: 6 – Serrano, Bohannon, Hudson, Mullen, Shaffer & Cruz

- E. Swearing in of City Staff

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FINAL ACTION

1. Project #2018-001760
SI-2018-00223 – Site Plan for Building Permit

SEE ATTACHED TRANSCRIPT
AC-19-2

Consensus Planning and Cherry/See/Reames architects, agents for the COA Department of Municipal Development (DMD), requests the following action for Tract A Singing Arrow Park, Canada Village Second Unit, zoned NR-PO-A, located at 13,001 Singing Arrow Ave. SE, between Dorado Pl. SE, and Four Hills Rd. SE, containing approximately 16 acres. (L-22)

and

Tract F-1 Replat of Tracts F, H-1, J and unplatted land, Four Hills Village Shopping Center and Apartment Complex, zoned MX-M, located at 13,200 Wenonah Ave. SE, between Dorado Pl. SE, and Four Hills Rd. SE, containing approximately 1.4 acres. (L-22)

Staff Planner: Russell Brito (**CONTINUED FROM DECEMBER 13, 2018 HEARING**)

A motion was made by Commissioner Hudson and Seconded by Commissioner Mullen that matter SI-2018-00223 be approved, based on findings. The motion carried by the following vote:

For: 6 – Serrano, Bohannan, Hudson, Mullen, Shaffer & Cruz

2. Project #2018-001842
RZ-2018-00055 – Zone Map Amendment (Zone Change)
SI-2018-00257 – Site Development Plan for Building Permit

Consensus Planning, Inc., agent for Clearbrooke Investments, Inc., requests the above action for all or a portion of Tract 4, corrected Plat for Tracts 1, 2, 3, and 4 Land of IHS Acquisition No 120 Incorporated, zoned NR-LM to MX-M, located on Horizon Blvd., NE, between Alameda NE and Balloon Museum Dr., NE, containing 5.9 acres. (C-17) Staff Planner: Linda Rumpf

A motion was made by Commissioner Bohannan and Seconded by Commissioner Hudson that matter RZ-2018-00055 be approved, based on findings and conditions. The motion carried by the following vote:

For: 6 – Serrano, Bohannan, Hudson, Mullen, Shaffer & Cruz

A motion was made by Commissioner Bohannan and

Seconded by Commissioner Hudson that matter SI-2018-00257 be withdrawn. The motion carried by the following vote:

For: 6 – Serrano, Bohannon, Hudson, Mullen, Shaffer & Cruz

3. Project #2018-001843
RZ-2018-00057 – Text Amendment to the IDO
(Phase 2 Zoning Conversions, Batch 1)

City of Albuquerque, Planning Department, requests the above action to establish conversion rules for properties city-wide in Batch 1 of Phase 2 IDO Zoning Conversions per Council Bill F/S R-18-29 (Enactment R-2018-019). More information about the process and a map of the properties is available online here: tinyurl.com/ZoneConversion
Staff Planner: Catalina Lehner

**RECOMMENDATION TO CITY
COUNCIL
SEE ATTACHED TRANSCRIPT**

A motion was made by Commissioner Bohannon and Seconded by Commissioner Hudson that matter RZ-2018-00057 be forwarded to City Council with a recommendation of approval, based on findings. The motion carried by the following vote:

For: 6 – Serrano, Bohannon, Hudson, Mullen, Shaffer & Cruz

4. OTHER MATTERS:

- a. Approval of May 10, 2018 Amended Action Summary Minutes
- b. Approval of July 12, 2018 Amended Action Summary Minutes
- c. Approval of August 9, 2018 Amended Action Summary Minutes
- d. Approval of September 13, 2018 Amended Action Summary Minutes
- e. Approval of October 11, 2018 Amended Action Summary Minutes
- f. Approval of November 8, 2018 Amended Action Summary Minutes
- g. Approval of December 13, 2018 Action Summary Minutes

A motion was made by Commissioner Bohannon and Seconded by Commissioner Mullen that Matters a. through g. be approved. The motion carried by the following vote:

For: 7 – Bohannon, Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

h. EPC Rules of Conduct – Discussion about scheduling for 14 February 2019 EPC hearing

Motion was made by Commissioner Bohannon and Seconded by Commissioner Shaffer to direct staff to update rules for the EPC to bring in line with the IDO and resolve any conflicts or errors that are in the existing EPC Rules of Conduct. **The motion carried by the following vote:**

For: 7 – Bohannon, Hudson, McCoy, Stetson, Mullen, Meadows and Shaffer

5. ADJOURNED: 12:27 P.M.

NOTE: For Notice of Decision please refer to <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>

CITY OF ALBUQUERQUE

ENVIRONMENTAL PLANNING COMMISSION

M I N U T E S

Agenda Item 3
Project #2018-001843 IDO Phase 1 Conversion
RZ-2018-00057

January 10, 2019

COMMISSION MEMBERS:

Dan Serrano, Chairman
David Shaffer, Vice Chairman
Derek Bohannon
Bill McCoy (Absent)
Richard Meadows, (Absent)
Joseph Cruz
Robert Stetson (Absent)
Karen Hudson
Maia Mullen

STAFF PRESENT:

Russell Brito, Planning & Urban Development Mgr.
Mikaela Renz-Whitmore, Planning Mgr.
Dora Henry, Recording Secretary

**EPC Minutes, Agenda Item 3
January 10, 2019**

CHAIRMAN SERRANO: Just before we -- we start, I just want to point something out to those that have signed up to speak under public comment. Everything that you have -- every one of your requests is in a batch, and staff is recommending approval. So if you're signing up to speak in support of -- of the approval, it's already there.

We could probably -- I'm not asking you to not speak, but we can probably save a lot of time if -- if you're going to stand up and speak in support, because it's already going in that direction. But if you want to stand up and speak and speak your piece, that's fine. But I think we could save some time if we could limit the amount of speakers that are already in support of something staff is recommending. And most likely, we'll move forward.

And if you signed up, when we get to the public comment portion and we call your name, and just based on what I just said, and you're prepared to pass, just say "Pass," and we'll go to the next one and try to expedite this process. All right?

Mr. Brito.

MR. BRITO: Mr. Chair, Commissioners, Russell Brito with the city planning department. Before you is Agenda Item Number 3. This is Project 2018-1842. This is the Batch 1 of the Phase 2 IDO conversion.

This is prompted by the city council directing the planning department in Resolution 1829 to set up a process for property owners to voluntarily enter a process to downzone their properties and/or to fix nonconformities that preexisted the Integrated Development Ordinance or that came about as a result of the Phase 1 conversion that took effect May 17th, 2018.

In this first batch, we have 122 properties that property owners have adequately filled out the application forms showing that they are the owner of legal record. We are processing this through the planning commission as a text amendment to the IDO. The official zoning map is considered a component of the Integrated Development Ordinance.

The planning staff report outlines how the properties meet criteria that have been set up by the city council in R-29. One of those criteria is that the changes proposed has to be consistent with the Albuquerque Bernalillo County Comprehensive Plan as adopted in 2017.

Staff analysis of the proposed changes show that they are consistent with and further several goals and policies on the comprehensive plan, including the goal for community identity character; specifically policies that have to do with neighborhoods, distinct communities, identity and design. Because one of the things we're trying to do here is make sure that land use and zoning line up so that the zoning adequately reflects what the on-the-ground land use is.

The planning department's had an advertising and outreach effort that has gone out to all neighborhood associations. We've had radio advertising, print advertising. We've had advertising on the city buses. And that will continue, as we have until May 17th of this year to complete the process.

As I mentioned, we're trying to line up and have a conformance between on-the-ground land uses and the underlying zoning

**EPC Minutes, Agenda Item 3
January 10, 2019**

categories. We also want to make sure that we identify the unique characteristics of neighborhoods and provide opportunities to live, work and play in close proximity, per the vision of the comprehensive plan.

A lot of the considerations included whether the properties were in areas of change or areas of consistency. That was one of the things that staff did in their analysis of each individual property that was submitted for consideration in this process.

Because our previous zoning code and its collection of site development plans created confusion, and in and of themselves created some nonconformities with existing land uses, the city council thought that this process was a way to address those long-standing issues. And we also want to make sure that developments for each of these properties goes through the adequate and proper process; be that administrative, through the development review board, or this body, the planning commission.

And because one of the emphases for your duties in the IDO is bigger-picture planning, that's why this is coming before you for your review and recommendation to the city council, who will make the final decision through a legislative action.

Planning staff, both on the current planning side and the long range planning side, have reviewed these applications for individual properties, and our recommendation is for approval to be recommended to the city council.

And with that, I would like to introduce Mikaela Renz-Whitmore, our long range planning manager, who will give you the detail overview of the group's properties that are proposed to be sent up to the city council.

CHAIRMAN SERRANO: Thank you, Mr. Brito.

Ms. Renz-Whitmore, we have sworn you in already?

MS. RENZ-WHITMORE: Yes, sir.

CHAIRMAN SERRANO: Okay. Thank you.

MS. RENZ-WHITMORE: So thanks for letting me speak to you this morning in a little bit more detail about the broad outlines that Mr. Brito has already given you about this Phase 2 zoning conversion process.

So -- whoops, wrong one.

Okay. So just to remind everybody why we're here, where we've been and where we are now, the Phase 1 conversion that happens when we adopted the IDO, the Integrated Development Ordinance, was looking at the permissive uses of the zone that existed at the time and matching them to the new 20 zones out of the Integrated Development Ordinance. So the match was zone to zone; permissive uses to the new IDO zones that allow the same basis of uses. We were not looking at land uses at the time, and, therefore, many of the mismatches that existed on the ground between land uses and zoning were not fixed as a result of that Phase 1 conversion.

That conversion was necessary because we had approximately 1200 unique zones in the City of Albuquerque that the city could no longer really administer consistently and well. And those conversion rules for those 1200 zones were adopted as three different sets of conversion rules.

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One were for the base zones that were out of the comprehensive zoning code at the time. The second sets were for the site specific zones that were adopted for individual properties. Those numbered in the thousands and thousands of properties throughout the Albuquerque area. Approximately a quarter of our city was SU-1, meaning that there was a site plan that specified uses, development standards, and in some cases, process. And the third set of conversion zones were from the sector development plan, so that was approximately 400 zones that's been adopted over the course of 40 years as we adopted each of those sector development plans.

So those three sets of conversion rules were adopted with the IDO that created the Phase 1 conversion from the 1200 zones to the map that we have today. When you pull it up, you have only zones that are currently in the Integrated Development Ordinance.

Phase 2 that you're asked to consider today is actually looking at land uses on the ground and a conversion, a legislative conversion that looks at that land use and picks the IDO zone to convert to that's the most -- that allows the existing use or that reinstates an entitlement that a property owner had under the old system.

So the real purpose of -- of this Phase 2 effort is to correct to the official zoning map so that the ones on the ground and the zoning actually align. To do that, we're asking you to adopt one set of conversion rules today, and each of those conversion rules is a property and a proposed conversion, proposed zone conversion. And those are in the form of the tables that you have in front of you.

Batch 1 includes 122 properties. We call it Batch 1 because we expect there to be a Batch 2 that comes before you sometime after May of 2019.

So as Russell mentioned, city council knew when we adopted -- when it adopted the Integrated Development Ordinance that there were five issues on the ground that that Phase 1 conversion was not fixing. And they created and adopted Resolution R-1829 to telescope a fix for these issues and to outline them clearly so that we understood, as a planning department directed to do the Phase 2 effort, we understood which properties would be eligible for a free zoning conversion from the city.

One was nonconforming uses. And I will go into each of these into detail in a second. The second was a downzone that the property owner is asking for or requesting voluntarily. The third was a floating zone line; in other words, two zones on one property. The fourth was zoning that had formerly been special use, that's an SU zone, whether it was SU-1, SU-2 or SU-3, or what was called RD zoning, residential developing area zoning, both of which were site specific and a little bit -- one off in the old zoning system. And the fifth were properties that didn't meet the size threshold established in the Integrated Development Ordinance for planned development, PD, or for the nonresidential business park, or NR-BP zoning.

So as Russell mentioned, we've done quite a bit of outreach as directed by R-1829. We've done paid advertising that appeared in *Albuquerque Journal*, the *Business Weekly* and the *Alibi*. We've had ads on city buses in October; iHeart Radio stations, all eight, nine of them; late as in September, there was inserts in property tax bills that went out to each property owner within Bernalillo County that was within the city boundaries. And we

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also sent inserts in the water utility bills in December.

In terms of free advertising, we have a growing list of folks on a distribution list that we send constant contact e-mails to that lists over 10,000 people, and it includes all of the neighborhood association representatives who have e-mail on file with the office of neighborhood coordination. So each of constant contact e-mails went out to all the neighborhood association reps who have e-mail.

Neighborhood News is a monthly newsletter that the city puts out mostly for neighborhood associations but also for other stakeholders who are interested in what the city's doing. We've -- since the start of the ABC to Z process in 2015, we've had a monthly article in that. So I would hope that people who read that are up to date on what we're doing in the new Phase 2 process.

We've had postings on the Facebook, the library web page, and staff has gone to the summer market, Rail Yards market, Downtown Growers Market, the Mile High Market and the International Festival and presented at -- not presented. We had a table with a map and forms for people so that we can explain the process, and if they wanted to, just sign up right there.

So the property owners who have agreed to participate in this process have signed a property owner request and agreement form. And they've all been -- that form explains the process, explains the potential consequences of a different zone category in terms of their -- that we can't guarantee that this is going to happen, city council will ultimately make the decision; that property taxes usually aren't affected by zoning, but that's out of our hands and they need to contact the Bernalillo County assessor if that's a factor for anybody, and on and on and on. So they've kind of been given an explanation of potential impacts of this process.

And it's also noted in that form that they have the right to withdraw from this process at any time before the city council takes final action. So property owners, even after you make a recommendation and anytime throughout the process can withdraw their property from this voluntary (inaudible).

Once we receive those forms, staff looked at them to make sure that they were eligible for one of the R-1829 criteria, and then we looked at the compatibility of the zone district requested and whether it met the goals and policies of the ABC Comprehensive Plan, including the change in area, the change in area of consistency that Mr. Brito mentioned.

And we also looked at the surrounding pattern of both zoning and land use to make sure that the requested zone district was compatible; meaning that we weren't changing or converting the zone to something that's much more intense than the surrounding area, or suddenly having a very low density residential area introduced into an industrial district, for example. So we were really looking at the compatibility on both sides; whether the requested zone was too intense or really out of -- not intense enough for the surrounding pattern.

So the process from here, today we're asking you to consider these zone conversion rules that would be the IDO text amendments and make a recommendation to city council. From there, the city council has a land use, planning and zoning committee that will hear the same zone conversions and make a recommendation to city council. And the city council will then hear the same requests

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and make a final determination.

The decision that you're being asked to make today is whether to recommend approval or denial or no recommendation to the city council per the eligibility outlined in Resolution 1829, and consistency with the ABC Comprehensive Plan. And lastly, general consistency with what the city intended in adopting the Integrated Development Ordinance.

The properties are all online on an interactive map that we will be using today if you have questions. Or as speakers make comments about particular properties, we will show you where they are in the city. This is available for the public, of course, at the link that you see here.

As I mentioned, Batch 1 does include 122 properties. They are not numbered 1 through 122 because we received more forms than that. Some of those weren't yet eligible or we had to go back and forth with the property owner a little bit. So the numbers aren't exactly 1 through 122, but there are a total of 122 properties included in the batch.

The conversion rules themselves are shown under the recommended zone that you have in the table. The tables include the form ID number attached with that map that I just showed. It has information about the property address, a lot of legal things that we need, the UPC number, which you don't need to worry about, the legal descriptions, the owner's name, whether that property is in an area of change or consistency; in other words, the city development area. And also information about the zoning before the IDO was adopted, the zoning once the IDO was adopted, and then third, the recommended zone conversion rule.

Next set of columns are which criteria is the property eligible under. Note that many properties are eligible under at least two of those criteria; some, just one. We don't have any in front of you that are not eligible as a separate work item for staff. And lastly, the set of notes from planning staff about why the property is eligible and why the proposed zone conversion rule is appropriate.

Again, this table is available online. Sorry, let's go back. This table is available online for the public at the -- the hyperlink noted. And if you have it ready, look through as we continue in the hearing.

The other set of tables that we have available for people if it's more helpful is a table with each category in turn. So we have a table for those properties that meet the eligibility for the nonconforming uses; that's 22 properties out of 122. We have a table just for the voluntary downzone category; that's 83, the lion's share of the requests before you today. Third, the floating zone line; that's only four properties, and two of those meet another criteria as well. Fourth, the undeveloped former special use or RD properties; that's 12 out of 122. And lastly, the five thresholds in planned development or NR-BP; that's just eight of the 122. The five thresholds as well (inaudible).

So each one in turn now. Let's just look at the nonconforming use criterion in R-1829. So the purpose of this criterion is to fix an existing nonconforming use. A nonconforming use is a legal use that went in, was legal at the time, either zoning wasn't established at all -- in a 300-year-old city, we have lots of that -- or the zoning in place at the time when the use was created allowed that particular use.

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Subsequently, the city has acted to change that zoning and now that use is not considered legal on the property anymore. That makes it nonconforming. Doesn't mean anybody has to move, doesn't mean the city is going to kick you out. It just means that the city has acted since you put in that legal use to make you nonconforming.

So the fix for that is either, ideally, to convert that piece of property to a zone that allows that use permissibly. That means you're, you know, thumbs up, good to go, green light. There were circumstances where doing that would have taken that property out of compatibility with the surrounding area. In other words, it would have made that property or that zone a lot more intense than the surrounding area was. In that case, we proposed a conversion to the first zone that allowed that use conditionally. It means a zone district that's not quite as intense. The conditional use then becomes under the IDO an approved conditional use. They don't have to go through the process to get that conditional use. It's considered as having been granted, which also cures that nonconformity.

Again, this is about 22 -- this is 22 properties out of 122. And I know you can't see the numbers, but you can kind of see the clustering in the older parts of the city, typically uses that were there before zoning rules were established.

So just a few examples. There was a property that had a single-family home that was considered nonresidential, light manufacturing under the IDO zone. The property owner requested R-ML, which is a residential multi-family low, which does allow single family. Staff looked at the surrounding area, which is largely an RLM [sic] zoning, and said introducing a purely residential zone didn't make the most sense, so we're recommending that that zone be converted to MX-T, which allows some office, some retail, and a single-family use, as well as multi-family. So it's a zone that's more compatible with the industrial zoning that surrounds it.

Another example is a property that has a large retail facility on it that's over 50,000 square feet in size. The new Integrated Development Ordinance categorizes retail by size. And so their existing zoning which allow their use now doesn't allow that large retail. So their zoning today is mixed use low intensity which does not allow that medium size retail. That property owner is requesting MX-M, a mixed use medium zone, which would allow that general retail.

And lastly, a property that has a manufacturing use has been converted to -- in Phase 1 has been converted to MX-H, mixed use high intensity, which does allow light industrial, but only as an accessory use, not as a primary use. And so the requested zone as a recommended conversion is a nonresidential commercial zone, which is the first zone that allows light manufacturing permissibly. In all these cases, the recommended zone conversion rule would cure the nonconformity.

Just to show you and to try to explain to the audience a little bit, this is a clip from the allowable-use table in the Integrated Development Ordinance. This is how the city's new system shows what's allowed in each zone.

In the case of the first example, if you have any single-family uses in zones that are in the green box, they would be considered nonconforming under the IDO. So we're asking to convert them to one of the zones that have a key in it to make that use permissive. And when I say first allowed, it's the box -- the

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next box over, whether it's to the left or to the right.

Under the commercial uses, if you have a medium-sized general retail business in the mixed-use category of MX-T or MX-L, you'd be considered nonconforming under the IDO and we'd be asking to convert you to the first box, to the -- to the right, which is the MX-M box.

And lastly, for the industrial uses, if you have an industrial use within the MX-L through MX-H category, then you'd be considered nonconforming. And the cure is to take you to the first box that allows that light industrial permissibly.

Next category is the voluntary downzone category. In this case the purpose is really to match the IDO zone to the existing residential uses. This particular category, you have to be in an area of consistency. The resolution has that eligibility there. So you have no voluntary downzones in areas of change. And so the advantage of having the voluntary downzone is folks who have single-family homes or townhouses in those that even allow them don't have the same protection under the Integrated Development Ordinance as a single-family home or a townhouse in the R-1 or R-T zone categories. And so folks who are opting in, many of them want the extra protection for neighborhood edges, such as the limit in building height, the extra buffering between themselves and more intense uses that the IDO affords.

As I mentioned, this is the largest number of properties within Batch 1, 83 of 122. Twelve of those are asking to convert to R-1, and 71 of those are asking to convert the R-T. You'll notice -- I know you can't see the numbers on the map, but you can see those two little clusters. You might be able to see the number 75 and you may be able to see the number 141. Those are two neighborhood associations. I'm assuming many of those folks are here today. One is Oso Grande and the other is Bear Canyon Neighborhood.

So just to run through a couple of examples. In the first case, you've got someone with R-T, or residential townhouse zone, today who is wanting to request R-1. R-T allows for a family, but also townhouse. R-1 just allows single family and a few civic and institutional uses.

Second example, someone with R-MH today, this -- sorry, let me go backwards one. So the R-T tends to be the Oso Grande Neighborhood. Many brought up that neighborhood to have R-T. Many of them are asking for the R-1.

Second example for R-MH is residential multi-family high density. That's the Bear Canyon Neighborhood. They're requesting R-T because many of those homes in that area are townhouse. They're a mix of single family and townhouse and R-T allows those. And so that's an appropriate zone conversion for that area.

And lastly, there's some properties that have MX-T today, mixed-use transition zone. Again, MX-T allows single family, so it's not that they're nonconforming, it's just that they want to downzone on voluntarily to R-1, which would limit future development.

So just to look specially at the use table again, this is Table 421 of the Integrated Development Ordinance, you see that we're really talking about two uses in the table, the first being single-family detached, use of -- use of a zone to allow that use permissibly, and people are just asking to move over a box or a couple boxes to the zone that they want. And townhouse, again,

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allowed in many of those zones, and folks are asking for those for a less intense zone category.

