

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
137^	6301 Alameda Blvd NE	101806437339110304	TR 1 PLAT OF TRACT 1 LEGACY APARTMENTS CONT 11.5685 AC	VANDY INVESTMENTS LLC C/O LEGACY HOSPITALITY LLC	CHANGE	SU-2 / IP OR SU-2 NC	NR-BP	R-MH	R-MH	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. The existing multi-family development on the property was approved under the SU-2 NC "or" zoning prior to the IDO, and is therefore nonconforming in the NR-BP zone, so Criterion #1 also applies. R-MH is an appropriate zone conversion given the entitlements and development on the property, as well as the R-MH zoning abutting the property to the west.
205	1715 7th St NW	101405910300630207	E'LY 90 FT OF LT 6 BLK 1 TENORIO ADDN	FOSTER ERIN	CHANGE	S-MI	NR-LM	R-1A	MX-T	This single-family dwelling existed prior to the establishment of zoning in 1959 and is nonconforming in NR-LM. Detached single-family dwellings are permissive in MX-T, which is the most appropriate zone conversion given the surrounding industrial zoning.
245A	800 Gold Ave SW	101405701540922009	* 001 046N.M.T. ADD N 92 FT L1 &L2	HICKS LAURIE M & LARSON DEBORAH L	CHANGE	SU-3 / HOUSING FOCUS	R-MH	MX-T	MX-T	The office use on this property pre-dates the adoption of the Downtown Sector Development Plans and is therefore legally nonconforming. MX-T is an appropriate zone conversion that allows the office use and provides a transition between the Residential zoning to the south and west and the MX-FB zoning to the north and east.
245B	215 8th St SW	101405701440122008	* 001 046N.M.T. ADD S 50 FT L1 & L2	HICKS LAURIE M & LARSON DEBORAH L	CHANGE	SU-3 / HOUSING FOCUS	R-MH	MX-T	MX-T	The office use on this property pre-dates the adoption of the Downtown Sector Development Plans and is therefore legally nonconforming. MX-T is an appropriate zone conversion that allows the office use and provides a transition between the Residential zoning to the south and west and the MX-FB zoning to the north and east.
623	905 Silver SW	101305749939913205	LOTS 15 & 16 BLK 16 RAYNOLDS ADDN	GROTHUS BARBARA JANE	CHANGE	SU-3 / HOUSING FOCUS	R-MH	R-T	R-T	This property has a single-family dwelling with an accessory dwelling unit. The single-family dwelling is nonconforming in the R-MH zone district. R-T is an appropriate zoning conversion because it allows single-family dwellings and accessory dwelling units.
641	418 Arno St SE	101405740425243615	* 011 017HUNINGSHIGHLAND ADD	FORRESTER PHOENIX E	CHANGE	SU-2 / MR	R-1A	R-T	R-T	This property contains a duplex that is nonconforming in the R-1A zone district as it is not split across two separate lots. R-T is an appropriate zoning conversion because it is the first zone district that allows a duplex on a single lot and because it provides a transition between the R-1A zone district to the north and the R-ML zone district to the south.
697^	1214, 1215, and 1216 Third St NW	101405825130822019; 101405826033122012; 101405825933122011; 101405825831822010; 101405824432522018; 101405824931522007; 101405825730122006	LOTS 3A, 4A, 5A, 6A, 7A, 8A BLK 6 PARIS ADDN PLAT OF LTS 1A THRU 11A BLK 6 PARISADDN CONT 21,794 SQ FT M/L; LOTS 33 & 34 SPRINGER ADDN	HOPEWORKS	CHANGE, CONSISTENCY	M-1 / OR SU-2 NFTOD	MX-M	MX-H	MX-H	This premises consists of 7 parcels that either contain a daytime gathering facility, which is nonconforming in MX-M (Criterion 1 applies), or are undeveloped and formerly zoned SU (Criterion 4 applies). MX-H is an appropriate zoning conversion for the entire premises because it is the only zone district that allows the daytime gathering facility use, which would be considered approved conditional with this conversion.

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709	422 Louisiana Blvd NE	101905701236321020	* 019 015LA MESA EXTENSION	CASEY GAVIN C	CHANGE	R-3	R-MH	MX-T	MX-T	The single-family dwelling on this property is nonconforming in the R-MH zone district (Criterion #1 applies). MX-T is an appropriate zoning conversion because it allows single-family dwellings and because of the MX-T and MX-M zoning nearby along Louisiana Blvd.
731	502-504 Los Arboles Ave NW	101405930051312404	W'LY 120 FT OF LT 6 BLK A REBECCA GENTRY'S SUBD	NLA LLC	CHANGE	C-2 / OR SU-2 NFMX	MX-M	R-ML	R-T	The two duplexes and casita on this property are nonconforming in MX-M. R-T is an appropriate zoning conversion for this property because it is the first zone district that allows these uses and because it is consistent with the R-T zone to the west.
833	300 10th St SW	101305748141813212	LOTS 11 & 12 BLK 16 RAYNOLDS ADDN	SMITH GLENN R & LANDRY STEPHANIE	CHANGE	SU-3 / HOUSING FOCUS	R-MH	MX-T	MX-T	The office uses on this property are nonconforming in the R-MH zone district. MX-T is an appropriate zoning conversion because it is the first zone district that allows office uses.
840	150 Stover Ave SW	101405721319732711	LTS 14 & 15 BLK C PLAT OF THE ATLANTIC & PACIFIC ADDITION	DAVIS BRUCE WARREN	CHANGE	SU-2 / WD	MX-H	MX-T	MX-T	The single-family dwelling on this property is nonconforming in the MX-H zone district. MX-T is an appropriate zoning conversion because it allows single-family dwellings and provides a transition to the surrounding MX-H zoning.
872A	1840 Zearing Ave NW	101305932601434003B1	(IMPROVEMENT ONLY) LT 3 SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	PHILLIPS JUDITH	CHANGE	S-MI	NR-LM	R-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
872B	1840 Zearing Ave NW	101305932601434003L1	(LAND ONLY) LT 3 SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0995 AC	SAWMILL COMMUNITY LAND TRUST	CHANGE	S-MI	NR-LM	R-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
892A	1836 Zearing Ave NW	101305933001434004B1	(IMPROVEMENT ONLY) LT 4 SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	AVILA-GARCIA MAXINE	CHANGE	S-MI	NR-LM	MX-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

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892B	1836 Zearing Ave NW	101305933401434005L1	(LAND ONLY) LT 5 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0995 AC	SAWMILL COMMUNITY LAND TRUST	CHANGE	S-MI	NR-LM	MX-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1115	631 McKnight Ave NW	101405914213931901	LT 6 & THE W'LY 40 FT OF LT 5 BLK 5 BEZEMEK ADDN	PROPERTY 2203 LLC	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.
1318A	1844 Zearing Ave NW	101305932201434002B1	(IMPROVEMENT ONLY) LT 2 SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	DE SANTIAGO KRISTINA N	CHANGE	S-MI	NR-LM	MX-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1318B	1844 Zearing Ave NW	101305932201434002L1	(LAND ONLY) LT 2 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0978 AC	SAWMILL COMMUNITY LAND TRUST	CHANGE	S-MI	NR-LM		R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1320A	1848 Zearing Ave NW	101305931901434001B1	(IMPROVEMENT ONLY) LT 1 SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	TOBEY LARUEN E	CHANGE	S-MI	NR-LM	MX-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1320B	1848 Zearing Ave NW	101305931901434001L1	(LAND ONLY) LT 1 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0925 AC	SAWMILL COMMUNITY LAND TRUST	CHANGE	S-MI	NR-LM		R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

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1359	1801 Bellamah NW	101305927500340219	TR 1 TRACTS 1 AND 2 ARBOLERA DE VIDA (BEING A REPLAT OF LOTD-1A, ARBOLERA DE VIDA; LOTS C AND B-1-A-1, DUKE CITY LUMBERCOMPANY ADDITION AND UNPLATTED PARCELS J AND K, FORMERLY	SAWMILL COMMUNITY LAND TRUST (SCLT)	CHANGE	S-MI	NR-LM	R-ML	R-ML	This property contains apartments that were built based on the Sawmill Metropolitan Development Area Plan and are nonconforming in the NR-LM zone district. R-ML is an appropriate zoning conversion because it is the first zone that allows multifamily uses and generally matches the scale of the existing development.

