

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.

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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 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	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 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.

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14	1711 Griegos Rd. NW Albuquerque, NM 87107	101306141712141225	MIRGCD 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. 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.

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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 & LYNDA 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.

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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 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.
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 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 permissive 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	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

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	
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 PI 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 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.

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										1	2	3	4	5	
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.

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										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 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.

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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	
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.

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.

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 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-€	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-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. 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-€	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	Recom-mended 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.

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 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 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^	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>										
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	MARGCD 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 predates 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^	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	MARGCD MAP 31 TR 63A2A1B EXC PORT 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. 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
<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>										
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.

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
<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>										
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 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.

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.										
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 & LYNDA 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^	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.										
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^	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>										
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
<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>										
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 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	This property is eligible for a 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	This property is eligible for a 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 BEARCANYON 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.

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
<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>										
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.

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>										
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 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	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
<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>										
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-1OF WILDERNESS CANON AT HIGH DESERT); TR A PLAT OF WILDERNESS CANON AT HIGH DESERT (TRACT A-1OF 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.

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^	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.										
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 €	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 & 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 €	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.