Third criterion is a floating zone line. So, again, this is -- the circumstance where a property has more than one zone on one lot. This could be a lot that's a -- an assessor's, a Bernalillo County assessor's lot, those established ownership, or it could be a lot that's platted; in other words, there was a platting action to subdivide that particular piece of land. And you may hear staff call those AGIS parcels. That's what the city map, when we get a plat record from the Bernalillo County Clerk, as opposed to the ownership parcel, which sometimes people call the Bernalillo County assessor parcel.

So to fix that floating zone line, we're thinking in an ideal world, you just pick one of the zones. But where that created something that wasn't quite compatible with the surrounding area or it created a nonconformity or they were also requesting a downzone, in other words, another of the R-1829 criteria kicked in, there may have been a different zone recommended for that particular property.

So as I mentioned there's only four of the 122 properties. Two of those are all -- are also voluntary downzones in the Bear Canyon Neighborhood. And two of them are requests where the property has R-1 and MX-M. And in those cases, we're recommending that those go to MX-T, a mixed-use transition zone. Transition being the operative word, a transition between a very low income category and the higher intensity category. MX-T seems like a natural and appropriate conversion.

So here's the example of the two properties in Bear Canyon. In both cases, the properties are -- have a zone line that splits their property between R-T and R-MH, and the recommendation is to go to the R-T, which was the property owners' request and staff agreed is appropriate.

Here's another example that kind of shows the two-step appropriateness of a conversion. In this case, the property has the MX-M, the mixed-use medium zone, and the R-1 zone. The uses on the property include a multi-family, but also an accessory dwelling unit. In this case, if the whole property were turned into MX-M, the accessory zone unit would become nonconforming. If the whole property were to go to R-1, then the multi-family would become nonconforming. So in that case, staff is recommending that the whole property is turned into MX-T. That cures the floating zone line and would allow both uses that exist on the property. You might hear staff call that a rolling conversion.

Number 4, there's two more to go (inaudible), the purpose of this particular category is for properties that were formerly a special-use zone. Again, whether SU-1, SU-2 or SU-3, or a property that was considered R-D, residential developing area, under the old system.

I hope you can imagine, when we have 1200 zones, including many different categories of SU, and we were trying to match them to just 20 zone categories, those matches were not perfect. For example, many of the SU-1s, as some of you served under our old system know, the SU-1 requests were for things like SU-1 for C-1 plus an itemized list of three uses. When we converted, we just looked at the C-1, and we converted that property to the IDO zone that was a match for the C-1s. In other words, those three-plus uses under the SU-1 were lost through the Phase 1 conversion.

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This process, the Phase 2 process, gives that property owner the opportunity to ask for the next higher zones that would allow those uses that were lost under the first process.

Even in this category, though, it's important to look at the surrounding land use and zoning patterns and make sure that the requested zone is compatible with the surrounding area. Again, this just 12 of the 122 properties.

So here you've got an example of a property zoned MX-L, mixed-use low density, under the IDO. The property owner is requesting R-1; presumably because they want single-family developments. But they're completely surrounded by the MX-L zone. So in this case, staff is recommending that the property convert to MX-T, which would allow single family, but would also allow uses compatible with the MX-L zone.

And lastly, we've got the fifth category, which is for properties that don't meet the size thresholds that were established in the Integrated Development Ordinance for the PD zone, planned developments, and the NR-BP, nonresidential business park zone. PD, the properties needed to be between two and 20 acres. So properties that are in this batch are either less than two or greater than 20. The NR-BP, the size threshold was that properties needed to be above 20 acres. So, again, you have properties before you that are less than 20 acres and zoned nonresidential business park that don't have a master development plan that they're part of.

So the purpose of this particular category is to convert to a zone that doesn't have that size threshold so that they're not out of compliance with that threshold, that allows the existing use or that allows similar uses as the zone that they had before the IDO was adopted. Again, we're still looking to make sure that the zone request is compatible with the surrounding land use and zoning patterns.

In this Batch 1, you've got eight properties that are part of this category. Seven are asking to convert from the PD to a different zone category. And you only have one that's asking to convert from NR-BP to another zone category; in this case NR-GM, or nonresidential general manufacturing zone.

So for the example, you've got for PD, you've got a property that was zoned PD, less than two -- less than two acres. Yes, less than two acres. And the requested zone is R-1C, which, as you can see, is the same as the surrounding zoning, so that R-1C is an appropriate conversion. In this case, both Criterion 4 and Criterion 5 apply.

And here's the example where the property owner has NR-BP, and they're requesting NR-GM because their little parcel, Number 142, is part of a premises with (inaudible) Number 50, which is also going to get NR-GM. So in that case, staff's recommending that 50 turn to NR-GM, and, therefore, it's appropriate that 142 also turn into NR-GM.

Last note, all of this information is available online to the public and for yourselves. I stand for questions about any particular properties. There are none that staff is concerned about. We feel that all of the conversions are appropriate and noncontroversial. We recommend that we look at any in particular that -- that we have comments about that signal an issue to look at. And with that, I stand for questions.

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CHAIRMAN SERRANO: Thank you. Thank you, Ms. Whitmore. I have one point of clarification.

I'll get to you Commissioner Shaffer.

We spoke of the five categories, and you spoke of 122 properties, but if you do the math, I come out with 129.

MS. RENZ-WHITMORE: Correct. Chair, Commissioners, some properties are eligible under multiple categories.

CHAIRMAN SERRANO: Oh, that's what it is.

MS. RENZ-WHITMORE: And so if you just look at the categories, it's going to total more than the properties because some properties have two.

CHAIRMAN SERRANO: Commissioner Shaffer.

VICE CHAIRMAN SHAFFER: Thank you, Chair.

Excellent presentation. Thank you. Your examples and descriptions actually answered 17 of my 20 questions --

MS. RENZ-WHITMORE: Good.

VICE CHAIRMAN SHAFFER: -- that I had after going through this.

MS. RENZ-WHITMORE: So it's three.

VICE CHAIRMAN SHAFFER: Yeah, yeah, yeah. So I loved the interactive maps. I'm colorblind, so it's -- I had to keep refreshing it so I could see stuff as it popped up. So it was still very helpful to go through and read everything, so I really appreciate it.

I have a question on three that kind of stood out in terms of why and then how it's going to affect future requests, is more of my -- more of my question. And there's three areas.

One of them was -- and I'm assuming that the Oso Grande, is that Burlison/Wyoming area? Is that Oso Grande? I know both of those are Bear Canyon. That's Bear Canyon? All right. So thank you.

So that one, everything that's there in that development as we're going to it, so what does that do with everybody requesting to go to downzone? The people who requested, what does that do for future for everybody else? You've got -- between 56 and 73, you've got one now that's going to be townhome. You've got all these now mixed townhomes amongst houses. How does that affect the rest of that development and future requests?

MS. RENZ-WHITMORE: Mr. Chair, Commissioner Shaffer, the area already is a mix of single family and townhouse. So the properties in between that will still have permissive uses that include townhouse and multi-family would be able to do either.

What the IDO, what the Integrated Development Ordinance, has that wasn't there before is a layer of protection for single family next to something more intense than low density residential.

So if Terra can pull up the neighborhood edge section of the Integrated Development Ordinance, the neighborhood edge says if you've got R-T next to R-MH, specific example, where one (inaudible) conversion but someone else on either side doesn't -- or sorry, the opposite, but the side gets R-T, but the middle

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stays R-MH, the R-MH property will have its building height limited within a hundred feet of each of those properties. So they can still do a multi-family development, but their building heights would be limited. And there are extra screening and buffering requirements that kick in in that case.

So it doesn't change the uses on the property that don't convert, but it does impose new development standards on them to make sure that they're better neighbors to that single family or townhouse on either side of them.

VICE CHAIRMAN SHAFFER: Okay. So back to the -- back to the screen, if you can go back to the -- so all of these people on that street, on Rio Hondo Street, I mean, that's -- by downzoning, voluntary downzones that -- that we're asked to approve, does that adversely, in the minds of the people who are not requesting a downzone, does that adversely affect their property?

MS. RENZ-WHITMORE: It depends on what they're planning to do with their property. If -- it certainly does change their development standards because of the neighborhood edge provision. But the uses that were allowed before are still allowed. And I would just argue that this area had already been subdivided. And those small lots probably couldn't have supported a huge development anyway.

So I think on the ground, on the face of it, I don't think -- I don't think much changes for those property owners who don't come into the process. But I will also point out that there will be a second batch that comes before you, and we do expect that more of these property owners will opt in.

VICE CHAIRMAN SHAFFER: I figured that. Okay. Thank you for that one.

The next one was Property 52 and 53 that were on Paseo and Barstow. What I -- I'm confused on -- this is back to the same actual question, as I understand both of these properties are requesting a downzone. But, again, how does that affect the MX-T that's currently zoned all the way around everything else?

MS. RENZ-WHITMORE: Mr. Chair, Commissioners, I would point you to the same thing. So these are all single-family homes. Single-family homes are allowed in MX-T, but when 52 or 53 or if they convert to a lower zone, then they're then protected by those neighborhood edge provisions. And the properties on either side, if they were ever to redevelop as something other than single family, would be limited in building height.

Actually, in the case of MX-T, I think the building heights are already 30 feet, so the neighborhood edge provision doesn't even affect that --

VICE CHAIRMAN SHAFFER: Right.

MS. RENZ-WHITMORE: -- at all. It might change circulation pattern. But, again, they're tiny little lots. And so on the ground, not much of that. The property owners are asking for this conversion because they, you know, want some -- some sense of security about what can go in around their properties. The effects, arguable.

VICE CHAIRMAN SHAFFER: Would you say, then, that, would -- for this particular case, not the other one, but this particular case, this is just a matter of potentially maybe everything

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should have been -- everything on that particular section may have been more appropriate to be R-1B versus MX-T.

MS. RENZ-WHITMORE: Mr. Chair, Commissioner Shaffer, you're asking a bigger question --

VICE CHAIRMAN SHAFFER: A bigger question.

MS. RENZ-WHITMORE: -- about in -- in the big picture, does the city have more R-1 zoning or should it have zoning that prior to the future that allows a mix of uses, that allows higher densities in appropriate locations, that bigger question is not before us today.

VICE CHAIRMAN SHAFFER: True.

MS. RENZ-WHITMORE: In this particular Phase 2 process, we are looking property by property at what the property owners are requesting.

In future efforts, as we do long range planning with these communities, we'll be asking what should the area be zoned and making recommendations to city council that might have a bigger impact for a whole swath, might be recommended for zone changes.

But I will just say, when these convert, that does give us the heads-up to ask those questions in the future for the long range planning, because we'll be able to see that there were at least two property owners in a particular location that thought their zoning should be different.

VICE CHAIRMAN SHAFFER: Thank you for that. So that's kind of where I was headed with that, was more maybe of an education thing of saying that, okay, that since this happened, this is available and maybe they can...

The third one, I'm sorry, the final one, is Number 128, 129 and 130, which is -- keep going that direction. I don't have my map with me. But it's the -- in the planned development area. Yeah.

So the zone -- they're all planned development areas, and those are all voluntary downzones because of the size threshold to mobile homes, to provide mobile homes.

How does that affect now, and this is for us, looking at the zoning maps when these comes before us, how does that now, all of a sudden, in the middle of the -- specifically 129, more specifically, one specific section that is zoned -- what's that one requesting? It's requesting the R-MC -- right in the middle of the planned development.

MS. RENZ-WHITMORE: Correct. Mr. Chair, Commissioner Shaffer, the areas that zoned PD that have a site plan approved, even after they convert out of PD. Are still part of that site plan. And until they amend the site plan to take themselves out, they would have to follow the development standards and the uses specified in that particular site plan.

In this particular case, these three properties, the property owner has given us a heads-up that they probably be withdrawing from this process to look at a different conversion. In this case, the property owner was asking for a different conversion than staff recommended. Because there are mobile homes on these properties, we could only recommend the R-MC zone, which is the only zone that allows mobile homes. In this case, the property owner was wanting something different and has signaled in writing

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too late to give you the 48-hour heads-up that they will be withdrawing from the process.

So from here, I think it's important to note their concerns about these three properties, but procedurally, which means your recommendation today of the batch as a whole and our delivery of the packet to council for consideration of the land use, planning and zoning committee, we will be withdrawing these three properties because the property owner has told us they would like to.

VICE CHAIRMAN SHAFFER: I would completely agree with that, because that one didn't make a lot of sense to me as I was going through them looking at all of these. So thank you for your clarification. I really appreciate it.

CHAIRMAN SERRANO: Commissioner Bohannan.

COMMISSIONER BOHANNAN: Thank you, Mr. Chair.

First of all, great job on the packet. Commissioner Shaffer must have loved it, because I hear he likes tables. So I think you really hit it out of the park with this one.

Commissioner Shaffer covered most of my questions. When I tabulated the total form ID properties, I think it was 18 that you were recommending different than what the owners had requested. Three were being withdrawn, leaving the other remaining 15. Do you have any idea if those 15 are going to be withdrawn?

And then the second part was how were they notified that they would not be getting the requested zoning that they requested?

MS. RENZ-WHITMORE: Mr. Chair, Commissioner Bohannan, as far as I know, none of the others are going to withdraw for that reason. The -- so staff received the forms. We did the analysis and in the case -- in any case, we sent confirmation to the property owner that said, number one, you're eligible; number two, you requested X; and number three, we're recommending whatever we are recommending.

So the property owner got confirmation that they were in and what staff is requesting. And at that point, it was up to the property owner to communicate whether they were going to withdraw or not.

Anecdotally, I can just tell you that the folks who didn't get what they want or get what they requested seem to understand the reasons that staff was recommending a different conversion and will have the opportunity all the way through the process to withdraw if they would like to.

COMMISSIONER BOHANNAN: Did you have numerous withdrawals because of that process? None?

MS. RENZ-WHITMORE: Uh-uh.

COMMISSIONER BOHANNAN: Okay.

CHAIRMAN SERRANO: Any other questions, Commissioners? No?

Thank you, Ms. Whitmore.

Ms. Henry, public comment, how many do we have signed up?

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MS. HENRY: Four.

CHAIRMAN SERRANO: Four. Okay. Give us the first.

MS. HENRY: Wayne Berube. Berube.

MR. BERUBE: E. Berube.

MS. HENRY: Berube.

CHAIRMAN SERRANO: Please come to the podium. Good morning.

MR. BERUBE: Hello. Thank you for having me.

CHAIRMAN SERRANO: State your name, address. And if you have your form ID, state that.

MR. BERUBE: Okay. My name is Wayne Berube. My address the 10410 Oso Grande Road, Northeast. I'm wearing my badge that says that I'm a volunteer with the Oso Grande Neighborhood Association. And we have committee established --

CHAIRMAN SERRANO: Let me swear you in.

(Witness sworn.)

CHAIRMAN SERRANO: Okay. We'll afford you two minutes.

MR. BERUBE: Okay. I'm here speaking on behalf -- I guess I want to put a face to one of the houses that is in the first batch of homes. I'm speaking on behalf of the other six people in our neighborhood whose forms are in the part of this first batch. The Oso Grande Neighborhood is about 460 homes.

In the second batch, we're going to have over a hundred more homeowners who are interested in going from R-T to R-1. We're requesting a downzoning.

We disagree with our current zoning. We think it's inappropriate. We think it cheapens the short and long term value of our neighborhood and also will basically impact the character of our neighborhood going forward. We are single-use homes and we were formerly SU and now we are at R-T.

We definitely appreciate the opportunity to work with the EPC to correct this. We wish that the process were simpler. We are doing the best we can. We appreciate the fact that Mikaela and Terry and Carol and Terra, everybody up on the 2nd has been great to try to help us to work with the situation we have.

What I will say is that we wish there were fewer uncertainties. But we're trying to let our neighbors know that the R-1 would be more appropriate and better than the R-T because we are not townhouses. We do meet the requirements to be zoned as R-1. And we do appreciate the fact that we've been recommended to receive R-1.

But I think the last thing I'd like to say is that Commissioner Shaffer questions are excellent. We don't like the fact that we're going to have -- I don't know what you'd call them -- Swiss cheese neighborhoods, where some houses are going to have a different zoning than the next-door neighbor. We would prefer blanket free zoning for all of Oso Grande to R-1.

And so this process is not ideal. It is confusing to our neighbors because we're trying to sell them on this case-by-case

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scenario, and we can see that the support for R-1 is obvious. So if you have no further questions for me, I think I'll stop right there, because I know the beeper just went off.

CHAIRMAN SERRANO: Commissioners, any questions?

Thank you.

MR. BERUBE: Thank you.

CHAIRMAN SERRANO: Next speaker.

MS. HENRY: James Montalbano.

CHAIRMAN SERRANO: Good morning.

MR. MONTALBANO: Good morning.

CHAIRMAN SERRANO: Please state your name and address and if you have your form ID.

MR. MONTALBANO: James Montalbano, 1409 Silver Avenue, Northeast. I'm president of the Silver Hill Neighborhood Association.

(Witness sworn.)

CHAIRMAN SERRANO: Okay. We'll afford you two minutes.

MR. MONTALBANO: As president of the neighborhood association, I'll try to keep this to two minutes, but I'd appreciate if I do go slightly over if I can have a little bit more time. Thank you.

CHAIRMAN SERRANO: Proceed.

MR. MONTALBANO: I would like to just echo what the previous speaker said about the Swiss cheese effect here, there is a concern that something is being done on a mass scale here that picks apart -- picks off these individual properties within neighborhoods.

Silver Hill has a historic overlay zone. I'm referring to Number 22 on your chart. 1607 Silver Avenue is requesting a townhouse designation or is recommended for a townhouse designation.

We obviously have concerns here. We have a historic overlay zone. We are a historic neighborhood of residential homes. We do have this unique aspect where we have single-family homes but that have grandfathered in properties in the back. I, myself, have one, a unit in the back.

Several concerns we have, and I -- I and our neighborhood association were trying to understand the new IDO. I apologize for any assumptions I might make that are incorrect or any underinformed observations I make. I would expect the staff to correct me or -- or for you to ask any questions.

This house is described as having four units -- as having three units. It, in fact, has four units. There's a basement unit. As I read the definition of townhouse, it needs to have -- the units need to be separated by a shared vertical wall. A basement unit would not apply in that case.

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This house has been on the property -- I'm sorry. This property has been on the market. I don't see a sign out front lately. But in recent months, it has been on the market. And I'm concerned that there is an eye to increase value for a potential developer. You could imagine how Silver Hill feels -- thank you. You could imagine how Silver Hill feels about the word "townhouse" appearing in a historic neighborhood of single-family homes.

Obviously our concern, and, again, it may be very misplaced, because I have a traditional definition of townhouse, but to have someone simply knock down this building and build a modern traditional townhouse in the the middle of Silver Hill. Such a thing was done illegally on Gold Avenue about ten years ago, and we want to make sure that doesn't happen again.

We don't see how it qualifies as nonconforming use. We don't see how there would be consistency with surrounding properties. We don't see how it would be, quote, unquote, appropriate for surrounding land use. And we do see how, quoting the staff report, oral report just now, we do think it would be, quote, more intense than the surrounding area.

So obviously there may be some clarification that we'll get. We ask that this property, though, be separated out and be given more consideration, more examination, more thought. I would be willing to answer any questions.

I also -- I'm not sure I looked at this property when it was on the market, and I can't remember if it does have shared walls, if they're all connected. It basically is a single-family house, with a -- all for rent, with a basement unit, and then two units in the back. I'm not sure that they are connected by common walls.

And so we would ask that this be removed from the list and given more thought and more examination. Thank you.

CHAIRMAN SERRANO: Thank you.

Commissioners, any questions?

Thank you.

Next speaker, Ms. Henry.

MS. HENRY: Richard Hallett.

MR. HALLETT: I pass.

CHAIRMAN SERRANO: Thank you.

MS. HENRY: Carol Ambabo.

MS. AMBABO: Ambabo.

CHAIRMAN SERRANO: Good morning.

MS. AMBABO: Good morning.

CHAIRMAN SERRANO: Could you state your name and address for the record, please.

MS. AMBABO: Carol Ambabo, 8921 Glendale Avenue, Northeast.

CHAIRMAN SERRANO: All right.

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(Witness sworn.)

CHAIRMAN SERRANO: Thank you. We'll afford you two minutes, ma'am.

MS. AMBABO: Thank you.

CHAIRMAN SERRANO: Do you have your form ID? I'm sorry.

MS. AMBABO: No, I don't.

CHAIRMAN SERRANO: No. Okay.

MS. AMBABO: My comments are now I'm the president of the North Albuquerque Community Association. I'm also a resident of the city which is only two houses into the city. We live in an area which is very unique and it's very different, between La Cueva. Nor Este's (inaudible) neighborhood. We're primarily one-acre lots, just as the county on the other side of Ventura is. And we're in a transition zone where we're concerned about Swiss cheese, like the prior speakers. We're concerned about keeping a buffer between a primarily rural area, with single-family homes, one-acre lots, and high density development.

And my particular property was rezoned to -- from I believe (inaudible) and it's to R-1, which was great. But most of the vacant lots around us were designated as planned development. And we're concerned that they will soon be allowed very high density. And we would encourage you to please remember in your decisions in the future that this neighborhood is unique. We have a lot of wildlife. We have a lot of open space and the stars at night are just pretty awesome in the city. We have some amazing views of the mountains and the valley, the whole city, so we would like to protect that.

Traffic in our neighborhood is already a problem. If get a lot of high density gated, you know, areas, it just gets worse. And people want sidewalks, they want curbs, gutters, things that aren't there, and the drainage. Traffic is not set up for that.

I know I'm over my time, and I appreciate you listening.

CHAIRMAN SERRANO: Thank you.

Commissioners, any questions?

Thank you.

Any other speakers, Ms. Henry?

MS. HENRY: No. That's it.

CHAIRMAN SERRANO: All right. Thank you.

Staff, anything in closing?

MS. RENZ-WHITMORE: Mr. Chair, Commissioners, to answer the question (inaudible) about the Silver Hill's Number 22, in that case, if there is a basement unit, we -- you know, code enforcement doesn't know these things. From the -- from the street, you can't see a basement unit.