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122	1709 Walter St SE	101405644828610509	LOT C & SOUTH 35.31'FT OF LOT D PLAT OF SIMPSON & LEVERETT'S SUBD OF LTS 1 & 2 BLK 53 & NL PORTION OF LT 3 BLK 3 EASTERN ADD 1ST EXT SOUTH	JUDKINS JOHN W	CONSISTENCY	SU-2 / MR	R-1A	R-ML	R-T	This lot contains two single-family homes that existed prior to the establishment of zoning in 1959, so they are nonconforming in the R-1A zone district. Staff recommends a conversion to R-T, which is the first zone where more than one single-family home is allowed on a lot and because R-T is a low-density residential zone, which is more appropriate given the surrounding R-1 zoning.
147^	1128 1/2 Walter NE	101505803222631708	3 TRS IN S D 12 25 X 70 FT X 13 X 9 X 68 X 30 X 142 FT	NARANJO SANDRA L	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-T	This property contains two single-family detached dwellings that were built prior to the establishment of zoning in 1959, so the use is nonconforming in the MX-M zone district. MX-T would be the most appropriate zone conversion given the surrounding MX-M (Criterion #1 applies). R-T is an appropriate zone conversion because it is the first zone district that allows more than one dwelling on a lot.
148^	1127 Walter NE	101505801822831805	50X63FT N PEREZ S GUTIERREZ WALTER	LOPEZ JESSE A & LORETTA A NARANJO-LOPEZ	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
149^	1128 Walter NE	101505803122231707	LOT 18 FT BY 42 FT BBDED	LOPEZ JESSE A & NARANJO LOPEZ LORETTA A	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-T	This property contains a two-family detached dwelling (duplex) that was built prior to the establishment of zoning in 1959, so the use is nonconforming in the MX-M zone district. R-T is an appropriate zone conversion because it is the first zone district that allows multiple dwellings on one lot.
150^	1129 Walter NE	101505801623231806	43X97 N MARTINEZ E WALTER S SANDOVAL W MART	LOPEZ JESSE A & LORETTA A	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1A	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
154	121 Vassar Dr SE	101605721025033103	* 015 024UNIVERSITY HTS L15 & S1/2 L16	TROSTERUD EUGENE R JR & MARJORIE	CONSISTENCY	SU-2 / R3C	MX-L	MX-T	MX-T	The single-family dwelling on this parcel is nonconforming as it was allowed by the former R3C zone and is not allowed in the MX-L zone. MX-T is an appropriate zoning conversion as it allows the existing single-family use and serves as a transition between the various other zones in the area.
213	2706 2nd St NW	101405940136411012	LT 4 BLK 6 MANDELL ADDN NO. 2	TEN BROECK PROPERTIES LLC	CONSISTENCY	M-1	NR-LM	R-1A	MX-T	This single-family dwelling existed prior to the establishment of zoning in 1959 and is nonconforming in NR-LM. Detached single-family dwellings are permissive in MX-T, which is the most appropriate zone conversion given the surrounding industrial zoning.
214	1908 Silver SE	101505743221242208	* 002 072TERRACE ADDN	LASTRAPES RICHARD L JR & KAREN C	CONSISTENCY	SU-2 / SF	R-1B	R-MH	R-T	The five dwelling units on this lot are legally nonconforming in the R-1B zone district. The IDO considers the existing units to be a duplex and a townhouse (not multi-family based on IDO definitions) so R-T is an appropriate zoning conversion.

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247	1501 Silver SE	101505727525610101	* 007 051TERRACE ADDN	LARSON DEBORAH L	CONSISTENCY	SU-2 / SF	R-1B	R-T	R-T	This property is nonconforming because there are three dwelling units on one lot and existed in that form prior to 1959 when zoning was established in Albuquerque. The IDO considers these three units to be townhouse units based on IDO definitions, so R-T is an appropriate zoning conversion.
248^	507 Princeton Dr SE	101605717301230203	* 007 066UNIVERSITY HTS ADDITION	COULL JESSE D & FACETTE MICHELLE R	CONSISTENCY	R-3	R-MH	R-1B	R-1B	This property qualifies for the zoning conversion process because the single-family use predates the establishment of zoning in 1959. R-ML is the first zone district that allows the single-family land use, but R-1B is an appropriate zone conversion for this property as a voluntary downzone given the existing single-family use and the lot size.
259	1315 2nd St. NW	101405829832610111	* 017 009PARIS ADD L 17 & 18	VIGIL MARTIN J	CONSISTENCY	M-1	NR-LM	MX-M	MX-T	There are two uses on this site: a two-family detached residential dwelling (duplex), which existed prior to the M-1 zoning designation and is therefore nonconforming, and artisan manufacturing, in the form of a custom sign company. The only zone where these two uses are allowed together is MX-T. In the MX-T zone district, artisan manufacturing is Conditional, and the use would be considered approved conditional per Subsection 14-16-4-1(E)(2), so this is the most appropriate zoning conversion.
279	2122 Coal PL SE	101505749713740615	* 006 005BUENA VISTA HTS ADD	HALLETT RICHARD C	CONSISTENCY	SU-2 / DR	R-ML	MX-L	MX-T	The uses on this property include a residential dwelling unit and personal and business services; the latter is nonconforming in the R-ML zone. MX-T is an appropriate zoning conversion because it allows the single dwelling unit and personal and business services, and because it is a transitional zone that is appropriate in this area.
320^	1002 Arno St NE	101405847618143019	TRS 162B, 161B2 & 173B2 MRGCD MAP #37 CONT 0.1899 AC M/L OR8,275 SQ FT M/L	COLBURN IAN & BELVIN ELIZABETH D	CONSISTENCY	SU-2 / NRC	MX-L	R-A	R-1B	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
324	2705 1st St NW	101405941435611004	LT 11 BLK 6 MANDELL ADDN NO. 2	AGUILERA JAIME	CONSISTENCY	M-1	NR-LM	R-ML	MX-T	This single-family dwelling with a detached casita on this property existed prior to the establishment of zoning in 1959 and is nonconforming in NR-LM. Detached single-family dwellings are permissive in MX-T, which is the most appropriate zone conversion given the surrounding industrial zoning.
336^	1002 Franciscan St NE	101405850918043153	TRACT 173 B1E MRGCD MAP 37 CONT 0.1380 (AC +/-) OR 6,011 (SQFT +/-)	DOLAN DIANE R	CONSISTENCY	SU-2 / NRC	MX-L	MX-T	MX-T	The previous zoning on this property, SU-2 / NRC, allowed single- and multi-family uses, so the single-family dwelling was allowed and is nonconforming in the MX-L zone district. MX-T is an appropriate zoning conversion, which allows single-family dwellings, as well as the accessory dwelling unit on the property.

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372	315 Edith Blvd NE	101405745146513106	* 003 003BELVIDERE ADD	JOHNSON DONALD WHITNEY	CONSISTENCY	SU-2 / RO	R-ML	MX-T	MX-T	The law office on this property is nonconforming in the R-ML zone district. MX-T is an appropriate zoning conversion because it is the first zone district that allows office uses.
376^	900 Edith Blvd NE	101505800113031201; 101505800313531211	* 003 002JESUS ROMERO S 25 OF W115; N 25FT OF LOT 3 & E 10FT OF S 25FT OF LOT 3 BLK 2 JESUS ROMERO ADDN	ARELLANO VERONICA R	CONSISTENCY	SU-2 / NRC	MX-L	MX-T	MX-T	The previous zoning on this property, SU-2 / NRC, allowed single- and multi-family uses, so 2 single-family dwellings were allowed and are nonconforming in the MX-L zone district, which does not allow detached single-family development. MX-T is an appropriate zoning conversion because it allows 2 single-family dwellings and provides an transition between the MX-M to the south into the neighborhood to the north.