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In that case, that would be considered a duplex. Duplex are where one unit is allowed, one unit to be over another. And the other, attached units are allowed in R-T. So R-T is still the zone that would allow the duplex, the single family, multiple single-family homes on people's lot, as well as townhouse.

To answer the larger question of Swiss cheese, I would just say that this particular property meets that eligibility as outlined in R-1829, which was allowing properties that already have the uses on them to get the zone that matches those pieces. And so in that case, the conversion of this property is eligible in this process. R-T and R-1 are compatible zones.

I agree with the commenter that R-T is more intense than R-1. In this case, if that particular property didn't already have multiple units on it, we wouldn't have recommended that conversion to R-T. What it does, it makes it eligible for this process and that's why the R-T is recommended as an appropriate zone conversion.

I think I'll just state in closing that the planning department shares the concern of some property owners that were not in the process looking at things in a global way, but the process was not designed to look at anything in a global way. It was designed to look at things on a property-by-property basis.

We are looking forward to the opportunity as the long range section of the planning department to go into these communities and talk to folks about what zoning recommendations need to be made in the future to preserve the integrity of neighborhoods as folks want them, but also to balance that against the larger picture of, as the City of Albuquerque, we still need to provide a range of housing options throughout the city in every neighborhood so that we don't just have some areas that have all the multi-family and other areas that just have single family. There really does need to be some options at every price point in every area of the city.

So those are things that are much harder to tease out. For that reason, this process is not designed to have universal consensus in these neighborhoods, because that's a whole other ball game. And it's one that will be a continual discussion over the next 20 years, if you look long range in planning for our community.

Thank you.

CHAIRMAN SERRANO: Thank you, Ms. Whitmore.

Commissioners, anything to (inaudible)?

Commissioner Hudson.

COMMISSIONER HUDSON: Thank you, Mr. Chair.

Mikaela, I just wanted to just talk in generalities. You know, so we're hearing about a couple of these neighborhoods here in town that a lion's share of them are wanting to change the zoning, but the others aren't, whether they don't understand the process or -- it's probably the case.

What's the city's position on realizing that, you know, this needs to be -- that these need to be rezoned, and you've obviously agreed to do so, but for the people that don't come in and get their zoning changed? And we're calling it Swiss cheese, I'll call it spot zoning. And we've tried really hard to stay away from spot zoning. And because of this process that's going

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on, it is creating somewhat of a spot zoning situation.

So what is the city's position on when the lion's share of a neighborhood want to change to a different zone that's beneficial -- it keeps the value of the properties as it should be?

I know we have a process, but what's the city's position on that? And how do you -- how do you take care of everyone else that -- without, you know, forcing them to come in here to do this so that you don't have a lot of spot zoning done?

MS. RENZ-WHITMORE: Mr. Chair, Commissioner Hudson, it's not a popular thing to say, but I'm not a popular person at the moment, so I'll just say it. But I think from the -- from the zoning perspective, these are not properties at risk. These are properties that are already developed with high value townhouses in the case of Oso Grande -- I'm sorry, single-family houses in the case of Oso Grande, townhouses in the case of Bear Canyon.

The risk that the market would count for someone buying multiple properties that have -- either townhouses or single family that's in really good shape to recreate a townhouse or -- in either location is very low.

If it happens, I'm not saying it can't, but folks who are asking for that zone conversion, they're fairly worried that that could happen, I think from -- from the larger picture perspective, these are not imminently in danger of being redeveloped.

And so I think for those folks who don't choose to opt in, they're looking around saying, "I don't think that's a" -- some of them are looking around saying, "I don't think that's going to happen and it's not worth it for me to go through this process for something that I don't think is going to happen."

There are some we don't know yet. In that case, we have another advertising push that begins in February and March to try to get in front of the other folks we haven't heard yet.

We're also working with neighborhood associations one by one as they come to us with concerns. As we go out, we talk to the folks in their area. We either -- we talk to the boards of those neighborhood associations to try to help them go door to door and figure out how to -- how to strategically address folks in their areas. We've also gone to their annual meetings and (inaudible) forms and computers and help people fill things out.

So I think we're doing all that we can through this process to make sure people know about it and make sure they understand what it is and what it isn't and help people that signed up, who want to sign up.

I think the other concerns are addressed later as we go through the community planning area assessment process, which, as you all know, is a proposed five-year cycle to get in front of all of these communities throughout the City of Albuquerque to figure out what zoning recommendations need to be made.

So the Phase 2 conversion is really about correcting the official zoning map to reflect what's on the ground not to fix the planning problems of the future. And in this case, the properties that you have in front of you are, number one, eligible, and, number two, appropriate for the conversion.

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COMMISSIONER HUDSON: Mr. Chair, thank you.

So I'm still really concerned about this spot zoning thing, so --

MS. RENZ-WHITMORE: Let me just say, for this particular process, spot zoning is part of the zone map amendment criteria. And when you are asked to look at a zone map amendment from the property owner, spot zoning is one of those considerations that you are -- you know, they really have to justify.

We're not in that process. These are not zone map amendments. This is a legislative action that was directed by council Resolution R-1829. Spot zone is not a consideration in front of you for these particular properties.

In this case, entire Resolution R-1829 is asking you to look property by property to say which zone conversion is appropriate. Not neighborhood by neighborhood, but property by property. And in this case, staff feels those conversions in front of you are appropriate because they're eligible under each of those categories for R-1829.

COMMISSIONER HUDSON: So without opening a can of worms, it's -- you know, we do have -- I'm going to call it a spot zone, we're not addressing that, but when we start doing these little onesies and twosies of changing the zoning, what is that going to mean to us as the commission in the future in terms of setting precedent for people coming in front of us with doing something very similar to that? And how are we going to have -- how are we going to eliminate that?

MS. RENZ-WHITMORE: Mr. Chair, Commissioner Hudson, as people come in asking for zone map amendments on their own, spot zoning is something that you will be considering. And in the cases where that property is now next to something that's been converted to a zone that's unlike the rest of the neighborhood, you will then have to consider whether it makes sense for that zone map amendment to change zones. So it will absolutely be a consideration in the future.

That said, in this particular process, you're being asked to look property by property.

COMMISSIONER HUDSON: And so we need to be concerned -- I know, some of the -- my fellow commissioners were so diligent in that they looked at each one. It kind of seems like from the challenge with doing a batch, it's like one or two, could get buried in there, you know how that happens. I know you're looking through each one. Some of them were big chunks. But, you know, they're little onesies and twosies, and we're looking now at -- you're asking us to make a recommendation whether or not to send the whole kit and caboodle to the city council, not take one or two out that we don't like. Is that accurate?

MS. RENZ-WHITMORE: That's accurate. And if there are any that you have questions about, we're happy to look through those and answers any questions you have today.

COMMISSIONER HUDSON: So if there's just one outstanding that we're concerned with, how do we handle that today?

MS. RENZ-WHITMORE: Mr. Chair, Commissioner Hudson, you could add a finding that says you have concerns about a particular property, and make a recommendation to council that it be considered as (inaudible).

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COMMISSIONER HUDSON: Okay. Great. Thanks.

CHAIRMAN SERRANO: Commissioner Mullen.

COMMISSIONER MULLEN: Thank you, Mr. Chair. And perhaps my comments are better after we close the floor, but we're in a vibrant conversation, so I'm going to hop in.

On the one hand, I totally respect and understand what you're saying, Commissioner Hudson, about a term we're not supposed to be using, "spot zoning."

On the other hand, I think when we -- or I would encourage my fellow commissioners to remember that we didn't just pass the IDO, we passed a comprehensive plan. And our comprehensive plan clearly stated that we're looking in a long term way about how our community should grow and that we need diversity of housing.

And these are compatible zones. They're not asking to do industrial in a residential area. These are all residential, and so it's on a gradation of residential. And when you think about the great cities of the world, which God help us, Albuquerque one day will be, there's a whole variety of housing and densities and textures. And there's not loss, there's only benefits with slowly embracing the notion that we do not all have to live in a single-family residential model.

I mean, I -- and yes, that's my choice, and I know it's many of our choices up here. I live in a house on a property in a neighborhood. But I think as a city, we can actually tolerate a little more residential diversity, and we actually would benefit from it.

And I think that's what our comprehensive plan, which we did pass and we went through it rigorously as a commission, that's what it's stating. That's what we signed on and ratified and put forth to the city.

And so I know that that process concerned me as well. And, for instance, 22 is one of -- something that stood out in my mind because it went, in my opinion, a little up instead of a little down. But how do we then deal with that individual property if it already has different dwellings on it?

And there are property rights. Somebody owns that property. I don't know if they're here today. But, you know, it's -- to me, I'm uncomfortable sitting on the commission and blocking it, you know, because the neighbors are not in favor of it. And so often this commission fights tooth and nail for property rights for commercial owners, and so where do we then defend the residential property rights.

And so, you know, I would be open if there are specific comments that my fellow commissioners have about some of these smaller pieces. And in terms of a fear of Swiss cheese, I'm like bring it on. Like I -- I would so much rather have Swiss cheese than American cheese, so that's just my opinion.

CHAIRMAN SERRANO: Thank you, Commissioner Mullen.

Commissioner Shaffer.

VICE CHAIRMAN SHAFFER: Thank you, Chair.

Education for me, I apologize. Can we go back to 22? I'm trying to -- I actually used to live, as a rebellious youth, on that

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street, in the basement of the -- in the house. So I -- I'm -- actually over on Lead is where I was.

But our -- so what's -- as we're going through this, and exactly Commissioner Mullen said, we're always so concerned on the commercial side, so I'm much more versed on the commercial designations, but they're asking -- what -- on the R-ML, because I know on the R-ML on Lead Avenue, that is several -- most of these, and you can see the little outlines of the buildings, those were several proper- -- at one point was a house that they added a garage, and they converted a garage to a living unit, and now you got a basement under a lot of those buildings. What's the difference between the R-ML designation, then, and what this 22 property is asking for?

MS. RENZ-WHITMORE: Mr. Chair, Commissioner Shaffer, the use difference between R-1 and R-T, R-T adds townhouse to single family that R-1 allows. Also allows duplexes that R-1 does not have.

The next over for R-ML as multi-family. So townhouse doesn't allow multi-family, R-ML does. So R-ML allows townhouse, duplex and single family. You're adding uses as you go up in intensity -- intensity in those residential zones.

VICE CHAIRMAN SHAFFER: Thank you for that part. Did I just hear you say that R-1B would allow for a duplex? No, you just said -- I thought you did say that. You're saying you didn't.

MS. RENZ-WHITMORE: So R-1B allows single family, not duplex, not townhouse and not multi-family.

VICE CHAIRMAN SHAFFER: (Inaudible) space right next door to 22, and further down Silver, I'm almost positive that every one of those has got multiple tenants living on those properties.

MS. RENZ-WHITMORE: So there are many places throughout the City of Albuquerque where you've got a single-family house and it's (inaudible) for an accessory dwelling unit, possible mother-in-law quarters, secondary quarters. In some cases, those were legal when they went in, meaning the zoning allowed them. Many sector plans in particular allowed accessory dwelling units. Many of them went in before zoning was established in 1959.

So in either of the -- either of those cases, those were legally established accessory dwelling units. And now, in the IDO, if they're in R-1 in an area that doesn't allow them, they're nonconforming, and therefore, eligible under the nonconforming criterion in R-1829 to come into that conversion.

If they choose not to, that's also fine. Nonconforming, again, doesn't mean they can't use them as (inaudible) or for rental. It just means when they put them in they were legal, and now they're nonconforming.

VICE CHAIRMAN SHAFFER: So for clarification, let's just say the three -- the two lots to the right of it, just for what-if purposes, we're saying that all three of them are the same, this particular owner chose to go this route and this other two don't have to, but could as well?

MS. RENZ-WHITMORE: They would be eligible --

VICE CHAIRMAN SHAFFER: They would be eligible as well.

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MS. RENZ-WHITMORE: -- to have an accessory dwelling unit that was legal when it went in.

There are also many circumstances throughout Albuquerque where they were done illegally. In this case, if they were put in illegally, they would not be eligible under the nonconforming criteria, which requires that they were legal when they first put in.

VICE CHAIRMAN SHAFFER: Thank you. And I will clarify that I'm pretty sure that the one I lived at, you know, when I was 16 years old, was done illegally. Just so you know.

CHAIRMAN SERRANO: It's not for the record, though.

MS. RENZ-WHITMORE: Yeah.

CHAIRMAN SERRANO: Mr. Brito.

MR. BRITO: Mr. Chair, thank you.

I also wanted to add for the public and for the commission, like this Property Number 22, if you're with historic protection overlay, we have other protection overlays in other parts of the city, there are special protections.

So even if someone wanted to redevelop that site using their new entitlements with their new zoning, demolition would, at the very least, require review by staff and would more than likely require review by the landmarks commission to see if it was appropriate, if there was some reason why the owner could not maintain and preserve that existing structure on the site.

And then if it was determined that, yeah, this structure is melting, it's in such disrepair, it's not worth rehabbing it and they need to knock it down and redevelop, that redevelopment would have to comply with the historic protection overlay standards for that area to make sure that any new development keeps with the design character of that historic protection overlay. So there are still other safeguards for these types of neighborhoods.

CHAIRMAN SERRANO: Thank you, Mr. Brito.

Anything further, Ms. Whitmore?

Thank you.

Okay, Commissioners, we will close the floor and open up to comments from commissioners.

COMMISSIONER BOHANNAN: I would be in support of possibly looking to craft a finding that highly encourages city council to look at the effect that this is creating and how if -- the downstream effects of burden that it might place on us as a commission in future zone change applications, just to take that into consideration when looking at doing these on a property-by-property basis, based on the comments that we heard today in our own discussion.

CHAIRMAN SERRANO: Okay. Mr. Brito, can you craft a finding as put forth by Commissioner Bohannan? You can?

All right. While Mr. Brito is doing that, any other commentary?

Mr. Bohannan -- Commissioner Bohannan, I'm sorry.

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COMMISSIONER BOHANNAN: I'd just like to say for the public that don't know, Mr. Brito is one of the great wordsmiths of our time. We often ask him to do these things on the fly, and he does a marvelous job.

CHAIRMAN SERRANO: Commissioner Hudson.

COMMISSIONER HUDSON: Thank you, Mr. Chair.

I do want to commend the staff. I think you guys did a great job. You made a great presentation. I think overall, you know, we're understanding how this is going to happen. But I really like Commissioner Bohannan's recommendation, because this has to be looked at really quick -- really, really carefully. And we've got to determine -- city council needs to determine what are the unintended consequences with us doing it the way that is being proposed. And I think that that was right on, to have the city council look at this for us.

CHAIRMAN SERRANO: Any other commissioner?

Commissioner Shaffer.

VICE CHAIRMAN SHAFFER: Only because he's still writing, I'll just throw a another tidbit in there.

But I agree with that as well. I think -- that was my concern on the front end, was what's going to happen later when we're now, you know, setting precedence today of saying, okay, we did it before, now what have we created, what are we're going to deal with later. That's what I was concerned with, because I'll be here for a little while, and I don't want to have to have too many issues. So that's why I appreciate adding this finding into -- to the -- to the batch.

CHAIRMAN SERRANO: Commissioner Bohannan.

COMMISSIONER BOHANNAN: I don't know that we're necessarily setting precedent, because we're operating under a completely different resolution as mandated by council versus what we're mandated under the IDO when looking at these processes. But it just makes -- yeah, it can make the IDO that much more confusing when trying -- when trying to apply those standards to it based on what we're doing today, understanding that when we look at possible things that may consider spot zoning from an IDO perspective, I don't think we really get to weigh what was done here today in any of those decisions.

CHAIRMAN SERRANO: Let me remind commissioners, we're reviewing and recommending to the council. Council will take it and send it to LUPZ and then they -- they can take the findings, you know, and decide what they want to do.

Ultimately, they're the elected officials that are going to have to either not deal with it or give us some additional guidance in how we -- we handle the next batch, if they choose to do so.

While Mr. Brito's talking, let's talk about the Lobos. No offense to any Aggies.

MR. BRITO: Mr. Chair, let me take a 10-minute break, perhaps, so I can consult with my colleagues about the -- the language that best reflects your discussion and the finding you want to include.

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CHAIRMAN SERRANO: Okay. Commission will take a 10-minute break, and reconvene at 12:10.

(Recess held.)

CHAIRMAN SERRANO: Mr. Brito, you have -- I need 21. Commissioner Bohannan, you've looked it over and...

COMMISSIONER BOHANNAN: I'll do that now.

MR. BRITO: Mr. Chair, Commissioners, as you read this over, I and my colleagues drafted this up for your consideration for -- it acknowledges that there are concerns about the creation of checkerboard, Swiss cheese zoning patterns will affect neighborhoods, and asking the city council to consider how these conversions will -- will affect future development positions As zone changes come before the planning commission.

Zone changes go up to the city council above a certain acreage threshold, and definitely, they should be part of the mix when we're thinking about options to address these issues. And long range planning efforts should also acknowledge that we have existing checkerboard patterns in some neighborhoods, and this Phase 2 conversion might create some checkerboard patterns that we need to address in long range planning efforts, and what can we do to address those to create more cohesive neighborhoods, or, as voiced by some commissioners, maybe that's an ideal situation, where we have more variety in appropriate location, throughout the city.

But this finding at least acknowledges these concerns and says we need to keep them in mind and start thinking of ways to address them as we communicate with neighborhoods and communities in long range planning efforts.

CHAIRMAN SERRANO: Commissioner Bohannan, does Finding 21 meet the intent of what -- as we're look at it?

COMMISSIONER BOHANNAN: I'd like to use the term "spot zone" at some point to try and describe this just so they can see how it ties to the IDO and how it might have future implications on it. It wouldn't be a kind of singular spot zone, so maybe checkerboard spot zoning.

CHAIRMAN SERRANO: Commissioner Bohannan, would it make sense to just take checkerboard and Swiss cheese out and put in quotations "spot zoning"?

COMMISSIONER BOHANNAN: That works for me.

CHAIRMAN SERRANO: Mr. Brito, can you change -- remove the checkerboard and Swiss cheese, and just in quotation, put "spot zoning"?

MS. RENZ-WHITMORE: Mr. Chair, Commissioners, I strongly recommend that you not call what you're doing today spot zoning because it's not. It's zoning conversions directed by the city council by R-1829.

In R-1829, you -- that process did not set up the possibility of doing full scale zone conversions for larger groups of properties. And therefore, what you are doing is a zone conversion, not a spot zone.

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And so I strongly recommend that you not use that word, but I'm recommending instead that as you think about future zone map amendment requests that implicate spot zone. So in other words, for future requests, they're asking to create a spot zone, this may have a ripple effect. Today's actions may have a ripple effect for the future spot zone requests.

CHAIRMAN SERRANO: Okay. In place of that, could we just replace checkerboard and Swiss cheese with questionable?

MS. RENZ-WHITMORE: Questionable zoning patterns?

CHAIRMAN SERRANO: That's what -- every one's questioning them, right?

MS. RENZ-WHITMORE: To me, that's -- that calls into question the appropriateness of the zone conversions, and I think that would not be great. I think your recommendation needs to be if you recommend approval, that the zone conversions are appropriate, but they raise these other concerns.

CHAIRMAN SERRANO: Okay. I'm going to go back to Commissioner Bohannan, because he proposed this.

What do you suggest? If this meets the intent of what you want to do, do you propose any changes to that?

COMMISSIONER BOHANNAN: Let's say I buy a property, one of these not spot zoned properties, and I want to change the zoning on it later and I come in and I'm looking at it and I say, "Well, I've got a spot zone here, I want to change it," I mean, it looks like -- I don't know. You can give it any other name, but it looks like a spot zone to me. Am I wrong here?

MR. BRITO: Mr. Chair --

CHAIRMAN SERRANO: Hold on.

Commissioner Bohannan, are you recommending anything?

COMMISSIONER BOHANNAN: Let me hear Mr. Brito's comment.

CHAIRMAN SERRANO: Okay. Mr. Brito.

MR. BRITO: Mr. Chair, Commissioner Bohannan, in the IDO zone change criteria, it talks about creating a spot zone. If you're requesting something that is different from everything that surrounds you, you're creating a spot zone.

We have existing zoning patterns throughout the city where we have checkerboards or Swiss cheese zoning. We really don't consider those spot zones. It's only when you're trying to create that situation that we say, "Oh, you're creating a spot zone." All the other ones, they're preexisting. That's the zoning pattern and that's what we're dealing with.

I think Ms. Renz-Whitmore's recommendation to have spot zone language only referred to future zone map amendment requests because when they come in and someone uses that justification, "Well, my neighbor's got this zoning" or "My one neighbor got the zoning," there are still other criteria to be considered, like being consistent with the comprehensive plan goals and policies, including maintaining neighborhood character, neighborhood identity, having land uses that are compatible. And those will be the additional criteria or test that an applicant will have to go through to really justify a future spot zone.

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And it removes the reference to this process, creating spot zones, because that's not what the city council considers these to be and as they are the legislative authority and the zoning authority for the city, their legislation already does not include that terminology. And I would also recommend against calling this creation of spot zones because that's not included in the R-1829 criteria.

CHAIRMAN SERRANO: Okay. Thank you Mr. Brito.

Any other questions?

COMMISSIONER BOHANNAN: I know Commissioner Hudson has quite a strong feeling about this, too, so I would like to hear her thoughts on this finding as written.

CHAIRMAN SERRANO: Commissioner Hudson.

COMMISSIONER HUDSON: Well, thank you Commissioner Bohannan.

And thank you, Mr. Chair.

Yeah, I mean, I'm obviously real concerned about this creating spot zones. And I think the goal -- I understand what you all are saying. So I think the goal is that we do want to make sure that the council understands that we're very concerned about this. Because, you know, I -- I hear what you're saying, that you don't want to go down that rabbit hole, calling it a spot zone, and I get that.

But, you know, if we're going to see more batches of these coming up in the future, we've got to get our arms around how are we going to deal with this. This whole thing is all about planning for the future, so we can't just say it's for today or this year. This is for the future, and some of us will still be on the EPC next year and the following year and going forward. But this -- we've got to lay the right groundwork for the future.

And that's why I'm really concerned about all these little parts and pieces being a different zoning and what the implications are going to be not just for the EPC and the city council, but the city in general, for the future.

So I'm good putting that in there. I probably wouldn't say let's highlight it and bold it and underline it and make sure they see it. I think they'll see it. But I think probably the way that we have it, it's pretty clear that we're concerned about it and we're on the record, as well.

CHAIRMAN SERRANO: Thank you.

Anything else, Commissioners?

Okay. We'll close the floor. I will entertain a motion. Thanks for the (inaudible).

COMMISSIONER BOHANNAN: I'll make a motion.

CHAIRMAN SERRANO: Okay.

COMMISSIONER BOHANNAN: In the matter of the Project 2018-001843, RZ-2018-00057, text amendment to the IDO Phase 2 zoning conversions, Batch 1, I move for a recommendation to city council for approval based on findings one through 20 as written in the staff report, and Number 21 as crafted and read -- or written on

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the record here today.

COMMISSIONER HUDSON: Second.

CHAIRMAN SERRANO: All right. It's been moved by Commissioner Bohannan, seconded by Commissioner Hudson to recommend approval.

All those in favor, raise your hand and signify by saying aye.

ALL MEMBERS: Aye.

CHAIRMAN SERRANO: Opposed?

Okay. Approved on a 6-0 vote.

(6-0 vote. Motion approved.)

(Conclusion of Agenda Item 3.)

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RE: CITY OF ALBUQUERQUE EPC MEETING MINUTES OF
JANUARY 10, 2019, Item 3

TRANSCRIPTIONIST'S AFFIRMATION

I HEREBY STATE AND AFFIRM that the foregoing is a correct transcript of an audio recording provided to me and that the transcription contains only the material audible to me from the recording and was transcribed by me to the best of my ability.

IT IS ALSO STATED AND AFFIRMED that I am neither employed by nor related to any of the parties involved in this matter other than being compensated to transcribe said recording and that I have no personal interest in the final disposition of this matter.

IT IS ALSO STATED AND AFFIRMED that my electronic signature hereto does not constitute a certification of this transcript but simply an acknowledgement that I am the person who transcribed said recording.

DATED this 22nd day of January 2019.

Kelli A. Gallegos

Kelli A. Gallegos

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1	6400 Wyoming NE Albuquerque, NM 87109	101906247413440137	TRACT 4 PLAT OF TRS 1, 2, 3 & 4 ALBUQUERQUE ACADEMY CAMPUS CONT 24.1244 AC M/L	ALBUQUERQUE ACADEMY	CHANGE	SU-1 / PRD	MX-L	MX-M	MX-M	N	N	N	Y	N	This property was zoned SU-1 for PRD and is undeveloped, so Criterion 4 applies. 1 adjacent corner is MX-M, and another is in the zoning conversion process to become MX-M, and the 3 adjacent corners are within an Activity Center. The site is also not adjacent to any low-density residential zones or land uses. MX-M is an appropriate zone conversion for this site.
2	8032 Petroglyph Ave. NW Albuquerque, NM 87120	100905938147510921	LOT 1-P1 BLK 16 REPL FOR PARKWEST UNIT 4 COMPRISED OF TR A-1OF PARKWEST UNIT 5 CONT 0.1537 AC M/L OR 6,695 SF M/L	NORDENGREN CAROL SUE	CONSISTENCY	SU-1 / BED & BREAKFAST	R-MH	R-1B	R-1B	N	Y	N	N	N	This property was formerly zoned SU-1 for Bed and Breakfast, which converted to R-MH, where that use is first allowed permissively. The property is not being used as a bed and breakfast and the property owner has requested a downzone to R-1B, which is an appropriate zone conversion.
3	VENTURA AND CARMEL AVE. Albuquerque, NM 87122	102006427312040301	* 032 018NORTH ALBUQ ACRES UN3 TR3	RIO GRANDE REALTY & INVESTMENTS LLC	CONSISTENCY	R-D / 5 DU/A	PD	R-1C	R-1C	N	N	N	Y	Y	Land is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies.
4	1718 Broadway Blvd NE Albuquerque, NM 87102	101405850050413133	MRGCD MAP 37 TR 1-D EXC NLY PORTION OUT TO R/W HANNETT AVE NE CONT 0.41 AC	APODACA JESUS F	CONSISTENCY	SU-2 / C-3	MX-M	MX-H	NR-C	Y	N	N	N	N	The existing use on this property (construction contractor facility and yard) has been in operation since before the adoption of the Zoning Code in 1959 or any Sector Development Plans, so the use is legally nonconforming. This use is first allowed conditionally in MX-H and NR-C. NR-C is a more appropriate zone conversion given the context outside of a Center or a Corridor. This use will be considered and Approved Conditional use in the NR-C zone district.
5	308 Kathryn SE Albuquerque, NM 87102	101405633125542064	TR 419A1 MRGCD MAP 41	GONZALES RYAN	CHANGE	SU-2 / NCR	MX-L	R-1A	MX-T	N	N	N	Y	N	This property is undeveloped and was SU-2 prior to the adoption of the IDO, so Criterion #4 applies. MX-T is an appropriate zone conversion for this parcel, as a transition between the MX-L to the east and the R-1 to the west.
6	1401 5th St. NW Albuquerque, NM 87102	101405819840022804	* 011 020ALBRIGHT MOORE ADD L 11X12	PATRICK MCCLERNON ARCHTS/PLANNERS P A	CONSISTENCY	S-R	R-1A	MX-T	MX-T	Y	N	N	N	N	This property has an office that was made nonconforming by adoption of the IDO. Office is a use that is first permissive in the MX-T zone, which is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
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7	324, 326, 330 Arizona SE Albuquerque, NM 87108	101805731003040220	LOTS 18 THRU 22 BLK 10 FAIR GROUNDS ADD	HILAND MHP LLC	CONSISTENCY	C-3	NR-C	MX-H	R-MC	Y	N	N	N	N	This is a residential use in a Non-residential zone district, which pre-dates amendments to the Zoning Code prohibiting residential uses, so it is legally nonconforming. The only zone where the existing use (mobile home park) is permissive is R-MC.
9	827 Barelas Ave. SW Albuquerque, NM 87102	101405703816832310	LT 3-A BLK 1 PLAT OF LT 3-A BLK 1 & LT 1-A BLK 2 OF THE RIOGRANDE PARK ADDN CONT 0.1870 AC M/L OR 8,146 SF M/L	NISLY TIM R	CONSISTENCY	SU-2 / R-1	R-1A	MX-L	R-T	Y	N	N	N	N	The configuration of the lot with multiple detached dwellings predates zoning, and is therefore legally nonconforming in R-1. R-T is the first zone where multiple dwellings are permissive on one lot.
10	804 Iron Ave. SW Albuquerque, NM 87102	101305751526643408	* 003 057RAYNOLDS & L4	GARRY MARK C/O 804 IRON LLC	CONSISTENCY	SU-2 / SU-1 MORTUARY	R-1A, MX-M	MX-M	MX-T	Y	N	Y	N	N	A conversion to MX-T would fix the floating zone line on the Bernalillo County Assessor's parcel. MX-T is a transitional zone between MX-M (east) and R-1 (west) and allows the existing uses on the site.
11	10750 Gemini Ct. NW Albuquerque, NM 87114	101106621937120820	LOT 49 PLAT FOR PARADISE SKIES UNIT 1 CONT 0.2454 AC M/L OR 10,690 SF M/L	SEHORN BARBARA	CONSISTENCY	R-T	R-T	R-1B	R-1B	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-1B is an appropriate zone conversion for this property.
12	113 Alvarado Dr. NE Albuquerque, NM 87108	101805712619132503	* 019 035TIJERAS PLACE L19 20 21 22 & L23	HERMANN STEVEN G & RONDA L	CHANGE	C-3	MX-H	NR-C	NR-C	Y	N	N	N	N	Plastics manufacturing, the existing use on the property, is considered light manufacturing, which is nonconforming in the MX-H zone district. This use is first permissive as a primary use in the NR-C zone district, so NR-C is an appropriate zone conversion.
13	7226 Central Ave. SW Albuquerque, NM 87121	101005732815040514; 101005730614640512; 101005734815440516	TR 55 UNIT 6 ATR GRT CONT 5 AC; TRACT 54 UNIT 6 ATRISCO GRANT & ALL VACATED STINSON SW ADJACENT; TR I PLAT OF TRS A THRU I COORS PLAZA (BEING A REPLAT OF TRS56, 57, 58 & 90 PORTIONS OF TRS 59 & 60 TR B TOWN OF ATRISCO GRANT UNIT NO 6 & A POR OF AIRPORT DRIVE SW) CONT 3.9513 AC	LOCK WILLIAM J TRUSTEE W KATHLEEN WILSON RVT & TRUSTEE DIXON FAMILY TRUST	CHANGE	SU-1 / PDA	NR-C	MX-H	MX-M	N	N	N	Y	N	The West Route 66 SDP allowed C-2, O-1, and R-2 uses for this site, with 30% of the site required to be developed with office or residential uses. The nearby parcels along Central Ave. are MX-M, so MX-M would be an appropriate conversion for this site.

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14	1711 Griegos Rd. NW Albuquerque, NM 87107	101306141712141225	MRGCD MAP 31 TR 63A2A1B-EXC POR TO R/W GRIEGOS RD NW CONT 0.234 AC	CORE CAPITAL FUNDING LLC C/O MEDINA ELMER	CONSISTENCY	G-1	MX-L	MX-T	MX-T	Y	N	N	N	N	This property currently has a legally nonconforming single-family use because it existed prior to the establishment of a Zoning Code in 1959. MX-T is an appropriate zone conversion to provide a transition between the MX-L and the R-A zones that are adjacent to this property. REMOVED AT REQUEST OF PROPERTY OWNER BY EMAIL 1/9/19.
15	5226 Edwards Dr Albuquerque, NM 87111	102106141337810222	LT 1A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 8,250 SQ FT M/L	FASS ROBERT M & LINDA R	CONSISTENCY	SU-1 / PRD	R-T	R-1C	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
16	6200 Rio Hondo Dr. NE Albuquerque, NM 87109	101906228118040637	* 016 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	STRUB JEANE E	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
19	2420 Broadway Blvd. NE Albuquerque, NM 87102	101505900236831112	THE S/2 OF LT 1 BLK 3 & THE W 25 FT POR OF VACATED ALAMEDA LATERAL LYING E OF & ADJ TO S/2 LT 1 BLK 3 FRANCISCAN ACRES REPL CONT 26,849 SQ FT M/L	MITCHELL JERRY V R	CONSISTENCY	SU-2 / R-1	R-1B, MX-T	MX-T	MX-T	N	N	Y	N	N	A conversion to MX-T would fix the floating zone line on the Bernalillo County Assessor's parcel. MX-T is a transitional zone between MX-M (north) and R-1 (south).
21	514 McKnight NW Albuquerque, NM 87102	101405921010831410	LT 5 BLK 7 BEZEMEK ADDN (EXCL PORT OUT TO R/W)	GARCIA FELIPE	CHANGE	S-MI	NR-LM	R-ML	MX-T	Y	N	N	N	N	Primary residential uses are nonconforming in NR-LM. Single-family use is permissive in MX-T, which is the most appropriate zone conversion given the surrounding industrial zoning.
22	1607 Silver SE Albuquerque, NM 87106	101505732524942504	* 010 054TERRACE ADDN	HAMMOND JAMES W & BARBARA KLINE	CONSISTENCY	SU-2 / SF	R-1B	R-ML	R-T	Y	N	N	N	N	This property was established as legally nonconforming in 2008 because there are three dwelling units on one lot. The IDO considers these three units to be townhouse units, not multi-family, based on IDO definitions, so R-T is an appropriate zoning conversion.
23	10308 Camino del Oso NE Albuquerque, NM 87111	102106132222340603	*3 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .0964 AC MORE OR LESS	BAKER EDWIN C & ELIZABETH S CO- TRUSTEES BAKER RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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24	6223 Rio Hondo Dr. NE Albuquerque, NM 87109	101906224919031914	* 006 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	JERSAK MERVIN B & BRENDA L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
25	6113 Rio Hondo Dr NE Albuquerque, NM 87109	101906226317131909	*11 4 A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT #2 BEAR CANYON VILLAGE	CALLAHAN MELINDA SUE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
26	7513 Tamarron Pl NE Albuquerque, NM 87109	101906223320940649	* 004 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SPRINGER ERIC J TRUSTEE SPRINGER TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
27	6124 Rio Hondo Dr NE Albuquerque, NM 87109	101906228717640636	* 017 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BREHM DEBBIE A	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
28	6108 Rio Hondo Dr NE Albuquerque, NM 87109	101906227315940632	* 021 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 OF BEAR CANYON VILLA	ARAGON VIRGINIA & BREHM DEBBIE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
29	6211 Rio Hondo Dr NE Albuquerque, NM 87109	101906226017931911	* 009 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	KIRKPATRICK CAROLYN ROSE & JOHN ROY	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
30	6228 Rio Hondo Dr NE Albuquerque, NM 87109	101906225620640644	* 009 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BROOKOVER JOANNE TRUSTEE OF RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
31	7521 Tamarron Pl NE Albuquerque, NM 87109	101906224121440647	LOT 6 BLK 3 BEAR CANYON VILLAGE UNIT 2 (A REPL OF THE SECOND PORT OF TR M) CONT 0.1610 AC M/L OR 7,013 SQ FT M/L	STUMP LORETTA M TRUSTEE STUMP RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
32	6236 Rio Hondo NE Albuquerque, NM 87109	101906224821640646	* 007 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BLACK SUSAN J MCHALE & JOHN F	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
33	6208 Rio Hondo NE Albuquerque, NM 87109	101906227318840639	* 014 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	COOK LOIS J	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