415	11101 Acoma Rd SE	102105627141610307	10 TR A SUMMARY SUBD REPLAT OF EAST CENTRAL BUSINESS ADD BLK 10 LTS 10 11 12	CASA BLANCA MHP LLC	CONSISTENCY	SU-2 / C-3	MX-H	R-MC	R-MC	This property contains a mobile home park that was established legally but is not allowed in the MX-H zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
416	11012 Cochiti Rd SE	102105624943410324	* 003 010EAST CENTRAL BUS ADD & L4	CASA BLANCA MHP LLC	CONSISTENCY	SU-2 / C-3	MX-H	R-MC	R-MC	This property contains a mobile home park that was established legally but is not allowed in the MX-H zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
417	11003, 11013 Acoma Rd SE	102105623941310302; 102105623341310301	* 031 010EAST CENTRAL BUS ADDITION S PORT LT 31; * 032 010EAST CENTRAL BUS ADD S PORT LT 32	CASA BLANCA MHP LLC	CONSISTENCY	SU-2 / C-3	MX-H	R-MC	MX-T	These two parcels contain a nonconforming single-family dwelling (Criterion 1 applies) and an undeveloped lot that appears to be used for parking and was previously zoned SU-2 / C-3 (Criterion 4 applies). These parcels do not appear to be part of the mobile home parks to the east or north. MX-T is an appropriate zoning conversion because it allows the single-family dwelling and provides a transition to the surrounding MX-H zoning (recommended to convert to R-MC).
439	13100 Enchantment Ln NE	102306229331011616	LOT 5 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .0662 AC	CHEVRIER DOUGLAS E & MARY LOU RUUD	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The attached single-family dwelling (duplex) on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because duplexes are allowed in R-1A as long as they are on separate lots, which this one is.
443	2037 Madiera Dr NE	101805802346521711	* 011 009WAGNER ADDN	CASTILLO JUANITA A TRUSTEES CASTILLO LVT C/OTAX ESTATE & BUSINESS LAW LTD	CONSISTENCY	R-1	R-1C	R-ML	R-T	The existing use on this property, a single family home with a garage converted into a second unit, is nonconforming in R-1, which does not allow accessory dwellings, so it qualifies for the zoning conversion process (Criterion #1. Multiple dwellings on a single lot are first allowed in the R-T zone district, so that is an appropriate zone conversion for this property.

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477^	507 Rosemont NE	101405852129210901	TR 85B MRGCD MAP #37 CONT .1270 AC	MARTINEZ ROSALIE	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1B	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion as it reflects the lot size.
479^	1004 Walter St NE	101505803017531408	TR OF LAND IN MARTINEZ TOWN SEC 16 T10N R3E NMPM	SOLANO DAVID M	CONSISTENCY	SU-2 / NRC	MX-L, MX-M	R-1B	R-1B	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district (Criterion #1). There is also a floating zone line across the property, with most of the property zoned MX-L, but some zoned MX-M (Criterion #3). The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
480^	920 Arno NE	101405847517643020	* 001 003MAYO & ROSS ADD L 1 & 2	DURAN AUDRY B & MARY E	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
482^	914 Francisco	101405851515643137	MRGCD MAP 37 TRACT 242-A	SANCHEZ CHRISTINE & JOSEPH MARK HURTADO	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
483^	1416 Franciscan NE	101405850737012240	SPRINGER TRASFER CO #1 TRACT 75B1 MAP37	VALLEJOS RONALD J	CONSISTENCY	SU-2 / M-1	NR-LM	R-1B	MX-T	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the NR-LM zone district. MX-T is an appropriate zoning conversion given the surrounding NR-LM zoning.
484^	708 Mountain Rd NE	101505803723531710	A TR OF LAND ADJ TO & SOUTH OF MOUNTAIN RD SEC 16 T10NR3E APPROX 35 X 65 CONT .0234 AC +/-	VILLA ELAUTERIO	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1A	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
490	9208 Buena Ventura NE	102005716405330304	LTS 11 THRU 18 BLK 6 WAGGOMAN DENISON ADDN CONT 58,375 SQ FT M/L OR 1.34 AC M/L	OUTLOOK GROUP LLC	CONSISTENCY	SU-2 / EG-C-2	MX-M	R-MC	R-MC	This property contains a mobile home park that was established legally but is not allowed in the MX-M zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
491	11010 Cochiti SE	102105624243610325; 102105623543610326;102105623642310327	* 002 010EAST CENTRAL BUS ADD; * 001 010EAST CENTRAL BUS ADD; * 032 010EAST CENTRAL BUS ADD N PORT L31&N POR L3	JOHNSON ROGER L C/O OUTLOOK GROUP LLC	CONSISTENCY	SU-2 / C-3	MX-H	R-MC	R-MC	This property contains a mobile home park that was established legally but is not allowed in the MX-H zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
503	13117 Bluemist Ln NE	102306229234110221	LOT 44 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .1099 AC	SHEEHI DOROTHY OTHMER TRUSTEE SHEEHI RVT	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
515	13107 Bluemist Ln NE	102306227933810218	LOT 41 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .1058 AC	PAPE JOHN J & JULIA E	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
526	6323 Cliffbrush Lane NE	102306216927031308	LT 28 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION(BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .1906 AC +/-	BAKER MICHAEL P & PENNY L	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
533	6359 Cliffbrush Ln NE	102306221829231337	LT 3 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION(BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .1457 AC +/-	DELLMORE DOUGLAS GEORGE & DELLMORE DANA WEBB TRUSTEES DELLMORE LVT	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
542	209 Wellesley Dr SE	101605739220542509	* 020 042UNIVERSITY HTS ADD	MANTOS PETER H JR & STEWART TERESA L	CONSISTENCY	R-1	R-1C	R-T	R-T	This property contains a nonconforming accessory dwelling unit, and therefore qualifies for a zoning conversion based on Criterion #1. R-T is an appropriate zoning conversion to remedy this nonconformity given the mix of residential and mixed use zone districts in the area and because the R-T zone maintains a similar built pattern.
566	1256 Summer NW	101305840237911435	LT 10 BLK 3 REYNAUD ADDN CONT 0.1550 AC M/L OR 6,756 SF M/L	SCHREIBER W GEORG & ANN W TRUSTEES SCHREIBER FAMILY TRUST	CONSISTENCY	S-R	R-1A	R-T	R-T	The 4-plex on this property is nonconforming in the R-1A zone district. R-T is an appropriate zoning conversion because it is the first zone that allows townhouse dwellings (which, as defined in the IDO, includes most 4-plexes and garden apartments.)
572	320 & 318 Edith Blvd SE	101405744428210613	* 011 019HUNINGS HIGHLAND ADD	BLADERGROEN NOREEN	CONSISTENCY	SU-2 / MR	R-1A	R-T	R-T	This property has multiple dwelling units that are nonconforming in the R-1A zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows multiple dwelling units in this configuration.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
586	10922 Acoma SE	102105621740720219	* 011 012EAST CENTRAL BUS	NEUBER CAROLYN L	CONSISTENCY	SU-2 / C-3	NR-C	MX-H	MX-T	This property contains a single-family dwelling unit, which is nonconforming in the NR-C zone district. MX-T is an appropriate zoning conversion because it allows the single-family dwelling and provides a transition between the R-1 zoning to the south and the NR-C and MX-H zones to the north and west.
590	6301 Mojave Aster Way NE	102306218224931506	LT 40 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION(BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .0915 AC +/-	HICKEY PATRICK M & KILBURY ANDREA L	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood.
593	6309 Ghost Flower Trail NE	102306220325331410	LT 37 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION(BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .0997 AC +/-	RICCI JAMES WARREN & SANDRA KAY TR RICCI FAMILY TRUST	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
614^	401 Marble St NE	101405846716143001	* 007 003MAYO & ROSS ADD W 65FT L 7 TO 9	ROMERO ISABEL A & ROMERO RICHARD J	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-T	This property contains two detached single-family homes on one Assessor lot. Single-family uses are not allowed in MX-L, so the use is nonconforming (Criterion 1 applies). R-T is an appropriate zoning conversion because it is the first zone that allows more than one dwelling on a lot.
617^	1410 Franciscan NE	101405851036112238	MAP 37 TRACT 75 C1	HERNANDEZ CAROL & SALOME	CONSISTENCY	SU-2 / M-1	NR-LM	R-1	MX-T	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the NR-LM zone district. MX-T is an appropriate zoning conversion given the surrounding NR-LM zoning.
618^	1011 1/2 Edith NE	101405851219643309	MAP 37 TRACT 183	MARQUEZ LIBRADA L TRUSTEE MARTINEZ TRUST	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
619^	916 Arno NE	101405847317243021	* 003 003MAYO & ROSS ADD L 3 & N1/2 L4	RODRIGUEZ BELIA	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
620^	907 Franciscan NE	101405849115943006	* 023 003MAYO & ROSS ADD E 1/2 L23 & 24	BONILLA EVELYN M	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. This property is less than 5,000 S.F., so R-1A is an appropriate zoning conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
621^	919 Arno St NE	101405845517743225	* 015 002MAYO & ROSS ADD L 15 & 16	REYES DOLORES	CONSISTENCY	SU-2 / NRC	MX-L	R-T	R-T	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. This area consists of mixed housing types and zoning, so R-T is an appropriate zoning conversion.
624^	1606 Walter NE	101505802818031409	PORT OF LAND NORTH OF & ADJ TO LT 10 BLK 6 MAYO & ROSSADDITION CONT .2424 AC	BACA JOAQUIN F & MINDY S	CONSISTENCY	SU-2 / NRC	MX-L, MX-M	R-1B	R-1B	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district (Criterion #1). There is also a floating zone line across the property, with most of the property zoned MX-L, but some zoned MX-M (Criterion #3). The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
625^	412 Placido Martinez Ct NE	101405847512340104	LT 10 PLAT OF LOTS 1 THRU 13 EL PORVENIR SUBDIVISIONCONT .1087 AC	MASEMAN RAYMOND & MARGARET GOULD	CONSISTENCY	SU-2 / C-3	MX-M	R-1A	R-1A	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion.
626	1515 Copper NE	101505731536811402	LOTS 9 THRU 11 BLK 17 B & L HIGHLAND ADD & POR VAC ALLEY	SCHREIBER W GEORG & ANN W TRUSTEES SCHREIBER FAMILT TRUST	CONSISTENCY	SU-2 / MD-1	R-T	R-ML	R-ML	The apartments on this property are nonconforming in the R-T zone district. R-ML is an appropriate zoning conversion because it allows apartments and allows a scale of development that is consistent with the development on the property as well as surrounding development.
628^	809 Edith Blvd NE	101405849611543125	* 002 003TROTTER ADDITION	SEDILLO CARLOS	CONSISTENCY	SU-2 / C-3	MX-M	R-T	R-T	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-T is an appropriate zoning conversion because it is compatible with the surrounding MX-M zoning, allows the single-family use, and was requested by the property owner.
629^	310 & 330 Aspen Avenue NW	101405848847412504	E'LY PORT OF TR 4B1B MRGCD 37 CONT .0520 AC	MARCUM JAMES & PAMELA	CONSISTENCY	SU-2 / M-1	NR-LM, R-1A	R-T	R-T	This property contains two single-family dwellings that are nonconforming in the NR-LM and R-1 zone districts (Criterion #1 applies). There is also a floating zone line through the parcel (Criterion #3 applies). R-T is the first zone district that allows 2 single-family dwellings on one lot, so that is an appropriate zoning conversion.
637^	911 Franciscan NE	101405848916543008	LTS 21 & 22 BLK 3 MAYO & ROSS ADDITION CONT .1389 AC	CRESPIN ERNEST TRUSTEE CRESPIN RVT	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
638^	516, 518 Marble Ave, 916 Franciscan Dr NE	101405851116043144; 101405850416343145; 101405855415943148	* 005 004MAYO & ROSS ADD E 50FT L 5 TO 8; W 92 FT OF LTS 5 & 6 BLK 4 MAYO & ROSS REPL CONT 4600 SQ FTM/L; * 007 004MAYO & ROSS ADD W 92FT L 7 & 8	CRESPIN ERNEST TRUSTEE CRESPIN RVT	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-T	This property contains three single-family dwellings on 3 Assessor Parcels. The Assessor Parcels do not match the AGIS platted parcels or with the dwellings. The dwellings were built prior to the establishment of zoning in 1959, so they are nonconforming in the MX-L zone district. Because of the location of the lot lines, portions of each of the three dwellings are in more than one parcel, so R-T is an appropriate conversion.
643	4612 Miramar Dr NW	101306407842521406	LT 6-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1188 AC M/L OR 5,175 SQ FT M/L	GARDNER WILLIAM A & SUE M	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
646	305 Truman St NE	101705749434011503	* 022 010HGTS RESERVOIR ADD TRACT 12	MALONE CLIFFORD D JR	CONSISTENCY	R-1	R-1B	R-T	R-T	This property contains a single-family dwelling with an accessory dwelling unit with a kitchen, which is nonconforming in R-1B. R-T is an appropriate zoning conversion because it is the first zone that allows multiple dwellings on one lot.
648	313 Girard SE	101605724712831807	* 018 027UNIVERSITY HTS ADD	SCHREIBER W GEORG & ANN W TRUSTEES SCHREIBER FAMILY TRUST	CONSISTENCY	SU-2 / RTD	R-T	R-ML	R-ML	The apartments on this property are nonconforming in the R-T zone district. R-ML is an appropriate zoning conversion because it allows apartments and allows a scale of development that is consistent with the development on the property as well as nearby zoning.
649^	206 Rosemont NE	101405841828411614	LOT 4-B BLOCK A PLAT OF LOTS 4-A & 4-B BLOCK A COUNTY ADDITION CONT .0837 AC	HERRERA JOHN D & DOLORES	CONSISTENCY	SU-2 / HM	NR-LM	MX-T	MX-T	This property contains a duplex that was built prior to the establishment of zoning in 1959, so it is nonconforming in the NR-LM zone district. MX-T is an appropriate zoning conversion because it is a traditional zone district for the surrounding NR-LM zoning.
650^	1223 Broadway NE	101405843528311616	COUNTY N1/2OFLTS1-3XN1/2E8FTLT4BLKA	TAFOYA ELMIRA TRUSTEE TAFOYA TRUST	CONSISTENCY	SU-2 / HM	NR-LM	R-ML	MX-T	This property contains single-family dwelling with a detached accessory dwelling unit that is nonconforming in the NR-LM zone district. MX-T is an appropriate zoning conversion given the surrounding NR-LM zoning.
674^	1020 Walter St NE	101505802619631718	TR IN SW1/4 SEC16 T10N R3E CONT 0.141 AC	SCHEURING FRANCIS J & SCHEURING FRANCES TRUSTEES SCHEURING RVLT	CONSISTENCY	SU-2 / NRC	MX-L	R-T	R-T	The single-family dwelling on this property is nonconforming and there is a floating zone line across the parcel, so the property qualifies for a voluntary zoning conversion (Criteria #1 and #3). R-T is an appropriate zoning conversion given the mix of residential uses in this area.
675^	419 Vassar Dr SE	101605721104631003	N1/2 OF LOT 14 & ALL LTS 15 & 16 BLK 21 UNIVERSITY HTS ADD	ZODIAC APARTMENTS LLC UPTOWN STA	CONSISTENCY	SU-2 / RTD	R-T	R-ML	R-ML	The multifamily dwelling (apartments) on this property are nonconforming in the R-T zone district. R-ML is an appropriate zoning conversion because it allows apartments and allows a scale of development that is consistent with the development on the property.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
677^	1029 Edith NE	101405852021044204	LOT 2 PLAT OF LOTS 1, 2 & 3 EDITH/GRANITE ADDITIONCONT .0859 AC	PARKER ANTHONY	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion
678^	619 Marble NE	101505803114531224	* 010 LADERA ADDN	GRIEGO LILLIAN	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. This property is less than 5,000 S.F., so R-1A is an appropriate zoning conversion.
679^	918 Walter NE	101505803415731403	LT B BLK 6 MAYO & ROSS ADDN (REPL OF LTS 16 THRU 18 BLK 6)CONT .0403 AC	ROBLES ANDREW RAY	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. This property is less than 5,000 S.F., so R-1A is an appropriate zoning conversion.