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34	6109 Rio Hondo Pl NE Albuquerque, NM 87109	101906226116931908	* 012 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SAKALA KAREN J	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
36	1315 Mountain Rd NW Albuquerque, NM 87104	101305841832711401	LT 17A PLAT OF LOT 17-A BALLING ADDITION NO 1 CONT .9504 AC	MALLARD SIDNEY	CHANGE	S-MR / S-MRN	R-T	MX-L	MX-L	Y	N	N	N	N	The commercial use on this property is legally nonconforming, so Criterion #1 applies. The existing retail on the property is first allowed permissively as a primary use in MX-L, so MX-L is an appropriate zoning conversion.
37	2419 Lead Ave SE Albuquerque, NM 87106	101605709917432102	* 013 010UNIVERSITY HTS ADD	CURTIS RENITA A & WASSEROTT BENJAMIN C	CONSISTENCY	SU-2 / C-1	MX-L	R-ML	R-ML	Y	N	N	N	N	The single-family use on this property today existed before zoning was established in 1959, so the use is legally nonconforming. R-ML is an appropriate zone conversion for this property because it allows the single-family use and is consistent with the zoning of the surrounding neighborhood.
38	3501 Coors Blvd NW Albuquerque, NM 87120	101106019522531003	TR A-37-1-A PLAT OF TRACT A-37-1-A NORTHEAST UNIT TOWN OFATRISCO GRANT CONT 4.2236 AC	GLOBAL STORAGE COORS LLC	CHANGE	SU-1 / O-1 FOR INDOOR & OUTDOOR STORAGE	MX-T	MX-L	NR-C	Y	N	N	N	N	Self-storage with outdoor access to each unit is not allowed in the MX-T zone district. The use is legally nonconforming and and is first allowed in NR-C.
39	3421 Coors Blvd NW Albuquerque, NM 87120	101106019520231002	TR A-36-A (REPL OF TR A-36) TOWN OF ATRISCO GRANT NORTHEASTUNIT CONT 4.0394 AC M/L	MORTAJI MICHAEL H & BAGHAE-POUR PARASTO	CHANGE	SU-1 / USES PERMISSIVE & CONDITIONAL IN O-1 AND INDOOR AND OUTDOOR STORAGE	MX-T	NR-C	NR-C	N	N	N	Y	N	There was recently a zone map amendment approved on this property to SU-1/O-1 for indoor & outdoor storage. The site plan associated with the SU-1 zoning shows exterior-access self-storage, which is first allowed in NR-C. The property to the north is also in this process to convert to NR-C.
40	9651 Irving Blvd NW Albuquerque, NM 87114	101306530811840440	TRACT C PLAT OF TRACTS A, B & C COTTONWOOD POINTE BEINGA REPLAT OF TRACTS E, F & G ADOBE WELLS SUBDIVISIONCONT 6.7675 AC	EAGLE VISTA LLC ATTN: BRAD B ALLEN	CONSISTENCY	SU-1 / IP C-2 R- 2 USES	NR-BP	MX-M	MX-M	N	N	N	Y	N	The former zoning on this undeveloped site was SU-1 for IP C-2 R-2 uses, so this property had mixed-use entitlements prior to adoption of the IDO. MX-M is an appropriate zone conversion. Note that there is an existing Site Plan that governs development on this site and the other tracts zoned NR-BP to the north.
41	6219 Rio Hondo Dr NE Albuquerque, NM 87109	101906225218631913	* 007 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	RONEY ANSEL LOUISE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
42	6104 Rio Hondo Dr NE Albuquerque, NM 87109	101906227015140631	* 022003 A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	HARTSELL SHARON	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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43	6232 Rio Hondo Dr NE Albuquerque, NM 87109	101906225221040645	* 008 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	VENCZEL EVA V	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
44	6112 Rio Hondo Dr NE Albuquerque, NM 87109	101906227716140633	* 020 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 OF THE BEAR CANYON V	DELGADO JOSE F & DONNA M CO-TRUSTEES DELGADO RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
45	1416 6th St NW Albuquerque, NM 87102	101405818942522809	LTS 22, 23 & 24 BLK 20 ALBRIGHT MOORE ADDITIONCONT .2967 AC +/-	KILMER ERIC	CONSISTENCY	S-R	R-1A	MX-L	MX-L	Y	N	N	N	N	This use became nonconforming with the adoption of the IDO. MX-L is an appropriate zone conversion as small general retail is first permissive as a primary use in MX-L.
46	2221 Edith Blvd SE Albuquerque, NM 87102	101405642005640404	* 011 019TORREON ADD	MACIAS CARMEN M	CHANGE	SU-2 / HC	NR-C	MX-H	MX-T	Y	N	N	N	N	Single-family dwellings are not allowed in NR-C. This property was made an approved conditional use with the adoption of the South Broadway SDP and is legally nonconforming under the IDO, so this property qualifies for a zoning conversion under Criterion #1. MX-T is an appropriate zoning conversion because it allows single-family dwellings.
47	7512 Tamarron Pl NE Albuquerque, NM 87109	101906224119631916	* 004 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	MULLEN THOMAS ALBERT & LYNDAL EA TRUSTEES MULLEN TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
48	210 San Pasquale NW Apt E Albuquerque, NM 87104	101305819725220637	* E OF SAN PASQUALE PLACE BEING A DIV OF TR 57 MRGCD MAP #38 CONT 2685 SQ FT	POPP MARIE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone to R-T.
49	10410 Oso Grande Rd NE Albuquerque, NM 87111	102106130633811729	* 3 3 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	BERUBE WAYNE PATRICK	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
50	4400 Paseo del Norte NE Albuquerque, NM 87113	101706309537020175 CA	TR OF LAND WITHIN NW 1/4 SEC 23 T11N R3ECONT 79.9990 AC	PUBLIC SERVICE CO OF NM	CHANGE	IP	NR-BP	NR-GM	NR-GM	Y	N	N	N	N	The electric generation facility on this property began development prior to the adoption of the first Zoning Code in 1959, so the use is legally nonconforming. Per 14-16-4-3(E)(8)(c), electric generation facilities are only allowed in NR-GM. NR-GM is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
51	248 Muriel St NE Albuquerque, NM 87123	102105750703440711; 102105750703040712; 102105750703940710	* 014 018EAST CEN BUSINESS; * 013 018EAST CEN BUSINESS; * 015 018EAST CEN BUSINESS	DEL TECH AUTOMOTIVE LLC	CHANGE	SU-2 / C-3	MX-H	NR-C	NR-C	Y	N	N	N	N	Auto repair and outdoor vehicle storage were allowed uses in the C-3 zone and are no longer allowed in the MX-H zone, so this use is legally nonconforming. Light and heavy vehicle repair is first permissible in NR-C, which would be an appropriate zone conversion. Outdoor vehicle storage would be considered an approved conditional use for this property if the zoning is converted to NR-C.
52	8512 Tierra Morena Pl NE Albuquerque, NM 87122	102006405231921307	LT 14-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1964 AC +/-	DURAN JUANITA C	CONSISTENCY	SU-2 / O-1 & R- T	MX-T	R-1B	R-1B	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-1B is an appropriate zone conversion for this property.
53	8419 Tierra Morena Pl NE Albuquerque, NM 87122	102006401433521316	LT 5-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1215 AC +/-	DURAN JUANITA C	CONSISTENCY	SU-2 / O-1 & R- T	MX-T	R-1B	R-1B	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-1B is an appropriate zone conversion for this property.
54	6312 Mojave Aster Way NE Albuquerque, NM 87111	102306219426431403	TR 45-A-1 PLAT FOR LT 45-A-1 & TR 1-A-1 THE LEGENDS AT HIGHDESERT (BEING COMPRISED OF LT 45-A & TR 1-A THE LEGENDSAT HIGH DESERT) CONT .1106 AC	FROW ERIC & SUSAN	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-T	R-T	Y	N	N	N	N	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-T is an appropriate zoning conversion given the zoning in the surrounding area.
55	701 Roma Ave NW Albuquerque, NM 87102	101405808608432007	* 138 012ARMJO BROS ADD L138 TO 140	701 ENTERPRISE LLC	CONSISTENCY	SU-2 / DNA-MR	R-ML	R-MH	R-MH	Y	N	N	N	N	The existing use on the property (bed and breakfast) is legally nonconforming. This use is first permissible as a primary use in the R-MH zone district, which is an appropriate zone conversion for this property.
56	6216 Rio Hondo Dr NE Albuquerque, NM 87109	101906226719440641	* 012 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SEIBERT JACK E	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
57	7416 Cielo Grande NE Albuquerque, NM 87109	101906217030221712	* 12 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SCROGGINS RICK & BALDWIN CAROLYN KAY	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
58	7412 Cielo Grande NE Albuquerque, NM 87109	101906216430221713	* 13 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	HUDSON JAMES F & SANDRA R	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
59	6640 Casa Loma NE Albuquerque, NM 87109	101906217327421608	* 4 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	REED RAY P & MARY W TRUSTEES REED RVLT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
60	7501 Tamarron Pl NE Albuquerque, NM 87109	101906222020140652	* 001 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	LACKEY ALAN W & FAEYLYN WYLDER LACKEY	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
61	6704 Vista del Monte NE Albuquerque, NM 87109	101906218829320121	* 21 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	LEE DAVID HAU TAK & GEORGETTE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
62	6100 Rio Hondo Dr NE Albuquerque, NM 87109	101906226815140630	* 023 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	STOCKTON J B JR & BROYLES LINDA L TRUSTEES STOCKTON & BROYLES LVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
63	7523 Quemado Ct NE Albuquerque, NM 87109	101906223724631006	* 6 6 REPLAT OF THE THIRD PORTION OF TRACT M UNIT 2 BEAR CANYON VILLAGE	SANCHEZ LANCE & MELISSA	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
64	7412 Burlison Dr NE Albuquerque, NM 87109	101906213923430655	*17G 5 A REPLAT OF THE CENTRAL PORTION OF TRACT G BLK 5 BEAR CANYON VILLAGE UNIT	RICKER KARL S	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
65	7436 Burlison Dr NE Albuquerque, NM 87109	101906216423030661	* B 5 A REPL OF LTS 9-G THRU 15-G IN TR G BLK 5 OF UNIT #2 OF BEAR CANYON VILLAGE ADDN CONT 0.1295 AC	SOFILKANICH RICHARD R & JANICE L TRUSTEES SOFILKANICH LVT	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
66	7432 Burlison Dr NE Albuquerque, NM 87109	101906215923130660	* C 5 A REPL OF LTS 9-G THRU 15-G IN TR G BLK 5 OF UNIT #2 OF BEAR CANYON VILLAGE ADDN CONT 0.1062 AC	MCINTYRE DONALD C TRUSTEE MCINTYRE RVT	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
67	6620 Vista del Monte NE Albuquerque, NM 87109	101906219028220119	* 19 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	BATY LINDA S	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
68	6117 Rio Hondo Dr NE Albuquerque, NM 87109	101906226717531910	* 010 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	CLYNE TRAVIS A & BURDETT MARIE VALOIS	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
70	6128 Quemado Dr NE Albuquerque, NM 87109	101906224318231903	* 016 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	HALEY MICHAEL D & STEVENS DONALD L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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71	6220 Rio Hondo Dr NE Albuquerque, NM 87109	101906226219840642	* 011 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SANCHEZ HERMAN JR	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
72	6224 Rio Hondo Dr NE Albuquerque, NM 87109	101906225920140643	* 010 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	GEARY DAVID L TRUSTEE GEARY RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
73	6204 Rio Hondo Dr NE Albuquerque, NM 87109	101906227818440638	* 015 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	DUDLEY TONIMARIE S & JAMES N JR	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
74	6101 Rio Hondo Dr NE Albuquerque, NM 87109	101906225516131906	* 014 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	JOHNSON SHIRLEY A & FRANK L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
75	6215 Rio Hondo Dr NE Albuquerque, NM 87109	101906225718131912	* 008 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	AMBRIZ MAURICIO A	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
76	6105 Rio Hondo Dr NE Albuquerque, NM 87109	101906225916531907	LT 13 BLK 4 TRACT M UNIT 2 BEAR CANYON VILLAGE ADDNCONT 0.10 AC	RUSSO GENEVIEVE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
77	7500 Tamarron Pl NE Albuquerque, NM 87109	101906222918931901	* 001 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	RENEGAR MARY DELLORA	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
78	7517 Tamarron Pl NE Albuquerque, NM 87109	101906223721140648	* 005 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	KEARNY MAY E C/O STEPHANIE KEARNY	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
79	6120 Quemado Dr NE Albuquerque, NM 87109	101906224916931905	* 018 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	ROTHBERG RIHA	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
80	7526 Quemado Ct NE Albuquerque, NM 87109	101906222622831014	* 5-A 5 A REPL OF LOTS 5 & 6 BLK 5 IN A REPL OF THE THIRD PORT OF TR "M" OF UNIT # BEAR CANYON VILLAGE ADD'N	BRUSKAS JAMES L & MARY E	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
81	6635 Casa Loma NE Albuquerque, NM 87109	101906216929221709	* 9 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	ROMERO LEONARDO R JR	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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82	7531 Quemado Ct NE Albuquerque, NM 87109	101906224223231008	* 8 6 REPLAT OF THE THIRD PORTION OF TRACT M UNIT 2 BEAR CANYON VILLAGE	MATTHES SUZANNE V TRUSTEE MATTHES RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
83	6420 Truchas Dr NE Albuquerque, NM 87109	101906212823330627	LOT 18G PLAT OF LTS 18G, 19G, 20G & 21G BLK 5 BEAR CANYON VILLAGE UNIT 2 REPL OF TR G CONT 3,815 SQ FT M/L	AMBROGI BONNIE JEAN	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
84	7428 Marilyn NE Albuquerque, NM 87109	101906216825320108	* 8 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SCHOOLEY WILLIAM M & MELISSA L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
85	7432 Marilyn NE Albuquerque, NM 87109	101906217325220109	* 9 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	EVANS BONNIE DEAN LVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
89	7416 Marilyn Ave NE Albuquerque, NM 87109	101906215325620105	* 5 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	MOORS RICHARD E & CHRISTINE E	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
90	7427 Marilyn Ave NE Albuquerque, NM 87109	101906217026321604	* 8 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	DUNNING STEVEN H & ALICE HOLLY SPEAGLE CO TRUSTEES OF THE STEVEN H DUNNING ETAL	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
91	7433 Marilyn Ave NE Albuquerque, NM 87109	101906217526321605	* 7 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	NARVAEZ GILBERT & CELMIRA	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
92	7424 Marilyn Ave NE Albuquerque, NM 87109	101906216325420107	* 7 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SILVA NARSISO S TRUSTEE SILVA RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
93	6612 Vista del Monte NE Albuquerque, NM 87109	101906219227220117	* 17 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	TARIN ELIZABETH S	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
94	6608 Vista del Monte NE Albuquerque, NM 87109	101906219326720116	* 16 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	BACA ESTHER C	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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95	6604 Vista del Monte NE Albuquerque, NM 87109	101906219526320115	* 15 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	EVERETT CHARLES W	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
96	6700 Vista del Monte NE Albuquerque, NM 87109	101906218928720120	* 20 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	KLEINER MARK L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
97	6631 Casa Loma NE Albuquerque, NM 87109	101906216429321708	* 8 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	ROSS BINNIE LYNN RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
98	6636 Casa Loma NE Albuquerque, NM 87109	101906216827421609	* 3 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	HALL LINDSEY	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
99	6627 Casa Loma NE Albuquerque, NM 87109	101906215829321707	* 7 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SYLVESTER CHARLES & ERMA TRUSTEES SYLVESTER RVT	CONSISTENCY	R-3	R-T, R-MH	R-T	R-T	N	Y	Y	N	N	This property is eligible for a zoning conversion as a voluntary downzone and because there is a floating zone line across the property. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
100	6628 Casa Loma NE Albuquerque, NM 87109	101906215727521611	* 1 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	PADILLA STEVEN	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
101	7408 Cielo Grande NE Albuquerque, NM 87109	101906216030321714	* 14 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	GORDON CAROLYN	CONSISTENCY	R-3	R-T, R-MH	R-T	R-T	N	Y	Y	N	N	This property is eligible for a zoning conversion as a voluntary downzone and because there is a floating zone line across the property. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
102	6432 Truchas NE Albuquerque, NM 87109	101906213124330672	LOT 21G PLAT OF LTS 18G, 19G, 20G & 21G BLK 5 BEAR CANYON VILLAGE UNIT 2 REPL OF TR G CONT 4,888 SQ FT M/L	UNDERWOOD BRENDA G	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
109	5901 Wyoming NE (Tr A-4A) Albuquerque, NM 87109	101906238506340402	TR A-4A PLAT FOR TRACTS A-1A AND A-4A NORTH TOWN PLAZA(BEING COMPRISED OF TRACTS A-1 AND A-4 NORTH TOWNPLAZA) CONT 13.2267 AC	WRI NORTH TOWNE LLC C/O WEINGARTEN REALTY INVESTORS	CHANGE	SU-1 / SHOPPING CNTR	MX-L	MX-M	MX-M	Y	N	N	N	N	This shopping center includes establishments over 10,000 SF in size but less than 50,000 SF, which means it is considered "general retail, medium," which is legally nonconforming in the MX-L zone district. This use is first allowed in the MX-M zone district, so that is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
110	7423 Cielo Grande NE Albuquerque, NM 87109	101906218630920124	* 24 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	IVENER BRIAN & BONNIE TRUSTEES IVENER TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
111	7417 Cielo Grande NE Albuquerque, NM 87109	101906217531020126	* 25 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	ROBERTSON FRANCES JEANNE TRUSTEE ROBERTSON LVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
112	7509 Tamarron Pl NE Albuquerque, NM 87109	101906222920740650	* 003 003 A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT# 2 BEAR CANYON VILLAGE	ROGERS MICHAEL F & ELISE T	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
113	7504 Tamarron Pl NE Albuquerque, NM 87109	101906223319131918	* 002 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	ROVETO MELISSA A	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
114	9201, 9209, 9213, 9212, 9204, 9200 Desert Ridge Pointe Ct NE (Desert Ridge Point Subdivision) Albuquerque, NM 87122	101906526607040203; 101906527307040204; 101906528007040205; 101906527205940201; 101906528105940208; 101906528905940207	SUBDIVISION CONT .1968 AC; LT 4 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1937 AC; LT 5 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1937 AC; LT 1 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .2517 AC; LT 8 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .2518 AC; LT 7 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1671 AC	ABQ DEVELOPMENT LLC	CONSISTENCY	R-D / 7 DU/A	PD	R-T	R-1B	N	N	N	Y	Y	This property is undeveloped and was previously R-D, so Criterion 4 applies. The 6 combined parcels equal less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the previous entitlements of 7 DU/acre.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
115	Wilderness Canyon at High Desert Albuquerque, NM 87111	102306148226710518; 102306148525910517; 102306149025610516; 102306149525310515; 102306150225010514; 102306150724410513; 102306151023410511; 102306151022810510; 102306150822110509; 102306149722610508; 102306149022910507; 102306148323210506; 102306147523410505; 102306147624110504; 102306147524710503; 102306147325310502; 102306147125910501; 102306147925110603; 102306148824310601; 102306149723810602	LOTS 1-19 P-1 PLAT OF WILDERNESS CANON AT HIGH DESERT (TRACT A-1 OF WILDERNESS CANON AT HIGH DESERT); TR A PLAT OF WILDERNESS CANON AT HIGH DESERT (TRACT A-1 OF WILDERNESS CANON AT HIGH DESERT) CONT .6321 AC	ABQ DEVELOPMENT LLC	CONSISTENCY	SU-2 / HD/R-R	PD	R-T	R-T	N	N	N	Y	N	This area is undeveloped and was previously zoned SU-2/R-R in the High Desert SDP, so Criterion 4 applies. The SU-2/R-R zone allowed a mix of low density residential and small-scale multi-family development. R-T is an appropriate zone conversion given the previous entitlements and the fact that the area has already been subdivided in a single-family or townhouse pattern.
116	7420 Marilyn Ave NE Albuquerque, NM 87109	101906215825520106	* 6 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	DEHERRERA LENA A	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
117	7509 Quemado Ct NE Albuquerque, NM 87109	10190622224331003	* 3 6 REPLAT OF THE THIRD PORTION OF TRACT M OF UNIT 2 BEARCANYON VILLAGE	RODRIGUEZ ANGEL E & ROBERTA J	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
118	7452 Burlison Dr NE Albuquerque, NM 87109	101906218022930665	*07G 5 REPLAT OF THE CENTRAL PORTION OF TRACT G BLK 5 BEAR CANYON VILLAGE UNIT 2	ERAS SHARON GOODRICH	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
119	6200 Quemado Dr NE Albuquerque, NM 87109	101906223518131902	* 015 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	POTTS RADA LYNN	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
120	7415 Marilyn Ave NE Albuquerque, NM 87109	101906215426521601	* 11 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	VALDEZ DALE & NORMA H	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
121	1604 Walter St SE Albuquerque, NM 87102	101405646622211404	LTS 9-A & 9-B BLK 47 SUMMARY PLAT SHOWING REDIVISION OF LOT9 BLOCK 47 NOW LOTS 9-A & 9-B OF EASTERN ADDITIONCONT .1630 AC +/-	JUDKINS JOHN W	CONSISTENCY	SU-2 / MR	R-1A	R-ML	R-T	Y	N	N	N	N	The existing use on this property (duplex) is nonconforming, so it qualifies for the zoning conversion process. Duplex is first allowed in this configuration in the R-T zone district, so that is an appropriate zone conversion for this property.
124	601 Yale Blvd SE Albuquerque, NM 87106	101505649949910904	TR A OF MUNICIPAL ADDN #14 CONT 7.2974 AC	CITY OF ALBUQUERQUE	CHANGE	SU-2 / YCC	MX-M	NR-C	NR-C	Y	N	N	N	N	This transit facility includes storage and repair of heavy vehicles (buses), which is nonconforming in the MX-M zone. This use is first allowed in NR-C, so that is an appropriate zone conversion for this property.
125	Western Trail between Unser and Atrisco Albuquerque, NM 87120	101006150616140712	TR C BULK PLAT FOR TRACTS A, B, C & D LAVA TRAILSSUBDIVISION CONT .8246 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / FOR RESIDENTIAL	PD	MX-L	MX-L	N	N	N	Y	Y	This property was previously zoned SU-1 and is undeveloped, so Criterion #4 applies. It is also PD less than 2 acres, so Criterion #5 applies as well. A conversion to MX-L would be consistent with the properties to the west. The property immediately abutting to the west is also owned by CABQ Transit, so a conversion to MX-L would make the zoning for the entire premises consistent.
126	9000 Sunset Gardens SW Albuquerque, NM 87121	100905629141820312	LT E PORT OF TR 40 UNIT 2 TOWN OF ATRISCO GRANTCONT 1.4800 AC	RIOS BENEDICTO JR & RIOS GABRIEL	CONSISTENCY	R-D / R-1	PD	MX-L	MX-T	N	N	N	Y	Y	This property is undeveloped and was previously zoned R-D, so Criterion #4 applies. It is also PD less than 2 acres, so Criterion #5 applies as well. The property is at a corner adjacent to NR-BP, where some non-residential development may be appropriate, but is abutting R-1 zoned land, so MX-T is an appropriate zone conversion to allow for transitional development.
127	7023 Calle Almeria NE Albuquerque, NM 87113	101606246149510951	LOT 34 P1 PLAT OF BERNADO DEL NORTE SUBDIVISIONA REPLAT OF TRACT J VISTA DEL NORTE CONT .1117 AC	SCHWARZ MARIAN R & CEPEDA LIDIA	CONSISTENCY	R-T	R-T	R-1	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

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RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
128	5809 Anaheim Ave NE Albuquerque, NM 87199	101806417916730806	*10 2 WEST VUMOOR SUBD REPLAT OF LTS 11 12 21 22 & W 52 FT OF LTS 13 & 20 BLK 15	JOHNSON WILLIAM H & M KAY TRUSTEE JOHNSON TRUST	CONSISTENCY	SU-2 / SU-1 MH SUBD OR SU-2 G	PD	MX-T	R-MC	N	N	N	N	Y	This lot is zoned PD and is less than the 2 acre size threshold for PD, so this property qualifies for the zoning conversion under Criterion #5. The existing use on this property (mobile home) is only allowed in the R-MC zone district, so R-MC is the only appropriate zoning conversion for this property. REMOVED AT REQUEST OF PROPERTY OWNER BY EMAIL 1/9/19.
129	6228 Caramel Dr NE Albuquerque, NM 87113	101806424317131130	*A 002VUE MOR ADDN COMP PORTION LT 14 & 15 & 18 BLK 15 TR A UNIT B NORTH ALBUQUE	JOHNSON WILLIAM H & MARY KAY TRUSTEE JOHNSON TRUST	CONSISTENCY	SU-2 / SU-1 MH SUBD OR SU-2 NG	PD	MX-T	R-MC	N	N	N	N	Y	This lot is zoned PD and is less than the 2 acre size threshold for PD, so this property qualifies for the zoning conversion under Criterion #5. The existing use on this property (mobile home) is only allowed in the R-MC zone district, so R-MC is the only appropriate zoning conversion for this property. REMOVED AT REQUEST OF PROPERTY OWNER BY EMAIL 1/9/19.
130	5815 Anaheim Ave NE Albuquerque, NM 87113	101806418516730807	*9 2 WEST VUMOOR SUBD REPLAT OF LTS 11 12 21 22 & W 52 FT OF LTS 13 & 20 BLK 15	JOHNSON M KAY & WILLIAM H TRUSTEE JOHNSON TRUST	CONSISTENCY	SU-2 / SU-1 MH SUBD OR SU-2 G	PD	MX-T	R-MC	N	N	N	N	Y	This lot is zoned PD and is less than the 2 acre size threshold for PD, so this property qualifies for the zoning conversion under Criterion #5. The existing use on this property (mobile home) is only allowed in the R-MC zone district, so R-MC is the only appropriate zoning conversion for this property. REMOVED AT REQUEST OF PROPERTY OWNER BY EMAIL 1/9/19.
131	9020 El Ojito Ct NW Albuquerque, NM 87114	101206430742312131	LT 8 PLAT OF LAS MIRADAS TOWNHOUSES CONT .1743 AC	ULIBARRI JOSEPH	CONSISTENCY	SU-1 / PDA TO INCLUDE C-3 USES	NR-C	R-T	R-T	Y	N	N	N	N	The single-family home on this property is non-conforming because Residential uses are not allowed in the NR-C zone. R-T is an appropriate zone conversion for this area that is platted for single-family or townhouse dwellings.
133	5200 Edwards Dr NE Albuquerque, NM 87111	102106142335610216	LT 7A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 5,400 SQ FT M/L	WHELAND JAMIE MARIE & GEBEL CHRIS	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
134	10416 Oso Grande NE Albuquerque, NM 87111	102106131033811728	* 4 3 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	OLIVER NORMA A	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
135	6301 Orfeo Trail NW Albuquerque, NM 87114	101006516102531906	LT 104 PLAT OF VITTORIA SUBDIVISION AT VENTANA RANCHA REPLAT OF TRACT J VENTANA RANCH CONT .1439 AC	BEVINS LAUREL L & ROGER D	CONSISTENCY	R-2	R-ML	R-1A	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size and have detached single-family dwellings, R-1A is an appropriate zone conversion.
138	Tennyson St NE Albuquerque, NM 87122	102206249148210202; All/portion of 102206249148210201	TR N-3-A BULK LAND PLAT TRS N-3-A & N-7-A TANOAN PROPERTIES (BEING A REPL OF TRS N-3, N-4 & N-7 REVISION PLAT OF TANOAN PROPERTIES) CONT 13.8323 AC; TR N-2 (EXC PORT OUT TO R/W) OF TANOAN PROPERTIES CONT 1.9840 AC M/L OR 86,423 SQ FT M/L	AMERICUS LLC	CONSISTENCY	R-D / 24 DU/A MAX NOT TO EXCEED 321 UNITS	PD	R-MH	R-MH	N	N	N	Y	N	This undeveloped property was previously zoned R-D, so Criterion #4 applies. R-MH is an appropriate zoning conversion given the surrounding context.
139	Tennyson St NE Albuquerque, NM 87122	102306201035120302	TRACT 18 PLAT OF HIGH DESERT CONT 4.6794 AC M/L OR 203,835 SQ FT M/L	AMERICUS LLC	CONSISTENCY	R-D	PD	MX-L	MX-L	N	N	N	Y	N	This undeveloped property was previously zoned R-D, so Criterion #4 applies. The property abuts Tramway Blvd and Academy Rd, as well as an MX-L zone district to the west, so MX-L is an appropriate zone conversion.
141	4924 Purcell Dr NE Albuquerque, NM 87111	102106138426710819	LT 40-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 5,205 SF M/L	MCGULGAN JANE LINCOLN & ROSS JOHN THEODORE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
142	4400 Paseo del Norte NE Albuquerque, NM 87113	101706304049120145 CA	TR OF LAND WITHIN N/2 NW/4 NW/4 NW/4 SEC 23 T11N R3E EXC NLY	PUBLIC SERVICE CO OF NM	CHANGE	IP	NR-BP	NR-GM	NR-GM	N	N	N	N	Y	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. This lot is part of a premises with the lot to the south, which is proposed to convert to NR-GM due to the nonconforming use on that lot, so NR-GM is an appropriate zone conversion.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
143	6632 Casa Loma NE Albuquerque, NM 87109	101906216227521610	* 2 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	OBOROTOVA MARINA A	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 4: Prior SU or RD Zoning

Form ID [^]	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
[^] indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
PROPERTIES IN AREA OF CHANGE										
1	6400 Wyoming NE Albuquerque, NM 87109	101906247413440137	TRACT 4 PLAT OF TRS 1, 2, 3 & 4 ALBUQUERQUE ACADEMY CAMPUS CONT 24.1244 AC M/L	ALBUQUERQUE ACADEMY	CHANGE	SU-1 / PRD	MX-L	MX-M	MX-M	This property was zoned SU-1 for PRD and is undeveloped, so Criterion 4 applies. 1 adjacent corner is MX-M, and another is in the zoning conversion process to become MX-M, and the 3 adjacent corners are within an Activity Center. The site is also not adjacent to any low-density residential zones or land uses. MX-M is an appropriate zone conversion for this site.
5	308 Kathryn SE Albuquerque, NM 87102	101405633125542064	TR 419A1 MRGCD MAP 41	GONZALES RYAN	CHANGE	SU-2 / NCR	MX-L	R-1A	MX-T	This property is undeveloped and was SU-2 prior to the adoption of the IDO, so Criterion #4 applies. MX-T is an appropriate zone conversion for this parcel, as a transition between the MX-L to the east and the R-1 to the west.
13	7226 Central Ave. SW Albuquerque, NM 87121	101005732815040514; 101005730614640512; 101005734815440516	TR 55 UNIT 6 ATR GRT CONT 5 AC; TRACT 54 UNIT 6 ATRISCO GRANT & ALL VACATED STINSON SW ADJACENT; TR 1 PLAT OF TRS A THRU I COORS PLAZA (BEING A REPLAT OF TRS56, 57, 58 & 90 PORTIONS OF TRS 59 & 60 TR B TOWN OF ATRISCO GRANT UNIT NO 6 & A POR OF AIRPORT DRIVE SW) CONT 3.9513 AC	LOCK WILLIAM J TRUSTEE W KATHLEEN WILSON RVT & TRUSTEE DIXON FAMILY TRUST	CHANGE	SU-1 / PDA	NR-C	MX-H	MX-M	The West Route 66 SDP allowed C-2, O-1, and R-2 uses for this site, with 30% of the site required to be developed with office or residential uses. The nearby parcels along Central Ave. are MX-M, so MX-M would be an appropriate conversion for this site.
39	3421 Coors Blvd NW Albuquerque, NM 87120	101106019520231002	TR A-36-A (REPL OF TR A-36) TOWN OF ATRISCO GRANT NORTHEASTUNIT CONT 4.0394 AC M/L	MORTAJI MICHAEL H & BAGHAE-POUR PARASTO	CHANGE	SU-1 / USES PERMISSIVE & CONDITIONAL IN O-1 AND INDOOR AND OUTDOOR STORAGE	MX-T	NR-C	NR-C	There was recently a zone map amendment approved on this property to SU-1/O-1 for indoor & outdoor storage. The site plan associated with the SU-1 zoning shows exterior-access self-storage, which is first allowed in NR-C. The property to the north is also in this process to convert to NR-C.
PROPERTIES IN AREA OF CONSISTENCY										
3 [^]	VENTURA AND CARMEL AVE. Albuquerque, NM 87122	102006427312040301	* 032 018NORTH ALBUQ ACRES UN3 TR3	RIO GRANDE REALTY & INVESTMENTS LLC	CONSISTENCY	R-D / 5 DU/A	PD	R-1C	R-1C	Land is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies.
40	9651 Irving Blvd NW Albuquerque, NM 87114	101306530811840440	TRACT C PLAT OF TRACTS A, B & C COTTONWOOD POINTE BEINGA REPLAT OF TRACTS E, F & G ADOBE WELLS SUBDIVISIONCONT 6.7675 AC	EAGLE VISTA LLC ATTN: BRAD B ALLEN	CONSISTENCY	SU-1 / IP C-2 R- 2 USES	NR-BP	MX-M	MX-M	The former zoning on this undeveloped site was SU-1 for IP C-2 R-2 uses, so this property had mixed-use entitlements prior to adoption of the IDO. MX-M is an appropriate zone conversion. Note that there is an existing Site Plan that governs development on this site and the other tracts zoned NR-BP to the north.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Criteria 4: Prior SU or RD Zoning

Form ID [^]	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
[^] indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
114 [^]	9201, 9209, 9213, 9212, 9204, 9200 Desert Ridge Pointe Ct NE (Desert Ridge Point Subdivision) Albuquerque, NM 87122	101906526607040203; 101906527307040204; 101906528007040205; 101906527205940201; 101906528105940208; 101906528905940207	LT 3 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1968 AC; LT 4 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1937 AC; LT 5 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1937 AC; LT 1 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .2517 AC; LT 8 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .2518 AC; LT 7 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1621 AC	ABQ DEVELOPMENT LLC	CONSISTENCY	R-D / 7 DU/A	PD	R-T	R-1B	This property is undeveloped and was previously R-D, so Criterion 4 applies. The 6 combined parcels equal less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the previous entitlements of 7 DU/acre.
115	Wilderness Canyon at High Desert Albuquerque, NM 87111	102306148226710518; 102306148525910517; 102306149025610516; 102306149525310515; 102306150225010514; 102306150724410513; 102306151023410511; 102306151022810510; 102306150822110509; 102306149722610508; 102306149022910507; 102306148323210506; 102306147523410505; 102306147624110504; 102306147524710503; 102306147325310502; 102306147125910501; 102306147925110603; 102306148824310601; 102306149723810602	LOTS 1-19 P-1 PLAT OF WILDERNESS CANON AT HIGH DESERT (TRACT A-10F WILDERNESS CANON AT HIGH DESERT); TR A PLAT OF WILDERNESS CANON AT HIGH DESERT (TRACT A-10F WILDERNESS CANON AT HIGH DESERT) CONT .6321 AC	ABQ DEVELOPMENT LLC	CONSISTENCY	SU-2 / HD/R-R	PD	R-T	R-T	This area is undeveloped and was previously zoned SU-2/R-R in the High Desert SDP, so Criterion 4 applies. The SU-2/R-R zone allowed a mix of low density residential and small-scale multi-family development. R-T is an appropriate zone conversion given the previous entitlements and the fact that the area has already been subdivided in a single-family or townhouse pattern.
125 [^]	Western Trail between Unser and Atrisco Albuquerque, NM 87120	101006150616140712	TR C BULK PLAT FOR TRACTS A, B, C & D LAVA TRAILSSUBDIVISION CONT .8246 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / FOR RESIDENTIAL	PD	MX-L	MX-L	This property was previously zoned SU-1 and is undeveloped, so Criterion #4 applies. It is also PD less than 2 acres, so Criterion #5 applies as well. A conversion to MX-L would be consistent with the properties to the west. The property immediately abutting to the west is also owned by CABQ Transit, so a conversion to MX-L would make the zoning for the entire premises consistent.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 4: Prior SU or RD Zoning

Form ID [^]	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
<p>[^] indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p>										
126 [^]	9000 Sunset Gardens SW Albuquerque, NM 87121	100905629141820312	LT E PORT OF TR 40 UNIT 2 TOWN OF ATRISCO GRANTCONT 1.4800 AC	RIOS BENEDICTO JR & RIOS GABRIEL	CONSISTENCY	R-D / R-1	PD	MX-L	MX-T	This property is undeveloped and was previously zoned R-D, so Criterion #4 applies. It is also PD less than 2 acres, so Criterion #5 applies as well. The property is at a corner adjacent to NR-BP, where some non-residential development may be appropriate, but is abutting R-1 zoned land, so MX-T is an appropriate zone conversion to allow for transitional development.
138	Tennyson St NE Albuquerque, NM 87122	102206249148210202; All/portion of 102206249148210201	TR N-3-A BULK LAND PLAT TRS N-3-A & N-7-A TANOAN PROPERTIES (BEING A REPL OF TRS N-3, N-4 & N-7 REVISION PLAT OF TANOAN PROPERTIES) CONT 13.8323 AC; TR N-2 (EXC PORT OUT TO R/W) OF TANOAN PROPERTIES CONT 1.9840 AC M/L OR 86,423 SQ FT M/L	AMERICUS LLC	CONSISTENCY	R-D / 24 DU/A MAX NOT TO EXCEED 321 UNITS	PD	R-MH	R-MH	This undeveloped property was previously zoned R-D, so Criterion #4 applies. R-MH is an appropriate zoning conversion given the surrounding context.
139	Tennyson St NE Albuquerque, NM 87122	102306201035120302	TRACT 18 PLAT OF HIGH DESERT CONT 4.6794 AC M/L OR 203,835 SQ FT M/L	AMERICUS LLC	CONSISTENCY	R-D	PD	MX-L	MX-L	This undeveloped property was previously zoned R-D, so Criterion #4 applies. The property abuts Tramway Blvd and Academy Rd, as well as an MX-L zone district to the west, so MX-L is an appropriate zone conversion.

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RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 1: Nonconforming Use

Form ID [^]	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
^ indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
PROPERTIES IN AREA OF CHANGE										
12	113 Alvarado Dr. NE Albuquerque, NM 87108	101805712619132503	* 019 03STIJERAS PLACE L19 20 21 22 & L23	HERMANN STEVEN G & RONDA L	CHANGE	C-3	MX-H	NR-C	NR-C	Plastics manufacturing, the existing use on the property, is considered light manufacturing, which is nonconforming in the MX-H zone district. This use is first permissive as a primary use in the NR-C zone district, so NR-C is an appropriate zone conversion.
21	514 McKnight NW Albuquerque, NM 87102	101405921010831410	LT 5 BLK 7 BEZEMEK ADDN (EXCL PORT OUT TO R/W)	GARCIA FELIPE	CHANGE	S-MI	NR-LM	R-ML	MX-T	Primary residential uses are nonconforming in NR-LM. Single-family use is permissive in MX-T, which is the most appropriate zone conversion given the surrounding industrial zoning.
36	1315 Mountain Rd NW Albuquerque, NM 87104	101305841832711401	LT 17A PLAT OF LOT 17-A BALLING ADDITION NO 1 CONT .9504 AC	MALLARD SIDNEY	CHANGE	S-MR / S-MRN	R-T	MX-L	MX-L	The commercial use on this property is legally nonconforming, so Criterion #1 applies. The existing retail on the property is first allowed permissively as a primary use in MX-L, so MX-L is an appropriate zoning conversion.
38	3501 Coors Blvd NW Albuquerque, NM 87120	101106019522531003	TR A-37-1-A PLAT OF TRACT A-37-1-A NORTHEAST UNIT TOWN OFATRISCO GRANT CONT 4.2236 AC	GLOBAL STORAGE COORS LLC	CHANGE	SU-1 / O-1 FOR INDOOR & OUTDOOR STORAGE	MX-T	MX-L	NR-C	Self-storage with outdoor access to each unit is not allowed in the MX-T zone district. The use is legally nonconforming and and is first allowed in NR-C.
46	2221 Edith Blvd SE Albuquerque, NM 87102	101405642005640404	* 011 019TORREON ADD	MACIAS CARMEN M	CHANGE	SU-2 / HC	NR-C	MX-H	MX-T	Single-family dwellings are not allowed in NR-C. This property was made an approved conditional use with the adoption of the South Broadway SDP and is legally nonconforming under the IDO, so this property qualifies for a zoning conversion under Criterion #1. MX-T is an appropriate zoning conversion because it allows single-family dwellings.
50	4400 Paseo del Norte NE Albuquerque, NM 87113	101706309537020175 CA	TR OF LAND WITHIN NW 1/4 SEC 23 T11N R3ECONT 79.9990 AC	PUBLIC SERVICE CO OF NM	CHANGE	IP	NR-BP	NR-GM	NR-GM	The electric generation facility on this property began development prior to the adoption of the first Zoning Code in 1959, so the use is legally nonconforming. Per 14-16-4-3(E)(B)(c), electric generation facilities are only allowed in NR-GM. NR-GM is an appropriate zone conversion.
51	248 Muriel St NE Albuquerque, NM 87123	102105750703440711; 102105750703040712; 102105750703940710	* 014 018EAST CEN BUSINESS; * 013 018EAST CEN BUSINESS; * 015 018EAST CEN BUSINESS	DEL TECH AUTOMOTIVE LLC	CHANGE	SU-2 / C-3	MX-H	NR-C	NR-C	Auto repair and outdoor vehicle storage were allowed uses in the C-3 zone and are no longer allowed in the MX-H zone, so this use is legally nonconforming. Light and heavy vehicle repair is first permissive in NR-C, which would be an appropriate zone conversion. Outdoor vehicle storage would be considered an approved conditional use for this property if the zoning is converted to NR-C.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Criteria 1: Nonconforming Use

Farm ID ^A	Property Address	UPC	Legal Description	Owner Name	Development		Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
					Area						
<p align="center">^A indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p>											
109	5901 Wyoming NE (Tr A-4A) Albuquerque, NM 87109	101906238506340402	TR A-4A PLAT FOR TRACTS A-1A AND A-4A NORTH TOWN PLAZA(BEING COMPRISED OF TRACTS A-1 AND A-4 NORTH TOWNPLAZA) CONT 13.2267 AC	WRI NORTH TOWNE LLC C/O WEINGARTEN REALTY INVESTORS	CHANGE		SU-1 / SHOPPING CNTR	MX-L	MX-M	MX-M	This shopping center includes establishments over 10,000 SF in size but less than 50,000 SF, which means it is considered "general retail, medium," which is legally nonconforming in the MX-L zone district. This use is first allowed in the MX-M zone district, so that is an appropriate zone conversion.
124	601 Yale Blvd SE Albuquerque, NM 87106	101505649949910904	TR A OF MUNICIPAL ADDN #14 CONT 7.2974 AC	CITY OF ALBUQUERQUE	CHANGE		SU-2 / YCC	MX-M	NR-C	NR-C	This transit facility includes storage and repair of heavy vehicles (buses), which is nonconforming in the MX-M zone. This use is first allowed in NR-C, so that is an appropriate zone conversion for this property.
PROPERTIES IN AREA OF CONSISTENCY											
4	1718 Broadway Blvd NE Albuquerque, NM 87102	101405850050413133	MRGCD MAP 37 TR 1-D EXC NLY PORTION OUT TO R/W HANNETT AVE NE CONT 0.41 AC	APODACA JESUS F	CONSISTENCY		SU-2 / C-3	MX-M	MX-H	NR-C	The existing use on this property (construction contractor facility and yard) has been in operation since before the adoption of the Zoning Code in 1959 or any Sector Development Plans, so the use is legally nonconforming. This use is first allowed conditionally in MX-H and NR-C. NR-C is a more appropriate zone conversion given the context outside of a Center or a Corridor. This use will be considered and Approved Conditional use in the NR-C zone district.
6	1401 5th St. NW Albuquerque, NM 87102	101405819840022804	* 011 020ALBRIGHT MOORE ADD L 11X12	PATRICK MCCLERNON ARCHTS/ PLANNERS P A	CONSISTENCY		S-R	R-1A	MX-T	MX-T	This property has an office that was made nonconforming by adoption of the IDO. Office is a use that is first permissive in the MX-T zone, which is an appropriate zone conversion.
7	324, 326, 330 Arizona SE Albuquerque, NM 87108	101805731003040220	LOTS 18 THRU 22 BLK 10 FAIR GROUNDS ADD	HILAND MHP LLC	CONSISTENCY		C-3	NR-C	MX-H	R-MC	This is a residential use in a Non-residential zone district, which pre-dates amendments to the Zoning Code prohibiting residential uses, so it is legally nonconforming. The only zone where the existing use (mobile home park) is permissive is R-MC.
9	827 Barelav Ave. SW Albuquerque, NM 87102	101405703816832310	LT 3-A BLK 1 PLAT OF LT 3-A BLK 1 & LT 1-A BLK 2 OF THE RIOGRANDE PARK ADDN CONT 0.1870 AC M/L OR 8,146 SF M/L	NISLY TIM R	CONSISTENCY		SU-2 / R-1	R-1A	MX-L	R-T	The configuration of the lot with multiple detached dwellings predates zoning, and is therefore legally nonconforming in R-1. R-T is the first zone where multiple dwellings are permissive on one lot.
10 ^A	804 Iron Ave. SW Albuquerque, NM 87102	101305751526643408	* 003 057RAYNOLDS & I4	GARRY MARK C/O 804 IRON LLC	CONSISTENCY		SU-2 / SU-1 MORTUARY	R-1A, MX-M	MX-M	MX-T	A conversion to MX-T would fix the floating zone line on the Bernalillo County Assessor's parcel. MX-T is a transitional zone between MX-M (east) and R-1 (west) and allows the existing uses on the site.
14	1711 Griegos Rd. NW Albuquerque, NM 87107	101306141712141225	MRGCD MAP 31 TR 63A2A18 EXC PORTO R/W-GRIEGOS RD NW CONT 0.234-AC	CORE CAPITAL-FUNDING LLC C/O-MEDINA-ELMER	CONSISTENCY		C-1	MX-L	MX-T	MX-T	This property currently has a legally nonconforming single family use because it existed prior to the establishment of a Zoning Code in 1959. MX-T is an appropriate zone conversion to provide a transition between the MX-L and the R-A zones that are adjacent to this property. REMOVED AT REQUEST OF PROPERTY OWNER BY EMAIL 1/9/19.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 1: Nonconforming Use

Form ID [^]	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
<p align="center">[^] indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p>										
22	1607 Silver SE Albuquerque, NM 87106	101505732524942504	* 010 054TERRACE ADDN	HAMMOND JAMES W & BARBARA KLINE	CONSISTENCY	SU-2 / SF	R-1B	R-ML	R-T	This property was established as legally nonconforming in 2008 because there are three dwelling units on one lot. The IDO considers these three units to be townhouse units, not multi-family, based on IDO definitions, so R-T is an appropriate zoning conversion.
37	2419 Lead Ave SE Albuquerque, NM 87106	101605709917432102	* 013 010UNIVERSITY HTS ADD	CURTIS RENITA A & WASSEROTT BENJAMIN C	CONSISTENCY	SU-2 / C-1	MX-L	R-ML	R-ML	The single-family use on this property today existed before zoning was established in 1959, so the use is legally nonconforming. R-ML is an appropriate zone conversion for this property because it allows the single-family use and is consistent with the zoning of the surrounding neighborhood.
45	1416 6th St NW Albuquerque, NM 87102	101405818942522809	LTS 22, 23 & 24 BLK 20 ALBRIGHT MOORE ADDITIONCONT .2967 AC +/-	KILMER ERIC	CONSISTENCY	S-R	R-1A	MX-L	MX-L	This use became nonconforming with the adoption of the IDO. MX-L is an appropriate zone conversion as small general retail is first permissive as a primary use in MX-L.
54	6312 Mojave Aster Way NE Albuquerque, NM 87111	102306219426431403	TR 45-A-1 PLAT FOR LT 45-A-1 & TR 1-A- 1 THE LEGENDS AT HIGHDESERT (BEING COMPRISED OF LT 45-A & TR 1- A THE LEGENDSAT HIGH DESERT) CONT .1106 AC	FROW ERIC & SUSAN	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-T	R-T	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-T is an appropriate zoning conversion given the zoning in the surrounding area.
55	701 Roma Ave NW Albuquerque, NM 87102	101405808608432007	* 138 012ARMIJO BROS ADD L138 TO 140	701 ENTERPRISE LLC	CONSISTENCY	SU-2 / DNA-MR	R-ML	R-MH	R-MH	The existing use on the property (bed and breakfast) is legally nonconforming. This use is first permissive as a primary use in the R-MH zone district, which is an appropriate zone conversion for this property.
121	1604 Walter St SE Albuquerque, NM 87102	101405646622211404	LTS 9-A & 9-B BLK 47 SUMMARY PLAT SHOWING REDIVISION OF LOT9 BLOCK 47 NOW LOTS 9-A & 9-B OF EASTERN ADDITIONCONT .1630 AC +/-	JUDKINS JOHN W	CONSISTENCY	SU-2 / MR	R-1A	R-ML	R-T	The existing use on this property (duplex) is nonconforming, so it qualifies for the zoning conversion process. Duplex is first allowed in this configuration in the R-T zone district, so that is an appropriate zone conversion for this property.
131	9020 El Ojito Ct NW Albuquerque, NM 87114	101206430742312131	LT 8 PLAT OF LAS MIRADAS TOWNHOUSESCONT .1743 AC	ULIBARRI JOSEPH	CONSISTENCY	SU-1 / PDA TO INCLUDE C-3 USES	NR-C	R-T	R-T	The single-family home on this property is non-conforming because Residential uses are not allowed in the NR-C zone. R-T is an appropriate zone conversion for this area that is platted for single-family or townhouse dwellings.