680^	920 Walter NE	101505803116231405	* 014 006MAYO X ROSS X LOT 15	DURAN JOHANNA L	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
684	9023 El Ojito Ct NW	101206429642712129	LT 6-P1 PLAT OF LAS MIRADAS TOWNHOUSESCONT .0841 AC	CARMER RYAN M & ERIN L	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.
685	13119 Enclave Ln NE	102306229633511505	LOT 62 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .0831 AC	JOHNSON C PAUL	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
686	902 11TH ST NW	101305851324544939	* 001 MIDVALE SUBD	REGENSBERG RICHARD R	CONSISTENCY	SU-2 / DNA-SF	R-1A	R-ML	R-T	This parcel contains 3 dwelling units in one building on a lot, which is nonconforming in the R-1A zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows multiple dwelling units on a lot.
687	217 Walter St NE	101405748444012506	* 006 023HUNINGS HIGHLAND ADD	REGENSBERG RICHARD R	CONSISTENCY	SU-2 / MR	R-1B	R-ML	R-T	This parcel contains multiple dwellings that are legally nonconforming in the R-1B zone district (Criterion #1 applies). R-T is the first zone that allows multiple dwellings on a lot, so that is an appropriate zoning conversion for this parcel.
695	3607 Hannett NE	101705801443321402	* 017 A ALTURA ADDN	HANNETT II LLC	CONSISTENCY	R-3	R-MH	R-ML	R-ML	The single-family dwelling on this property is nonconforming in the R-MH zone district (Criterion #1 applies). R-ML is an appropriate zoning conversion to provide a transition between the R-1 zoning to the east and the R-MH zoning to the west.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
700	6335 Cliffbrush Lane NE	102306218427531305	LT 31 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION(BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .1072 AC +/-	SHADOFF NEAL & SUSAN	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
706	200 Edith NE	101405746642212501	* 020 023HUNINGS HIGHLAND ADD	WANSA MARK D & DOLORES D CO-TRUSTEES WANSA RVT	CONSISTENCY	SU-2 / MR	R-1B	R-ML	R-T	This parcel contains multiple dwellings that are legally nonconforming in the R-1B zone district (Criterion #1 applies). R-T is the first zone that allows multiple dwellings on a lot, so that is an appropriate zoning conversion for this parcel.
714	13115 Enclave Ln NE	102306229133411504	LOT 63 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .0828 AC	YAMADA VICTOR M & MILDRED M	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
721	6316 Mojave Aster Way NE	102306219226731402	LT 44 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION(BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .0967 AC +/-	TROY BRENT B & ROBIN C TRUSTEE TROY FAMILY TRUST	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood.
729	2248 Matthew Ave NW	101306005104730215	LOT A-A REDIVISION OF LOTS 29 & 30 NOW COMPRISING LTS A-A TRRU Q-Q ALVARADO GARDENS UNIT 1 CONT 22,759 SQ FT M/L	120 MAIN LLC	CONSISTENCY	RA-2	R-A	R-ML	R-T	This property contains 4 dwelling units in 3 buildings, which is nonconforming in the R-A zone district. R-T is an appropriate zoning conversion because it is the first zone that allows multiple dwelling units in this configuration.
730	605 Los Arboles NW	101406025200630306	W'LY 50' LT 8 BLK 3 OF GENTRY ADDITION	605 LOS ARBOLES LLC	CONSISTENCY	R-1	R-1B	R-ML	R-T	There are 3 dwelling units on this parcel, which are nonconforming in R-1B. R-T is an appropriate zoning conversion because it is the first zone district that allows multiple dwelling units in this configuration on a lot.
734	1406 8th St NW	101405808243322518	004LTS 6 & 7 BLK 4 & PORTION OF VACATED ALLEY ANDERSON ADDN# 2	LANZA CARMELA D TRUSTEE LANZA RVT	CONSISTENCY	S-R	R-1A	R-T	R-T	The single-family dwelling with a detached accessory dwelling unit on this property appears to predate the zoning code and is therefore nonconforming in the R-1 zone. R-T is an appropriate zoning conversion because it is the first zone district that allows a second dwelling on a lot.
763	1718-1720 Silver SE	101505736222242008	* 002 062TERR ADDN	DAVIS SONNY B JR & REBECCA ANN C/O MADDOX & CO REALTORS	CONSISTENCY	SU-2 / SF	R-1B		R-T	This property is nonconforming because there are two dwelling units (one single-family dwelling and an ADU) on one lot. This configuration predates the adoption of the zoning code, so the property has a nonconforming use. R-T is an appropriate zoning conversion because it is the first zone district that allows two dwelling units on one lot.
764	9700, 9706, 9708 Acoma Rd SE	102005630345310815; 102005630945310814; 102005631445410813	* 001 020SKYLINE HTS ADD L1&E 25.175FT VAC ST; * 002 020SKYLINE HTS ADDN; * 003 020SKYLINE HTS ADDN	BRYANT JAMES & DOREEN MAY	CONSISTENCY	C-3	NR-C	R-MC	R-MC	This property contains a mobile home park that was established legally but is not allowed in the NR-C zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile homes, so that is an appropriate zoning conversion.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
765	300 Moon SE	102005628644910820	LTS 1-10 BLK 19 SKYLINE HGTS ADD & W25FT VACATED ST ADJ	CJ MOBILE HOME COURT LLC	CONSISTENCY	C-3	NR-C	R-MC	R-MC	This property contains a mobile home park that was established legally but is not allowed in the MX-M zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
776^	307 & 309 Granite NE	101405846222844111; 101405846522844112	TRACT 130 MAP 37; TRACT 131 MAP 37	MENA MANUEL L & ROSE L	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	The premises included in this request include on Assessor's parcel with the house and an undeveloped parcel. The single-family dwelling is nonconforming in the MX-L zone district (Criterion 1 applies) and the undeveloped lot was formerly zoned SU-2 / NRC (Criterion 4 applies). The pattern of development in this area consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
778^	919 Franciscan St NE	101405849017243012	* 018 003MAYO + ROSS LT 18 X N1/2 LT 19 BLK 3	FINKBEINER WENDELL H & FINKBEINER JUNE D & ALROY JANET R	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
783	4536 Miramar Dr NW	101306409441621410	LT 10-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1188 AC M/L OR 5,175 SQ FT M/L	DUNCAN GERALD LEE & BARBARA E	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
784	9204 Picacho Ln NW	101306411242621445	LT 2-P1 BLK 4 PLAT OF VISTA MONTECITO SUBD CONT 0.1326 AC M/L OR 5,776 SQ FT M/L	MARTINEZ MEDARDO S & VIOLA M	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
787^	1130 Walter St NE	101505803023231709	PORT OF NW /4 NW /4 SW /4 SEC 16 T10N R3E ALONG THEE'LY ROW OF WALTER STREET CONT .1630 AC +/-	ENRIQUEZ EBER A SOTO	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1B	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion given the size of the lot.
790^	425 Manzano St NE	101705746042912007	* 006 002HGTS RESERVOIR REPLAT TRACT 22	SALAZAR JOSE S	CONSISTENCY	R-3	R-MH	R-ML	R-ML	The duplex on this property is nonconforming in the R-MH zone district. R-ML is an appropriate zoning conversion because it is a zone district that allows duplexes and provides a transition between the R-MH to the north and the R-1B to the south.
803	201 Edith Blvd NE	101405744642612402	* 009 012HUNINGS HIGHLAND ADD	DUDLEY ROSEMARY CAROLYN	CONSISTENCY	SU-2 / MR	R-1B	R-ML	R-T	This parcel contains multiple dwellings that are legally nonconforming in the R-1B zone district (Criterion #1 applies). R-T is the first zone that allows multiple dwellings on a lot, so that is an appropriate zoning conversion for this parcel.
810	9227 Masini Lane NW	101306415041721434	LT 5-P1 BLK 2 PLAT OF VISTA MONTECITO SUBD CONT 0.1283 AC M/L OR 5,589 SQ FT M/L	STARKEY ELEANOR	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-T	R-T	The duplex on this property is nonconforming in the MX-M zone district (Criterion #1 applies). R-T is an appropriate zoning conversion given the mix of single family detached dwellings, duplexes, and townhomes in this subdivision.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
811	9212 San Leandro Ln NW	101306410544321451	LT 4-P1 BLK 5 PLAT OF VISTA MONTECITO SUBD CONT 0.1686 AC M/L OR 7,344 SQ FT M/L	OLEKSAK LOLETA L TRUSTEE OLEKSAK RVT	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1A	The duplex on this property is nonconforming in the MX-M zone district (Criterion #1 applies). R-1A is an appropriate zoning conversion because duplexes are allowed in R-1A as long as each unit is on a separate lot, which is the case for this duplex.