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RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Criteria 5: Size Thresholds in PD or NR-BP

Form ID^	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
<p align="center">^ indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p>										
PROPERTIES IN AREA OF CHANGE										
142	4400 Paseo del Norte NE Albuquerque, NM 87113	101706304049120145 CA	TR OF LAND WITHIN N/2 NW/4 NW/4 NW/4 SEC 23 T11N R3E EXC NLY	PUBLIC SERVICE CO OF NM	CHANGE	IP	NR-BP	NR-GM	NR-GM	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. This lot is part of a premises with the lot to the south, which is proposed to convert to NR-GM due to the nonconforming use on that lot, so NR-GM is an appropriate zone conversion.
PROPERTIES IN AREA OF CONSISTENCY										
3^	VENTURA AND CARMEL AVE. Albuquerque, NM 87122	102006427312040301	* 032 018NORTH ALBUQ ACRES UN3 TR3	RIO GRANDE REALTY & INVESTMENTS LLC	CONSISTENCY	R-D / 5 DU/A	PD	R-1C	R-1C	Land is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies.
114^	9201, 9209, 9213, 9212, 9204, 9200 Desert Ridge Pointe Ct NE (Desert Ridge Point Subdivision) Albuquerque, NM 87122	101906526607040203; 101906527307040204; 101906528007040205; 101906527205940201; 101906528105940208; 101906528905940207	LT 3 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1968 AC; LT 4 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1937 AC; LT 5 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1937 AC; LT 1 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .2517 AC; LT 8 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .2518 AC; LT 7 PLAT FOR DESERT RIDGE POINTE SUBDIVISION CONT .1671 AC	ABQ DEVELOPMENT LLC	CONSISTENCY	R-D / 7 DU/A	PD	R-T	R-1B	This property is undeveloped and was previously R-D, so Criterion 4 applies. The 6 combined parcels equal less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the previous entitlements of 7 DU/acre.
125^	Western Trail between Unser and Atrisco Albuquerque, NM 87120	101006150616140712	TR C BULK PLAT FOR TRACTS A, B, C & D LAVA TRAILSSUBDIVISION CONT .8246 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / FOR RESIDENTIAL	PD	MX-L	MX-L	This property was previously zoned SU-1 and is undeveloped, so Criterion #4 applies. It is also PD less than 2 acres, so Criterion #5 applies as well. A conversion to MX-L would be consistent with the properties to the west. The property immediately abutting to the west is also owned by CABQ Transit, so a conversion to MX-L would make the zoning for the entire premises consistent.
126^	9000 Sunset Gardens SW Albuquerque, NM 87121	100905629141820312	LT E PORT OF TR 40 UNIT 2 TOWN OF ATRISCO GRANTCONT 1.4800 AC	RIOS BENEDICTO JR & RIOS GABRIEL	CONSISTENCY	R-D / R-1	PD	MX-L	MX-T	This property is undeveloped and was previously zoned R-D, so Criterion #4 applies. It is also PD less than 2 acres, so Criterion #5 applies as well. The property is at a corner adjacent to NR-BP, where some non-residential development may be appropriate, but is abutting R-1 zoned land, so MX-T is an appropriate zone conversion to allow for transitional development.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 5: Size Thresholds in PD or NR-BP

Form ID ^A	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
<p>^A indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p>										
128	5809 Anaheim Ave NE Albuquerque, NM 87199	101806417916730806	*10 2 WEST VUMOOR SUBD REPLAT OF LTS 11 12 21 22 & W 52 FT OF LTS 13 & 20 BLK 15	JOHNSON WILLIAM H & M KAY TRUSTEE JOHNSON TRUST	CONSISTENCY	SU 2 / SU 1 MH SUBD OR SU 2 C	PD	MX-T	R-MC	This lot is zoned PD and is less than the 2 acre size threshold for PD, so this property qualifies for the zoning conversion under Criterion #5. The existing use on this property (mobile home) is only allowed in the R-MC zone district, so R-MC is the only appropriate zoning conversion for this property. REMOVED AT REQUEST OF PROPERTY OWNER BY EMAIL 1/9/19.
129	6228 Caramel Dr NE Albuquerque, NM 87113	101806424317131130	* A 002VUE MOR ADDN COMP PORTION LT 14 & 15 & 18 BLK 15 TR A UNIT B NORTH ALBUQUE	JOHNSON WILLIAM H & MARY KAY TRUSTEE JOHNSON TRUST	CONSISTENCY	SU 2 / SU 1 MH SUBD OR SU 2 NC	PD	MX-T	R-MC	This lot is zoned PD and is less than the 2 acre size threshold for PD, so this property qualifies for the zoning conversion under Criterion #5. The existing use on this property (mobile home) is only allowed in the R-MC zone district, so R-MC is the only appropriate zoning conversion for this property. REMOVED AT REQUEST OF PROPERTY OWNER BY EMAIL 1/9/19.
130	5815 Anaheim Ave NE Albuquerque, NM 87113	101806418516730807	*9 2 WEST VUMOOR SUBD REPLAT OF LTS 11 12 21 22 & W 52 FT OF LTS 13 & 20 BLK 15	JOHNSON M KAY & WILLIAM H TRUSTEE JOHNSON TRUST	CONSISTENCY	SU 2 / SU 1 MH SUBD OR SU 2 C	PD	MX-T	R-MC	This lot is zoned PD and is less than the 2 acre size threshold for PD, so this property qualifies for the zoning conversion under Criterion #5. The existing use on this property (mobile home) is only allowed in the R-MC zone district, so R-MC is the only appropriate zoning conversion for this property. REMOVED AT REQUEST OF PROPERTY OWNER BY EMAIL 1/9/19.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Criteria 2: Voluntary Downzone

Form ID ^A	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
^A indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
PROPERTIES IN AREA OF CONSISTENCY										
2	8032 Petroglyph Ave. NW Albuquerque, NM 87120	100905938147510921	LOT 1-P1 BLK 16-REPL FOR PARKWEST UNIT 4 COMPRISED OF TR A-10F PARKWEST UNIT 5 CONT 0.1537 AC M/L OR 6,695 SF M/L	NORDENGREN CAROL SUE	CONSISTENCY	SU-1 / BED & BREAKFAST	R-MH	R-1B	R-1B	This property was formerly zoned SU-1 for Bed and Breakfast, which converted to R-MH, where that use is first allowed permissively. The property is not being used as a bed and breakfast and the property owner has requested a downzone to R-1B, which is an appropriate zone conversion.
11	10750 Gemini Ct. NW Albuquerque, NM 87114	101106621937120820	LOT 49 PLAT FOR PARADISE SKIES UNIT 1 CONT 0.2454 AC M/L OR 10,690 SF M/L	SEHORN BARBARA	CONSISTENCY	R-T	R-T	R-1B	R-1B	This property is eligible for a zoning conversion as a voluntary downzone. R-1B is an appropriate zone conversion for this property.
15	5226 Edwards Dr Albuquerque, NM 87111	102106141337810222	LT 1A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 8,250 SQ FT M/L	FASS ROBERT M & LINDA R	CONSISTENCY	SU-1 / PRD	R-T	R-1C	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
16	6200 Rio Hondo Dr. NE Albuquerque, NM 87109	101906228118040637	* 016 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	STRUB JEANE E	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
23	10308 Camino del Oso NE Albuquerque, NM 87111	102106132222340603	*3 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .0964 AC MORE OR LESS	BAKER EDWIN C & ELIZABETH S CO- TRUSTEES BAKER RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
24	6223 Rio Hondo Dr. NE Albuquerque, NM 87109	101906224919031914	* 006 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	JERSAK MERVIN B & BRENDA L	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
25	6113 Rio Hondo Dr NE Albuquerque, NM 87109	101906226317131909	*11 4 A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	CALLAHAN MELINDA SUE	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
26	7513 Tamarron Pl NE Albuquerque, NM 87109	101906223320940649	* 004 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SPRINGER ERIC J TRUSTEE SPRINGER TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
27	6124 Rio Hondo Dr NE Albuquerque, NM 87109	101906228717640636	* 017 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BREHM DEBBIE A	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 2: Voluntary Downzone

Form ID ^A	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
^A indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
28	6108 Rio Hondo Dr NE Albuquerque, NM 87109	101906227315940632	* 021 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 OF BEAR CANYON VILLA	ARAGON VIRGINIA & BREHM DEBBIE	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
29	6211 Rio Hondo Dr NE Albuquerque, NM 87109	101906226017931911	* 009 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	KIRKPATRICK CAROLYN ROSE & JOHN ROY	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
30	6228 Rio Hondo Dr NE Albuquerque, NM 87109	101906225620640644	* 009 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BROOKOVER JOANNE TRUSTEE OF RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
31	7521 Tamarron Pl NE Albuquerque, NM 87109	101906224121440647	LOT 6 BLK 3 BEAR CANYON VILLAGE UNIT 2 (A REPL OF THE SECOND PORT OF TR M) CONT 0.1610 AC M/L OR 7,013 SQ FT M/L	STUMP LORETTA M TRUSTEE STUMP RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
32	6236 Rio Hondo NE Albuquerque, NM 87109	101906224821640646	* 007 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BLACK SUSAN J MCHALE & JOHN F	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
33	6208 Rio Hondo NE Albuquerque, NM 87109	101906227318840639	* 014 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	COOK LOIS J	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
34	6109 Rio Hondo Pl NE Albuquerque, NM 87109	101906226116931908	* 012 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SAKALA KAREN J	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
41	6219 Rio Hondo Dr NE Albuquerque, NM 87109	101906225218631913	* 007 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	RONEY ANSEL LOUISE	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
42	6104 Rio Hondo Dr NE Albuquerque, NM 87109	101906227015140631	* 022003 A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	HARTSELL SHARON	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
43	6232 Rio Hondo Dr NE Albuquerque, NM 87109	101906225221040645	* 008 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	VENCZEL EVA V	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 2: Voluntary Downzone

Form ID [^]	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
[^] indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
44	6112 Rio Hondo Dr NE Albuquerque, NM 87109	101906227716140633	* 020 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 OF THE BEAR CANYON V	DELGADO JOSE F & DONNA M CO-TRUSTEES DELGADO RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
47	7512 Tamarron Pl NE Albuquerque, NM 87109	101906224119631916	* 004 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	MULLEN THOMAS ALBERT & LYNDIA LEA TRUSTEES MULLEN TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
48	210 San Pasquale NW Apt E Albuquerque, NM 87104	101305819725220637	* E OF SAN PASQUALE PLACE BEING A DIV OF TR 57 MRGCD MAP #38 CONT 2685 SQ FT	POPP MARIE	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone to R-T.
49	10410 Oso Grande Rd NE Albuquerque, NM 87111	102106130633811729	* 3 3 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	BERUBE WAYNE PATRICK	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
52	8512 Tierra Morena Pl NE Albuquerque, NM 87122	102006405231921307	LT 14-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1964 AC +/-	DURAN JUANITA C	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	This property is eligible for a zoning conversion as a voluntary downzone. R-1B is an appropriate zone conversion for this property.
53	8419 Tierra Morena Pl NE Albuquerque, NM 87122	102006401433521316	LT 5-P1 CORRECTION PLAT OF TIERRA MORENA SUBDIVISIONCONT .1215 AC +/-	DURAN JUANITA C	CONSISTENCY	SU-2 / O-1 & R-T	MX-T	R-1B	R-1B	This property is eligible for a zoning conversion as a voluntary downzone. R-1B is an appropriate zone conversion for this property.
56	6216 Rio Hondo Dr NE Albuquerque, NM 87109	101906226719440641	* 012 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SEIBERT JACK E	CONSISTENCY	R-3	R-MH		R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
57	7416 Cielo Grande NE Albuquerque, NM 87109	101906217030221712	* 12 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SCROGGINS RICK & BALDWIN CAROLYN KAY	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
58	7412 Cielo Grande NE Albuquerque, NM 87109	101906216430221713	* 13 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	HUDSON JAMES F & SANDRA R	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
59	6640 Casa Loma NE Albuquerque, NM 87109	101906217327421608	* 4 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	REED RAY P & MARY W TRUSTEES REED RVLT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 2: Voluntary Downzone

Form ID [^]	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
[^] indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
60	7501 Tamarron Pl NE Albuquerque, NM 87109	101906222020140652	* 001 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	LACKEY ALAN W & FAEYLYN WYLDER LACKEY	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
61	6704 Vista del Monte NE Albuquerque, NM 87109	101906218829320121	* 21 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	LEE DAVID HAU TAK & GEORGETTE	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
62	6100 Rio Hondo Dr NE Albuquerque, NM 87109	101906226815140630	* 023 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	STOCKTON J B JR & BROYLES LINDA L TRUSTEES STOCKTON & BROYLES LVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
63	7523 Quemado Ct NE Albuquerque, NM 87109	101906223724631006	* 6 6 REPLAT OF THE THIRD PORTION OF TRACT M UNIT 2 BEAR CANYON VILLAGE	SANCHEZ LANCE & MELISSA	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
64	7412 Burlison Dr NE Albuquerque, NM 87109	101906213923430655	*17G 5 A REPLAT OF THE CENTRAL PORTION OF TRACT G BLK 5 BEAR CANYON VILLAGE UNIT	RICKER KARL S	CONSISTENCY	R-2	R-ML	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
65	7436 Burlison Dr NE Albuquerque, NM 87109	101906216423030661	* B 5 A REPL OF LTS 9-G THRU 15-G IN TR G BLK 5 OF UNIT #2 OF BEAR CANYON VILLAGE ADDN CONT 0.1295 AC	SOFILKANICH RICHARD R & JANICE L TRUSTEES SOFILKANICH LVT	CONSISTENCY	R-2	R-ML	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
66	7432 Burlison Dr NE Albuquerque, NM 87109	101906215923130660	* C 5 A REPL OF LTS 9-G THRU 15-G IN TR G BLK 5 OF UNIT #2 OF BEAR CANYON VILLAGE ADDN CONT 0.1062 AC	MCINTYRE DONALD C TRUSTEE MCINTYRE RVT	CONSISTENCY	R-2	R-ML	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
67	6620 Vista del Monte NE Albuquerque, NM 87109	101906219028220119	* 19 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	BATY LINDA S	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
68	6117 Rio Hondo Dr NE Albuquerque, NM 87109	101906226717531910	* 010 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	CLYNE TRAVIS A & BURDETT MARIE VALOIS	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Criteria 2: Voluntary Downzone

Form ID ^A	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
^A indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
70	6128 Quemado Dr NE Albuquerque, NM 87109	101906224318231903	* 016 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	HALEY MICHAEL D & STEVENS DONALD L	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
71	6220 Rio Hondo Dr NE Albuquerque, NM 87109	101906226219840642	* 011 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SANCHEZ HERMAN JR	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
72	6224 Rio Hondo Dr NE Albuquerque, NM 87109	101906225920140643	* 010 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	GEARY DAVID L TRUSTEE GEARY RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
73	6204 Rio Hondo Dr NE Albuquerque, NM 87109	101906227818440638	* 015 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	DUDLEY TONIMARIE S & JAMES N JR	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
74	6101 Rio Hondo Dr NE Albuquerque, NM 87109	101906225516131906	* 014 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	JOHNSON SHIRLEY A & FRANK L	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
75	6215 Rio Hondo Dr NE Albuquerque, NM 87109	101906225718131912	* 008 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	AMBRIZ MAURICIO A	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
76	6105 Rio Hondo Dr NE Albuquerque, NM 87109	101906225916531907	LT 13 BLK 4 TRACT M UNIT 2 BEAR CANYON VILLAGE ADDNCONT 0.10 AC	RUSSO GENEVIEVE	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
77	7500 Tamarron Pl NE Albuquerque, NM 87109	101906222918931901	* 001 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	RENEGAR MARY DELLORA	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
78	7517 Tamarron Pl NE Albuquerque, NM 87109	101906223721140648	* 005 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	KEARNY MAY E C/O STEPHANIE KEARNY	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
79	6120 Quemado Dr NE Albuquerque, NM 87109	101906224916931905	* 018 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	ROTHBERG RIHA	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Criteria 2: Voluntary Downzone

Form ID^	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Staff Notes
^ indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
80	7526 Quemado Ct NE Albuquerque, NM 87109	101906222622831014	* 5-A 5 A REPL OF LOTS 5 & 6 BLK 5 IN A REPL OF THE THIRD PORT OF TR "M" OF UNIT # BEAR CANYON VILLAGE ADD'N	BRUSKAS JAMES L & MARY E	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
81	6635 Casa Loma NE Albuquerque, NM 87109	101906216929221709	* 9 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	ROMERO LEONARDO R JR	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
82	7531 Quemado Ct NE Albuquerque, NM 87109	101906224223231008	* 8 6 REPLAT OF THE THIRD PORTION OF TRACT M UNIT 2 BEAR CANYON VILLAGE	MATTHES SUZANNE V TRUSTEE MATTHES RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
83	6420 Truchas Dr NE Albuquerque, NM 87109	101906212823330627	LOT 18G PLAT OF LTS 18G, 19G, 20G & 21G BLK 5 BEAR CANYON VILLAGE UNIT 2 REPL OF TR G CONT 3,815 SQ FT M/L	AMBROGI BONNIE JEAN	CONSISTENCY	R-2	R-ML	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
84	7428 Marilyn NE Albuquerque, NM 87109	101906216825320108	* 8 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SCHOOLEY WILLIAM M & MELISSA L	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
85	7432 Marilyn NE Albuquerque, NM 87109	101906217325220109	* 9 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	EVANS BONNIE DEAN LVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
89	7416 Marilyn Ave NE Albuquerque, NM 87109	101906215325620105	* 5 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	MOORS RICHARD E & CHRISTINE E	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
90	7427 Marilyn Ave NE Albuquerque, NM 87109	101906217026321604	* 8 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	DUNNING STEVEN H & ALICE HOLLY SPEAGLE CO TRUSTEES OF THE STEVEN H DUNNING ETAL	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
91	7433 Marilyn Ave NE Albuquerque, NM 87109	101906217526321605	* 7 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	NARVAEZ GILBERT & CELMIRA	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 2: Voluntary Downzone

Form ID ^A	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
<p align="center">^A indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p>										
92	7424 Marilyn Ave NE Albuquerque, NM 87109	101906216325420107	* 7 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SILVA NARSISO S TRUSTEE SILVA RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
93	6612 Vista del Monte NE Albuquerque, NM 87109	101906219227220117	* 17 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	TARIN ELIZABETH S	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
94	6608 Vista del Monte NE Albuquerque, NM 87109	101906219326720116	* 16 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	BACA ESTHER C	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
95	6604 Vista del Monte NE Albuquerque, NM 87109	101906219526320115	* 15 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	EVERETT CHARLES W	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
96	6700 Vista del Monte NE Albuquerque, NM 87109	101906218928720120	* 20 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	KLEINER MARK L	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
97	6631 Casa Loma NE Albuquerque, NM 87109	101906216429321708	* 8 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	ROSS BINNIE LYNN RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
98	6636 Casa Loma NE Albuquerque, NM 87109	101906216827421609	* 3 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	HALL LINDSEY	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
99*	6627 Casa Loma NE Albuquerque, NM 87109	101906215829321707	* 7 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SYLVESTER CHARLES & ERMA TRUSTEES SYLVESTER RVT	CONSISTENCY	R-3	R-T, R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone and because there is a floating zone line across the property. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
100	6628 Casa Loma NE Albuquerque, NM 87109	101906215727521611	* 1 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	PADILLA STEVEN	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 2: Voluntary Downzone

Form ID^	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
^ indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
101*	7408 Cielo Grande NE Albuquerque, NM 87109	101906216030321714	* 14 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	GORDON CAROLYN	CONSISTENCY	R-3	R-T, R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone and because there is a floating zone line across the property. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
102	6432 Truchas NE Albuquerque, NM 87109	101906213124330672	LOT 21G PLAT OF LTS 18G, 19G, 20G & 21G BLK 5 BEAR CANYON VILLAGE UNIT 2 REPL OF TR G CONT 4,888 SQ FT M/L	UNDERWOOD BRENDA G	CONSISTENCY	R-2	R-ML	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
110	7423 Cielo Grande NE Albuquerque, NM 87109	101906218630920124	* 24 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	IVENER BRIAN & BONNIE TRUSTEES IVENER TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
111	7417 Cielo Grande NE Albuquerque, NM 87109	101906217531020126	* 25 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	ROBERTSON FRANCES JEANNE TRUSTEE ROBERTSON LVT	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
112	7509 Tamarron Pl NE Albuquerque, NM 87109	101906222920740650	* 003 003 A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT# 2 BEAR CANYON VILLAGE	ROGERS MICHAEL F & ELISE T	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
113	7504 Tamarron Pl NE Albuquerque, NM 87109	101906223319131918	* 002 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	ROVETO MELISSA A	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
116	7420 Marilyn Ave NE Albuquerque, NM 87109	101906215825520106	* 6 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	DEHERRERA LENA A	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
117	7509 Quemado Ct NE Albuquerque, NM 87109	10190622224331003	* 3 6 REPLAT OF THE THIRD PORTION OF TRACT M OF UNIT 2 BEAR CANYON VILLAGE	RODRIGUEZ ANGEL E & ROBERTA J	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
118	7452 Burlison Dr NE Albuquerque, NM 87109	101906218022930665	*07G 5 REPLAT OF THE CENTRAL PORTION OF TRACT G BLK 5 BEAR CANYON VILLAGE UNIT 2	ERAS SHARON GOODRICH	CONSISTENCY	R-2	R-ML	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
119	6200 Quemado Dr NE Albuquerque, NM 87109	101906223518131902	* 015 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	POTTS RADA LYNN	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Criteria 2: Voluntary Downzone

Form ID^	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
^ indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
120	7415 Marilyn Ave NE Albuquerque, NM 87109	101906215426521601	* 11 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	VALDEZ DALE & NORMA H	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
127	7023 Calle Almeria NE Albuquerque, NM 87113	101606246149510951	LOT 34 P1 PLAT OF BERNADO DEL NORTE SUBDIVISIONA REPLAT OF TRACT J VISTA DEL NORTE CONT .1117 AC	SCHWARZ MARIAN R & CEPEDA LIDIA	CONSISTENCY	R-T	R-T	R-1	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
133	5200 Edwards Dr NE Albuquerque, NM 87111	102106142335610216	LT 7A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 5,400 SQ FT M/L	WHELAND JAMIE MARIE & GEBEL CHRIS	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
134	10416 Oso Grande NE Albuquerque, NM 87111	102106131033811728	* 4 3 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	OLIVER NORMA A	CONSISTENCY	SU-1 / PRD	R-T	R-1	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
135	6301 Orfeo Trail NW Albuquerque, NM 87114	101006516102531906	LT 104 PLAT OF VITTORIA SUBDIVISION AT VENTANA RANCHA REPLAT OF TRACT J VENTANA RANCH CONT .1439 AC	BEVINS LAUREL L & ROGER D	CONSISTENCY	R-2	R-ML	R-1A	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size and have detached single-family dwellings, R-1A is an appropriate zone conversion.
141	4924 Purcell Dr NE Albuquerque, NM 87111	102106138426710819	LT 40-A BLK 12 (REPLAT OF LOTS 34 THRU 47 BLK 12) OSO GRANDE SUBN UNIT 7 CONT 5,205 SF M/L	MCGULGAN JANE LINCOLN & ROSS JOHN THEODORE	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
143	6632 Casa Loma NE Albuquerque, NM 87109	101906216227521610	* 2 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	OBOROTOVA MARINA A	CONSISTENCY	R-3	R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES
Criteria 3: Floating Zone Line

Form ID^	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
^ indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 1 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
PROPERTIES IN AREA OF CONSISTENCY										
10^	804 Iron Ave. SW Albuquerque, NM 87102	101305751526643408	* 003 057RAYNOLDS & L4	GARRY MARK C/O 804 IRON LLC	CONSISTENCY	SU-2 / SU-1 MORTUARY	R-1A, MX-M	MX-M	MX-T	A conversion to MX-T would fix the floating zone line on the Bernalillo County Assessor's parcel. MX-T is a transitional zone between MX-M (east) and R-1 (west) and allows the existing uses on the site.
19	2420 Broadway Blvd. NE Albuquerque, NM 87102	101505900236831112	THE S/2 OF LT 1 BLK 3 & THE W 25 FT POR OF VACATED ALAMEDA LATERAL LYING E OF & ADJ TO S/2 LT 1 BLK 3 FRANCISCAN ACRES REPL CONT 26,849 SQ FT M/L	MITCHELL JERRY V R	CONSISTENCY	SU-2 / R-1	R-1B, MX-T	MX-T	MX-T	A conversion to MX-T would fix the floating zone line on the Bernalillo County Assessor's parcel. MX-T is a transitional zone between MX-M (north) and R-1 (south).
99^	6627 Casa Loma NE Albuquerque, NM 87109	101906215829321707	* 7 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SYLVESTER CHARLES & ERMA TRUSTEES SYLVESTER RVT	CONSISTENCY	R-3	R-T, R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone and because there is a floating zone line across the property. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
101^	7408 Cielo Grande NE Albuquerque, NM 87109	101906216030321714	* 14 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	GORDON CAROLYN	CONSISTENCY	R-3	R-T, R-MH	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone and because there is a floating zone line across the property. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

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Phelan, Whitney A.

From: Elmer Medina <m.elmer.medina@gmail.com>
Sent: Wednesday, January 09, 2019 5:07 PM
To: Phelan, Whitney A.
Subject: Re: Zone Conversion Process

I would like to opt-out of the zone conversion process for 1711 Griegos Rd NW. I already went thru the process and the property has had a zone map amendment.

Thank you,

Elmer Medina

On Wed, Jan 9, 2019 at 3:45 PM Phelan, Whitney A. <wphelan@cabq.gov> wrote:

Hi Elmer,

We noticed that you got your zone map amendment and that we are through the appeal period. We weren't able to remove your property from the application to EPC for tomorrow's hearing, so we won't be bringing it up at the hearing, but could you get an email to us in the next week or so with an official request to opt-out of the zone conversion process?

Thank you,



WHITNEY PHELAN

long range associate planner

o 505.924.3844

e wphelan@cabq.gov

cabq.gov/planning



1015

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Phase II IDO Zoning Conversion – June 2018 through May 2019
Request and Agreement Form

City Council adopted Resolution 18-29 directing the Planning Department to provide a process for property owners to opt in to a follow-up, voluntary process for a legislative zoning conversion if their property meets any of the following criteria:

1. **Nonconforming Use:** The existing use on the property was allowed when the use began but is not allowed in the IDO zone district, and a zoning conversion could remedy the nonconformity by converting to an appropriate zone that allows the use.
2. **Voluntary Downzone:** The property is in an Area of Consistency, and the zoning conversion would result in a voluntary downzone to a less intense zone (e.g. R-T to R-1) that allows the existing use and is compatible with the site and the area.
3. **Floating Zone Line:** The property has two or more zones on one lot, and the zoning conversion would result in selecting the most appropriate single zone to match platted lot lines.
4. **Prior Special Use Zoning:** The property was formerly zoned R-D or a Special Use zone (SU-1, SU-2, or SU-3) and is currently vacant, and the zoning conversion would result in a more appropriate IDO zone district for the site.
5. **Size Thresholds:** The property is zoned NR-BP but is less than 20 acres or the property is zoned PD but is less than 2 acres or greater than 20 acres (i.e. the property is nonconforming as to lot size), and the zoning conversion would result in a more appropriate IDO zone district that is compatible with the site and the area and meets size thresholds, if applicable.

Request

Owner's First Name: Elmer Owner's Last Name: Medina

Owner's Mailing Address (if different from the property below):

Street Address: 847 Griegos Rd NW City: Albuquerque Zip Code: 87107

Owner's Phone: (505) 980-1422 Owner's Email: m.elmer.medina@gmail.com

(If there are multiple owners of the property, please attach a list of all owners and their mailing and email addresses and provide signatures from each owner on separate copies of page 2 of this form.)

Agent (if any): _____

Agent's Phone: _____ Agent's Email: _____

Street Address for Property to Be Converted: 1711 Griegos Rd NW Albuquerque, NM

Zip Code: 87107

Legal Description / UPC Code (if known): MRGCD MAP 31 TR 63A2A1B EXC POR TO RW GRIEGOS RD NW
CONT 0
Parcel # 101308141712141225

Current Zone: MX-L Requested Zone: MX-T

Zoning Conversion Criteria (list ALL the criteria numbers above that apply): 1, 2

Existing Land Use(s): Currently vacant. Want to utilize for single-family dwelling.



**Phase II IDO Zoning Conversion – June 2018 through May 2019
Request and Agreement Form**

Agreement

By signing below, you are acknowledging ALL of the following:

1. You are a legal owner of the property and have the authority to opt in to this zoning conversion process.
2. You are voluntarily opting in to the follow-up zoning conversion process specified in Resolution 18-29, and you accept the terms and procedures for this process. You understand that the City will submit your property as part of a package of requested zoning conversions if it meets the criteria in that resolution.
3. You understand that changing the zoning designation for your property will impact the allowable uses on the property.
4. You understand that this zoning conversion may impact the value of the property and that the City is not responsible for any change in value related to this zoning conversion.
5. You understand that the City will analyze the existing use(s), lot size, previous and current zoning, and surrounding zoning to evaluate the requested zoning conversion and that the City may recommend a conversion to a different zone that is more appropriate based on these factors.
6. You will receive mailed notice from the City confirming the requested zoning conversion or the recommendation for a different conversion, the criteria for zoning conversion, existing land use on the property, and the likely submittal date into the City's review and decision process. You will need to confirm receipt of the letter and your participation in the zoning conversion process within 10 business days by email or mail.
7. You understand that the requested zoning conversions will be reviewed by the Environmental Planning Commission and then the City Council's Land Use, Planning, and Zoning Committee, which will each make a recommendation to the City Council, and that the City Council will make the final decision.
8. You understand that each of these review and decision steps will include a public hearing, at which you and others can make comments, although your attendance is not required.
9. You understand that the City cannot guarantee the outcome of the review and decision process for this legislative zoning conversion.
10. You are aware that you have the right to seek counsel or hire an agent to use throughout the review and decision process.
11. You are aware that you can withdraw the property from this legislative zoning conversion process at any time before the City Council takes a final action.
12. You are aware that you can submit a Zoning Map Amendment for the property at any time through a separate, quasi-judicial process required by the Integrated Development Ordinance, including but not limited to, a full analysis of how the request meets the review and decision criteria in Subsection 6-7(F)(3) or 6-7(G)(3), as applicable.

Date: 10/3/2018

Property Owner Name (Please Print) Elmer Medina

Property Owner Signature: 

Reed, Terra L.

From: Reed, Terra L. on behalf of City of Albuquerque Planning Department
Sent: Wednesday, January 16, 2019 9:11 AM
To: City of Albuquerque Planning Department
Cc: Renz-Whitmore, Mikaela J.; Henry, Dora L.
Subject: Official Notice of Decision for EPC Project #2018-001843 RZ-2018-00057
Attachments: 2018-001843 Phase 2 Batch 1-NOD.pdf

Hello,

Please find the attached Official Notice of Decision for Environmental Planning Commission (EPC) Project #2018-001843 RZ-2018-00057 – Text Amendment to the IDO (Phase 2 Zoning Conversions, Batch 1). The EPC's recommendation will be forwarded to the City Council for consideration to adopt legislation on this process.

If you have any questions about the process, please contact Long Range Planning staff. You can also visit the [project webpage](#) for more information and updates throughout the process.

Thank you,



LONG RANGE PLANNING TEAM
urban design + development division
city of albuquerque planning department
o 505.924.3860
e abcto@cabq.gov
cabq.gov/planning

Renz-Whitmore, Mikaela J.

From: Elmer Medina <m.elmer.medina@gmail.com>
Sent: Wednesday, January 9, 2019 5:07 PM
To: Phelan, Whitney A.
Subject: Re: Zone Conversion Process

I would like to opt-out of the zone conversion process for 1711 Griegos Rd NW. I already went thru the process and the property has had a zone map amendment.

Thank you,

Elmer Medina

On Wed, Jan 9, 2019 at 3:45 PM Phelan, Whitney A. <wphelan@cabq.gov> wrote:

Hi Elmer,

We noticed that you got your zone map amendment and that we are through the appeal period. We weren't able to remove your property from the application to EPC for tomorrow's hearing, so we won't be bringing it up at the hearing, but could you get an email to us in the next week or so with an official request to opt-out of the zone conversion process?

Thank you,



WHITNEY PHELAN

long range associate planner
o 505.924.3844

e wphelan@cabq.gov

cabq.gov/planning

Phelan, Whitney A.

From: Bill JOHNSON <KB_JOHNSON@msn.com>
Sent: Wednesday, January 09, 2019 9:37 AM
To: City of Albuquerque Planning Department
Subject: Withdraw #128, #129 and #130

Follow Up Flag: Follow up
Flag Status: Flagged

Attention: Whitney

We have decided to withdraw the zoning change requests we made concerning our three properties. (They are items # 128, #129 and #130 in Batch 1 to be considered at the EPC meeting tomorrow.)

Thank you for your assistance.

Bill & Kay Johnson

=====
This message has been analyzed by Deep Discovery Email Inspector.



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER - OFFICE MEMORANDUM

TO: ENVIRONMENTAL HEALTH – Paul Olson
LEGAL DEPARTMENT – Tyson Hummell, Kevin Morrow & John DuBois
PARKS & RECREATION:
PARK DESIGN – Carol Dumont
OPEN SPACE DIVISION – Tricia Keffer
CITY FORRESTER – Joran Viers
PLANNING:
LONG RANGE PLANNING – Russel Brito & Mikaela Renz-Whitmore
METROPOLITAN REDEVELOPMENT – Karen Iverson
HYDROLOGY – James Hughes
NEIGHBORHOOD COORDINATION –
TRANSPORTATION DEV. SERVICES – Raquel Michel
ZONING – Ben McIntosh
ABC WATER UTILITY AUTHORITY – Kris Cadena
POLICE DEPARTMENT – Laura Kuehn
FIRE DEPARTMENT – Antonio Chinchilla
SOLID WASTE MANAGEMENT DEPARTMENT – Michael Anaya
TRANSPORTATION PLANNING – John MacKenzie
TRANSIT DEPARTMENT – Lawrence Kline
ALBUQUERQUE PUBLIC SCHOOLS – April Winters
AMAFCA – Nichole Friedt
COUNTY OF BERNALILLO – Catherine VerEecke
MID-REGION COUNCIL OF GOVERNMENTS – Maida Rubin
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Forest Repogle
NM DEPARTMENT OF TRANSPORTATION – Nancy Perea & Margaret Haynes
NM GAS COMPANY –
PETROGLYPH NATIONAL MONUMENT – Chanteil Walter
PUBLIC SERVICE COMPANY OF NEW MEXICO – Laurie Moye

FROM: Russell Brito, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Attached are the legal descriptions, applications, and related materials for the cases scheduled for public hearing before the Environmental Planning Commission on **January 10, 2019**.

Please remember that all agency comments are due December 17, 2018.

COMMENTS TO: Catalina Lehner (clehner@cabq.gov)
Cheryl Somerfeldt (csomerfeldt@cabq.gov)
Linda Rumpf (lrumpf@cabq.gov)

Project #2018-2018-001842
RZ-2018-00055 – Zone Map Amendment
(Zone Change)
SI-2018-00257 – Site Development Plan for
Building Permit

Consensus Planning, Inc., agent for Clearbrooke Investments, Inc., requests the above action for all or a portion of Tract 4, corrected Plat for Tracts 1, 2, 3, and 4 Land of IHS Acquisition No 120 Incorporated, zoned NR-LM to MX-M, located at 99999 Horizon Blvd., NE, between Alameda NE and Balloon Museum Dr., NE, containing 5.9 acres.
(C-17) Staff Planner: Linda Rumpf

Project #2018-001840
RZ-2018-00053 – Zone Map Amendment
(Zone Change)

Jeannett Martinez, requests the following action for all or a portion of Lot 13, Block 25, University Heights, zoned RM-L to MX-T, located at 123 Girard Blvd., SE, between Girard Blvd., SE and Central Ave., SE, containing approximately 0.16 acres. (K-16)
Staff Planner: Cheryl Somerfeldt

Project #2018-001843
RZ-2018-00057 – Text Amendment to the IDO

City of Albuquerque, Planning Department, requests the above action City Wide for Phase II IDO zoning conversion.
Staff Planner: Catalina Lehner

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-321 Date: 13 Nov 2018 Time: 2:00 pm

Address: _____

AGENCY REPRESENTATIVES AT MEETING:

Planning: Russell Brito

Code Enforcement: Ben McIntosh

Fire Marshall: Lt. Chinchilla

Transportation: _____

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed.

Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: IDO Phase II Conversion Process Legislation

SITE INFORMATION:

Zone: All IDO zones Size: City-Wide

Use: _____ Overlay Zone: _____

Comp Plan Area Of: _____ Comp Plan Corridor: _____

Comp Plan Center: _____ MPOS or Sensitive Lands: _____

Parking: _____ MR Area: _____

Landscaping: _____ Street Trees: _____

Use Specific Standards: Per Council Bill R-29

Dimensional Standards: _____

*Neighborhood Organization/s: _____

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

PROCESS:

Type of Action: Recommendation of Legislation

Review and Approval Body: EPC -> City Council Is this PRT a requirement? yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# PA-18-321 Date: 13 Nov 2018 Time: 2:00 pm

Address: City-Wide

NOTES: Legislation - most closely related to a text amendment

- Mailed Notice - 1st Class to NAs
- Letter of Authorization - Property Owner Agreement Forms
- T.I.S. Form - reviewed and noted by Transportation Engineer
- Case History - IDO Adoption Ordinance and R-29
- Legal Advertisement - City will publish
- See 14-16-6-7(D) For procedure
- Review and Decision Criteria: per R-29

- After EPC
- Ordinance (draft) - reviewed by Legal
 - Fiscal Impact Analysis - reviewed by Finance
 - Transmittal Memo - reviewed by Mayor's Office

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

PA#: <u>18-321</u>	Received By: <u>J. Delgado</u> <small style="float: right;">Official Use only</small>	Date: <u>11-7-18</u>
APPOINTMENT DATE & TIME: <u>Nov. 13, 2018 @ 2:00pm</u>		

Applicant Name: CABQ Planning Dept Phone#: 505-924-3932 Email: abcto@cabq.gov

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: N/A Existing Zoning: N/A Proposed Zoning: N/A

Previous case number(s) for this site: N/A

Applicable Overlays or Mapped Areas: N/A

Residential – Type and No. of Units: N/A

Non-residential – Estimated building square footage: N/A No. of Employees: N/A

Mixed-use – Project specifics: N/A

LOCATION OF REQUEST:

Physical Address: Various properties - entire city Zone Atlas Page (Please identify subject site on the map and attach) var.

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

IDO Follow-up Zoning Conversion Process Batch 1 to be submitted to EPC. PRT required for Amendments to IDO text.

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Please make sure Code Enforcement is able to attend so that we can confirm the approach for this process with both

Current Planning and Code Enforcement staff.



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, January 10, 2019
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW**

MEMBERS

**Derek Bohannon, Chair
Bill McCoy, Vice Chair**

**Joseph Cruz
Richard Meadows
Dan Serrano
Robert Stetson**

**Karen Hudson
Maia Mullen
David Shaffer**

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.13 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

Call to Order:

- A. Pledge of Allegiance
- B. Election of 2019 EPC Officers
- C. Announcement of Changes and/or Additions to the Agenda
- D. Approval of Amended Agenda
- E. Swearing in of City Staff

1. Project #2018-001760

SI-2018-00223 – Site Plan for Building Permit

Consensus Planning and Cherry/See/Reames architects, agents for the COA Department of Municipal Development (DMD), requests the following action for Tract A Singing Arrow Park, Canada Village Second Unit, zoned NR-PO-A, located at 13,001 Singing Arrow Ave. SE, between Dorado Pl. SE, and Four Hills Rd. SE, containing approximately 16 acres. (L-22)

and

Tract F-1 Replat of Tracts F, H-1, J and unplatted land, Four Hills Village Shopping Center and Apartment Complex, zoned MX-M, located at 13,200 Wenonah Ave. SE, between Dorado Pl. SE, and Four Hills Rd. SE, containing approximately 1.4 acres. (L-22)

Staff Planner: Russell Brito (**CONTINUED FROM DECEMBER 13, 2018 HEARING**)

2. Project #2018-001842

RZ-2018-00055 – Zone Map Amendment
(Zone Change)

SI-2018-00257 – Site Development Plan for
Building Permit

Consensus Planning, Inc., agent for Clearbrooke Investments, Inc., requests the above action for all or a portion of Tract 4, corrected Plat for Tracts 1, 2, 3, and 4 Land of IHS Acquisition No 120 Incorporated, zoned NR-LM to MX-M, located on Horizon Blvd., NE, between Alameda NE and Balloon Museum Dr., NE, containing 5.9 acres.

(C-17) Staff Planner: Linda Rumpf

The following item will not be heard until after
10:00am:

3. Project #2018-001843

RZ-2018-00057 – Text Amendment to the IDO
(Phase 2 Zoning Conversions, Batch 1)

City of Albuquerque, Planning Department, requests the above action to establish conversion rules for properties city-wide in Batch 1 of Phase 2 IDO Zoning Conversions per Council Bill F/S R-18-29 (Enactment R-2018-019). More information about the process and a map of the properties is available online here: tinyurl.com/ZoneConversion

Staff Planner: Catalina Lehner

4. OTHER MATTERS:

- a. Approval of May 10, 2018 Amended Action Summary Minutes
- b. Approval of July 12, 2018 Amended Action Summary Minutes
- c. Approval of August 9, 2018 Amended Action Summary Minutes
- d. Approval of September 13, 2018 Amended Action Summary Minutes
- e. Approval of October 11, 2018 Amended Action Summary Minutes
- f. Approval of November 8, 2018 Amended Action Summary Minutes
- g. Approval of December 13, 2018 Action Summary Minutes
- h. EPC Rules of Conduct – Discussion about scheduling for 14 February 2019 EPC hearing

5. ADJOURNED:



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, January 10, 2019 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items:

Project #2018-001842

RZ-2018-00055 – Zone Map Amendment
(Zone Change)
SI-2018-00257 – Site Development Plan for
Building Permit

Consensus Planning, Inc., agent for Clearbrooke Investments, Inc., requests the above action for all or a portion of Tract 4, corrected Plat for Tracts 1, 2, 3, and 4 Land of IHS Acquisition No 120 Incorporated, zoned NR-LM to MX-M, located on Horizon Blvd., NE, between Alameda NE and Balloon Museum Dr., NE, containing 5.9 acres.
(C-17) Staff Planner: Linda Rumpf

Project #2018-001840

RZ-2018-00053 – Zone Map Amendment
(Zone Change)

Jeannett Martinez, requests the following action for all or a portion of Lot 13, Block 25, University Heights, zoned RM-L to MX-T, located at 123 Girard Blvd. SE on the northwest corner of Girard Blvd. and Silver Ave. SE, containing approximately 0.2 acres. (K-16)
Staff Planner: Cheryl Somerfeldt

Project #2018-001843

RZ-2018-00057 – Text Amendment to the IDO
(Phase 2 Zoning Conversions, Batch 1)

City of Albuquerque, Planning Department, requests the above action to establish conversion rules for properties city-wide in Batch 1 of Phase 2 IDO Zoning Conversions per Council Bill F/S R-18-29 (Enactment R-2018-019). More information about the process and a map of the properties is available online here: tinyurl.com/ZoneConversion
Staff Planner: Catalina Lehner

Details of these applications may be examined at the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street NW, between 8:00 a.m. and 5:00 p.m., Monday through Friday, or you may call 924-3860. **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at the public hearing should call 924-3860.

Derek Bohannon, Chair
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL DECEMBER 19, 2018.

APPROVED

A handwritten signature in black ink, appearing to read 'R. Brito', with a long horizontal stroke extending to the right.

Russell Brito
Urban Design & Development
Planning Department

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<u>Customer EMail</u>		<u>PO Number</u>	PLN0010095		
<u>Ad Cost</u>	\$102.65	<u>Sales Rep</u>	cwhite		
<u>Tax Amount</u>	\$8.08	<u>Order Taker</u>	cwhite		
<u>Total Amount</u>	\$110.73	<u>Payment Method</u>	Credit Card		
<u>Amount Due</u>	\$110.73	<u>Payment Amount</u>	\$0.00		
<u>Affidavits</u>	0				

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WYSIWYG Content

APPROVED

Russell Brito
Urban Design & Development
Planning Department

Journal: December 19, 2018

ENVIRONMENTAL PLANNING COMMISSION SIGN-IN SHEET

AGENDA ITEM NO: 3 **DATE: January 10, 2019**

CASE: 2018-001843 – RZ-2018-00057 Text Ament to IDO Batch 1 of Phase 2

PLEASE PRINT CLEARLY

<p>✓ 1. <i>Berube</i> Name: <u>Wayne Berube</u> Address: <u>10410 Oso Grande Rd</u> <u>ABQ, NM 87111^{NE}</u> City State Zip</p>	<p>6. Name: _____ Address: _____ City State Zip</p>
<p>✓ 2. Name: <u>JAMES Montalbano</u> Address: <u>1409 Silver Ave SE</u> <u>Albq NM 87106</u> City State Zip</p>	<p>7. Name: _____ Address: _____ City State Zip</p>
<p>✓ 3. <i>Pass</i> Name: <u>RICHARD HALLETT</u> Address: <u>2122 COAL PL S.E</u> <u>ABQ NM 87106</u> City State Zip</p>	<p>8. Name: _____ Address: _____ City State Zip</p>
<p>✓ 4. <i>AMBABO</i> Name: <u>Carol Ambabo</u> Address: <u>8921 Glendale Ave NE</u> <u>Albq 87122</u> City State Zip</p>	<p>9. Name: _____ Address: _____ City State Zip</p>
<p>5. Name: _____ Address: _____ City State Zip</p>	<p>10. Name: _____ Address: _____ City State Zip</p>

Note: Your contact information will be kept confidential. It will only be used for the purpose of mailing out Notice of Decision.