822	9200 Picacho Ln NW	101306410942221444	LT 1-P1 BLK 4 PLAT OF VISTA MONTECITO SUBD CONT 0.1503 AC M/L OR 6,547 SQ FT M/L	WHITE LONNIE & BURROWS WHITE EUCA	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
823	11028 Cochiti Rd SE	102105626943210322	010E CENTRAL BUS ADD LTS 5 6 X 7	BOOHER RAYMOND R	CONSISTENCY	SU-2 / C-3	MX-H	R-MC	R-MC	This property contains a mobile home park that was established legally but is not allowed in the MX-H zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
832^	525 Slate Ave NE	101505802610631110	*0015 TROTTER ADD NO 2	MARTHA LILLEY LLC & SUNWEST TRUST INC CUSTODIAN DAVID LILLEY IRA	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
834	10401 Central Ave NW	100805742901540103	TR8 ROW 1 UNIT A WEST OF WESTLAND ATRISCO GRANT	JAJ ENTERPRISES LLC & R & A MHP LLC	CONSISTENCY	SU-2 / PLANNED COMMER AREA	NR-C	R-MC	R-MC	This property contains a mobile home park that was established legally but is not allowed in the NR-C zone district, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
837	1014 1/2 Arno St NE	101405847818343016; 101405848118443004; 101405849118443015; 101405849119043302	TR X SURVEY & REDIVISION OF TR 173B-1-A & THE ELY PORT OF TR 173A-2 "LANDS OF JOSE FELIPE TRUJILLO" MRGCD MAP 37 CONT 0.158119 AC; MRGCD MAP 37 TR 173 B1G CONT 0.08 AC; BLK 3 MAYO X ROSS ADD TR 173 B1B MAP 37; MAP 37 TRACT 174 B	RADYCKI ROBERT F & LUCYNA M	CHANGE, CONSISTENCY	SU-2 / NRC	MX-L	R-T	R-T	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. R-T is an appropriate conversion given the mixed residential pattern of development in this area.
838	725 Edith SE	101405740810642104	* 005 003LEWIS & SIMONDS ADD	EDWARD ANDREWS LLC	CONSISTENCY	SU-2 / MR	R-1C	R-ML	R-ML	This parcel contains multi-family uses (4 units) and is legally nonconforming in the R-1C zone district (Criterion #1 applies). R-ML is the first zone that allows multi-family dwellings, so that is an appropriate zoning conversion for this parcel.
855	1516 Tijeras Ave NE	101505731737511408	* 003 017B & L HIGHLAND ADD & POR OF VAC ALLEY	GIPSON ENTERPRISES INC	CONSISTENCY	SU-2 / MD-1	R-T	R-MH	R-ML	The apartments on this property are nonconforming in the R-T zone district. R-ML is an appropriate zoning conversion because it allows apartments and allows a scale of development that is consistent with the development on the property as well as surrounding development.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
856	1522 Tijeras Ave NE	101505732537511406	* 001 017B & L HIGHLAND & L2	GIPSON ENTERPRISES INC	CONSISTENCY	SU-2 / MD-1	R-T	R-MH	R-ML	The apartments on this property are nonconforming in the R-T zone district. R-ML is an appropriate zoning conversion because it allows apartments and allows a scale of development that is consistent with the development on the property as well as surrounding development.
857	1706 Silver Ave SE	101505735022442011	LOTS 4 & 5 BLK 62 TERRACE ADDN	GIPSON ENTERPRISES INC	CONSISTENCY	SU-2 / SF	R-1B	R-MH	R-ML	The apartments on this property are nonconforming in the R-1 zone district. R-ML is an appropriate zoning conversion because it allows apartments and allows a scale of development that is consistent with the development on the property as well as surrounding development.
858^	205 Maple St SE	101505726026720609	* 005 042N 100 FT E 50FT LT 4 N100FT TERRACE ADD	GIPSON ENTERPRISES INC	CONSISTENCY	SU-2 / SF	R-1B	R-MH	R-ML	This property has a floating zone line (Criterion #3 applies). The property has both R-ML and R-1B zoning. Because the use on the property is multi-family, R-ML is an appropriate zoning conversion for the whole property.
874A	1805 Agua Fresca Dr NW	101305930511940705B1	(IMPROVEMENT ONLY) LT 22 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2)	LAVENDER ALORAH	CONSISTENCY	S-MI	NR-LM	R-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
874B	1805 Agua Fresca	101305930511940705L1	(LAND ONLY) LT 22 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .0563 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-MI	NR-LM	R-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
881A	1036 18th St NW	101305929610240802B1	(IMPROVEMENT ONLY) LT 32-P1 SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	GALLEGOS KARLIN JUDY	CONSISTENCY	S-MI	NR-LM	R-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
881B	1036 18th St NW	101305929610240802L1	(LAND ONLY) LT 32-P1 SECOND CORRECTION PLAT ARBOLERA DEVIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .1038 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-MI	NR-LM	R-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
887	4616 Miramar Dr NW	101306407442721405	LT 5-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1188 AC M/L OR 5,175 SQ FT M/L	LENT RONALD E & VADA L	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
889A	1097 Mis Abuelitos Dr NW	101305930710140813B1	(IMPROVEMENT ONLY) LT 17 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2)	KUCK ANNE Z	CONSISTENCY	S-MI	NR-LM	R-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
889B	1097 Mis Abuelitos Dr NW	101305930710140813L1	(LAND ONLY) LT 17 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .1038 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-MI	NR-LM	R-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
893 A	1012 18th St NW	101305929608540808B1	(IMPROVEMENT ONLY) LT 38 SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DEVIDA)	SANCHEZ RUBEN G	CONSISTENCY	S-MI	NR-LM	R-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
893 B	1012 18th St NW	101305929608540808L1	(LAND ONLY) LT 38 SECOND CORRECTION PLAT ARBOLERA DE VIDAUNIT 2 (BEING A REPLAT OF TRS 2 & 15 ARBOLERA DE VIDA)CONT .0632 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-MI	NR-LM		R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
902	828 Truman St NE	101705850618342414	* 008 009PUEBLO ALTO	TAYLOR PETER & LAMOTHE MARY KATE	CONSISTENCY	R-3	R-MH	R-T	R-T	The single-family dwelling on this property is nonconforming in the R-MH zone district (Criterion #1 applies). R-T is an appropriate zoning conversion because it provides a transition from the surrounding R-MH and MX-L and the R-1 neighborhood to the west.
909	9200 Camino Viejo NW	101306412241621438	LT 1-P1 BLK 3 PLAT OF VISTA MONTECITO SUBD CONT 0.1508 AC M/L OR 6,569 SQ FT M/L	MITCHELL BRENDA NOWLIN TRUSTEE MITCHELL TRUST	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-T	R-T	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-T is an appropriate zoning conversion given the mix of single family detached dwellings, duplexes, and townhomes in this subdivision.
910	9208 Camino Viejo NW	101306412742321440	LT 3-P1 BLK 3 PLAT OF VISTA MONTECITO SUBD CONT 0.1326 AC M/L OR 5,776 SQ FT M/L	HUFF DEANNA M TRUSTEE HUFF LVT	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1A	The duplex on this property is nonconforming in the MX-M zone district (Criterion #1 applies). R-1A is an appropriate zoning conversion because duplexes are allowed in R-1A as long as each unit is on a separate lot, which is the case for this duplex.
920	6315 Greyleaf Trl NE	102306226533710214	LOT 38 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .1084 AC	TISCHLER HOWARD M & DEBORAH ANN TRUSTEES TISCHLER RVT	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
977	4504 Miramar Dr NW	101306411938721418	LT 18-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1645 AC M/L OR 7,166 SQ FT M/L	KELLEY NANCY	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
983	4600 Miramar Dr NW	101306409041821409	LT 9-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1188 AC M/L OR 5,175 SQ FT M/L	MARTIN WILLIAM R & PEGGY D	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
989	4623 Miramar Dr NW	101306407944321455	LT 3A-P1 BLK 6 PLAT OF LOT 1A-P1, BLOCK 1 LOT 3A-P1 BLOCK 6& TRACTS A-1-A & C-1-A VISTA MONTECITO SUBDIVISIONCONT .1855 AC	DEWALT DAVID E JR & YVONNE M	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 1: Nonconforming Use

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992^	345 Granite NE	101405851920944212	LOT 1 PLAT OF LOTS 1, 2 & 3 EDITH/GRANITE ADDITIONCONT .1089 AC	PRICE DIANA M	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion.
1013^	311 Granite Ave NE	101405846722844113; 101405847022844114	TRACT 132 MAP 37; TRACT 133 MAP 37	GARCIA SILVESTRE & GUADALUPE GUTIERREZ	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. The pattern of development in this area consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
1023	13103 Bluemist Ln NE	102306227533710217	LOT 40 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .1041 AC	PETERSON MARY L	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
1028	1112 Roma Ave NW & 1114 Roma Ave NW	101305844609542007	005PEREA ADDN E43FT L1 & 2	MACKENZIE JOHN & REGINA	CONSISTENCY	SU-2 / DNA-SF	R-1A	R-T	R-T	This property contains a duplex that is nonconforming in the R-1A zone district as it is not split across two separate lots. R-T is an appropriate zoning conversion because it is the first zone district that allows a duplex on a single lot.
1030^	320 Mountain Rd NE	101405846924244128	TRACT 113 A MAP 37	MONTOYA LARRY	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1B	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. The pattern of development in this area consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
1031^	807 Edith Blvd NE	101405849511343124	* 003 003TROTTER ADD	VILLESAS FLORA S & BERTHA F RIVERA	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1A	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. This property is less than 5,000 S.F., so R-1A is an appropriate zoning conversion.
1040^	1313 1st St NW	101405833332110613	*18A 014REPLAT OF LOTS 16 & 17 & 18 OF BLOCK 14 OF THE PARIS ADDITION	CALKINS JOSEPH E ETAL	CONSISTENCY	M-1	NR-LM	R-1A	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.
1043	6201 Silverlace Trl NE	102306227828211701	LOT 24 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .1212 AC	LANGHANS GERHARD & MARITA NIES-LANGHANS	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 mix of single-family detached dwellings and duplexes.
1045	9204 San Leandro Lane NW	101306409943121449	LT 2-P1 BLK 5 PLAT OF VISTA MONTECITO SUBD CONT 0.1326 AC M/L OR 5,776 SQ FT M/L	WALTON-JONES JUDITH A TRUSTEE WALTON-JONES LVT	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	Not Eligible	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1051	9207 San Leandro Lane NW	101306408844221454	LT 1-P1 BLK 6 PLAT OF VISTA MONTECITO SUBD CONT 0.1847 AC M/L OR 8,046 SQ FT M/L	CHAVEZ MICHAEL J & DURAN DAVID E	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.

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Criterion 1: Nonconforming Use

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1077	914 11th St NW	101305851426044936	MIDVALE SUBD SO 45FT OF LOT 4	CORTESE LIMITED PARTNERSHIP NO 3	CONSISTENCY	SU-2 / DNA-SF	R-1A	R-T	R-T	The duplex on this property is nonconforming on a single lot in the R-1A zone district, so Criterion #1 applies. R-T is an appropriate zoning conversion because it is the first zone district that allows a duplex.
1089	319 Tulane Dr SE	101605742911341904	* 015 046UNIVERSITY HTS ADD	WELLS JOHN & CHRISTINE	CONSISTENCY	R-1	R-1C	R-T	R-T	This property contains a single-family dwelling with an accessory dwelling unit on the rear of the property, which is nonconforming in the R-1C zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows two dwellings on a single lot.
1099	6223 Silverlace Trail NE	102306227829811601	LOT 20 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .0916 AC	EATON PAUL H & CARRIE L	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
1104	9208 San Leandro Ln NW	101306410243821450	LT 3-P1 BLK 5 PLAT OF VISTA MONTECITO SUBD CONT 0.1326 AC M/L OR 5,776 SQ FT M/L	RIVERA SUSAN D	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-T	R-T	The duplex dwellings in this neighborhood are nonconforming in the MX-M zone district. R-T is an appropriate zoning conversion because it allows duplexes.
1109	4508 Miramar Dr NW	101306412039721417	LT 17-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1733 AC M/L OR 7,549 SQ FT M/L	STELLING JOHN H IV	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1A	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1116	308 Girard Blvd SE	101605726814441517	* 004 030UNIVERSITY HTS ADD	FORDE WILLIAM F	CONSISTENCY	R-1	R-1C	R-T	R-T	This property contains a single-family dwelling with an accessory dwelling unit on the rear of the property, which is nonconforming in the R-1C zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows two dwellings on a single lot.
1117	215 Trumbull Ave SE	101405628937712304	* 017 002NEW ERA FRUIT ADD & W 9FT L16 REVISED PLAT	HULING DONALD E	CONSISTENCY	SU-2 / MR	R-1A	R-T	R-T	This lot contains two single-family dwelling units that were built prior to the establishment of zoning and are nonconforming in the R-1A zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows more than one dwelling unit on a lot.
1118	404 Dartmouth Dr SE	101605730308740915	* 002 036UNIVERSITY HTS ADD	OWINGS SUZANN M	CONSISTENCY	R-1	R-1C	R-ML	R-T	This property contains four residential dwelling units that meet the IDO definition of townhouse because each unit has an entrance on the ground floor. R-T is an appropriate zoning conversion because it is the first zone district that allows townhouse dwellings.
1120	1007 Stover Ave SW	101305744326143205	LTS 15 & 16 BLK 55 RAYNOLDS ADDITION CONT .1607 AC +/-	SERNA LUCAS C	CONSISTENCY	SU-2 / R-1	R-1A	R-T	R-T	This parcel contains two single-family detached dwelling units that are nonconforming in R-1. R-T is an appropriate zoning conversion because it is the first zone district that allows more than one dwelling on a lot.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
1121	715 & 715 1/2 10th St SW	101305744726043214	LTS 13 & 14 BLK 55 RAYNOLDS ADDITION CONT .1768 AC +/-	BELTRAN JAIME & NORMA	CONSISTENCY	SU-2 / R-1	R-1A	R-T	R-T	This parcel contains two single-family detached dwelling units that are nonconforming in R-1. R-T is an appropriate zoning conversion because it is the first zone district that allows more than one dwelling on a lot.
1122^	312 Granite NE	101405845321643705	MAP 37 TRACT 143 A 1	CHAVEZ ROBERT JAMES	CONSISTENCY	SU-2 / NRC	MX-L	R-T	R-T	This property contains two single-family dwellings that are nonconforming in the MX-L zone district. R-T is an appropriate conversion because it is the first zone district that allows more than one dwelling unit on a single lot.
1125^	330 Granite NE	101405850521144311	TRACT 143G2 MAP 37	PRICE PABLO & PRICE ROBERT	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
1127^	1015 Edith NE	101405852819144216	* 1 BOBBY BACA'S ADDITION OF TRACT 185 MRGCD MAP 37 & PORTION OF VACATED BAREL	SILVA NICANDRO & IRENE	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion.
1128^	706 Mountain Rd NE	101505803423531711	A TR OF LAND ADJ TO & SOUTH OF MOUNTAIN RD APPROX 60 FT EAST OF WALTER ST SEC 16 T10N R3E CONT .0568 AC	PINO ELISEO	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1A	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
1131^	1122 High St NE	101505805923131515	TR 25 X 100 WITHIN PLAT OF LANDS OF SPRINGER TRANSFER CO	CHAVEZ ALVIN	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1A	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
1132^	1118 High St NE	101505806522031524	LT 6 SUMMARY PLAT LANDS OF ISAAC CHAVEZ CONT 9,831 SQ FT	CHAVEZ VALENTINO REYES	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-T	This parcel contains two duplexes, which are nonconforming in the MX-M zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows multiple dwellings on one lot.
1133^	1119 High St NE	101505804522531520	LT 4 SUMMARY PLAT LANDS OF ISAAC CHAVEZ CONT 2,492 SQ FT M/L	POLISAR SHIRLEY ELIZABETH	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1B	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
1135^	1008 Edith NE	101505801819131414	2 TRS OF LAND D 29 P179	SKEEN ROBERT D	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion.
1136^	637 Page Ave NE	101505804713631206	* 011 002JESUS ROMERO ADD	GANBATTE HOLDINGS LLC	CONSISTENCY	SU-2 / C-3	MX-M	MX-T	MX-T	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. MX-T is an appropriate zoning conversion because it allows single-family dwellings and is a transitional zone for the surrounding zones.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
1137^	1328 Edith Blvd NE	101505802231720116	A TR OF LAND IN SANTA BARB RB	GANBATTE HOLDINGS LLC	CONSISTENCY	SU-2 / NRC	MX-L	MX-T	MX-T	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. MX-T is an appropriate zoning conversion because it allows the single-family dwelling and provides a transition between the MX-T across the street and the MX-L to the north and south.
1138^	1121 High St NE	101505804523331526	LT 3 SUMMARY PLAT LANDS OF ISAAC CHAVEZ CONT 2,492 SQ FT M/L	CHAVEZ POLISAR SHIRLEY ELIZABETH	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-T	This parcel contains a duplex with an accessory dwelling unit. These uses are both nonconforming in the MX-M zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows multiple dwellings on one lot.
1139^	1123 High St NE	101505804623531517	LOTS 1 & 2 "LANDS OF ISSAC CHAVEZ" CONT 0.1144 AC +- OR 4,983 SQ FT +-	POLISAR SHIRLEY ELIZABETH CHAVEZ	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-T	This Assessor (Ownership) Parcel contains two single-family dwelling units (or 1 single-family dwelling unit with an accessory dwelling unit), which are nonconforming in the MX-M zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows multiple dwellings on one lot.
1141	311 Dakota, 316 California SE	101805734203140317; 101805734203640316; 101805734204140315; 101805734204440314; 101805735802140305; 101805735802640306; 101805735803140307; 101805735803640308; 101805735804140309	* 019 THROUGH 022 011FAIR GROUNDS; * 006 THROUGH 010 011FAIR GROUNDS	IDH PROPERTY MANAGEMENT LLC	CONSISTENCY	C-3	NR-C	R-MC	R-MC	This premises contains a mobile home park with two single-family dwellings in the northeast corner of the premises. These dwellings appear to be part of the mobile home park. Both of these residential uses are nonconforming in the NR-C zone district. R-MC is an appropriate zoning conversion because it is the only zone district that allows mobile homes and also allows single-family dwellings so this conversion would address both nonconforming uses.
1142	6818 Cochiti SE	101805745307841110	LOTS 9 THRU 12 BLK 6 FAIRGROUNDS ADDN TOGETHER WITH VACATEDALLEY ADJ TO SOUTH	EDDIE RAY INC	CONSISTENCY	C-3	MX-H	R-MC	R-MC	This property contains a mobile home park that was established legally but is not allowed in the MX-M zone, so it is nonconforming. RM-C is the only zone in the IDO that allows mobile home parks, so that is an appropriate zoning conversion.
1151	4532 Miramar Dr NW	101306409841321411	LT 11-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1188 AC M/L OR 5,175 SQ FT M/L	HOWARD PRISCILLA A	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1153	4620 Miramar Dr NW	101306407142921404	LT 4-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1188 AC M/L OR 5,175 SQ FT M/L	HARTMAN BEVERLY J	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1167	6224 Ghost Flower Tr NE	102306220122831322	LT 16-A-1 PLAT FOR LTS 16-A-1 & 17-A-1 THE LEGENDS AT HIGHDESERT (BEING COMPRISED OF LTS 16-A & 17-A THE LEGENDS ATHIGH DESERT) CONT .1276 AC	VAUGHN ANITA L TRUSTEE RODEMAN-VAUGHN RVT	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
1168	9208 Masini Ln NW	101306414539221423	LT 7-P1 BLK 1 PLAT OF VISTA MONTECITO SUBD CONT 0.1422 AC M/L OR 6,194 SQ FT M/L	NELSON STEVEN L & CAROL J	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1169	13111 Bluemist Ln NE	102306228433910219	LOT 42 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLAT OF TRACT 8C HIGH DESERT CONT .1034 AC	SHAW GARY	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
1171	9216 Camino Viejo NW	101306413243321443	TR 5A-P1 BLK 3 PLAT OF LOT 5A-P1 & TRACTS A-1, B-1 & C-1 VISTA MONTECITO SUBDIVISION CONT .1952 AC	SHIEL PATRICK & REBA L	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M		R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1174	4509 Miramar Dr NW	101306413440121430	LT 1-P1 BLK 2 PLAT OF VISTA MONTECITO SUBD CONT 0.2102 AC M/L OR 9,152 SQ FT M/L	MILTON JOHN WALDON & TINA MAXINE TRUSTEES MILTON RVL T	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1176	4604 Miramar Dr NW	101306408642021408	LT 8-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1188 AC M/L OR 5,175 SQ FT M/L	EBERHARDT GOTTFRIED & CAROLE	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1181	4632 Miramar Dr NW	101306405243721401	LT 1-P1 BLK 7 PLAT OF VISTA MONTECITO SUBD CONT 0.1506 AC M/L OR 6,560 SQ FT M/L	EXLINE GARY J & DIANE J	CONSISTENCY	SU-1 / C-2 & R-2 USES	MX-M	R-1	R-1B	The single-family dwellings in this neighborhood are nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion because it allows single-family dwellings and is consistent with the lot sizes in this subdivision.
1196	619 Arno St SE	101405737218442509	* 006 002C W HIGHLAND ADDN NO 1	ANDERSON LORRAINE CANDELARIA & GARCIA JANG C & CANDICE M & GARCIA KRIZIA C	CONSISTENCY	SU-2 / MR	R-1C	R-ML	R-T	This property contains one single-family dwelling and one duplex, which is nonconforming because there cannot be more than one dwelling on a lot in any R-1 zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows this use and is consistent with the surrounding R-1 zoning.
1197	6339 Cliffbrush Lane NE	102306218927731304	LT 32 PLAT OF THE LEGENDS AT HIGH DESERT SUBDIVISION (BEING A REPLAT OF TRACT 8A HIGH DESERT) CONT .1067 AC +/-	MARTURANO JAMES P	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
1203	2135 Eton Ave SE	101505751205040309	* 012 007BUENA VISTA HTS	STEWART VIRGINIA R & JENNINGS MATTHEW C/O KATRINE STEWART	CONSISTENCY	SU-2 / R3C	MX-L	MX-T	MX-T	The single-family dwelling on this property is nonconforming in the MX-L zone district. MX-T is an appropriate zoning conversion because it allows single-family dwellings and is a transitional zone that is appropriate surrounded by MX-L zones.
1222	6232 Silverlace Trl NE	102306229030511618	LOT 3 P-1 PLAT OF THE ENCLAVE AT HIGH DESERT A REPLATOF TRACT 8C HIGH DESERT CONT .0762 AC	CARPENTER DANIEL R & TATIANA V	CONSISTENCY	SU-2 / HD/C-1	MX-L	R-1A	R-1A	The single-family dwelling on this property is legally nonconforming in the MX-L zone, so it is eligible for a zoning conversion. R-1A is an appropriate zoning conversion given the size of the lots in this neighborhood and because of the mix of single-family detached and duplexes, which are allowed in R-1A as long as they are on separate lots.
1226	412 Tulane Dr SE	101605745206641319	* 006 052UNIVERSITY HTS ADD	STEWART DAVID C & KATRINE H TRUSTEES STEWART TRUST	CONSISTENCY	R-1	R-1C	R-T	R-T	This property contains a single-family dwelling with an accessory dwelling unit on the rear of the property, which is nonconforming in the R-1C zone district. R-T is an appropriate zoning conversion because it is the first zone district that allows two dwellings on a single lot.
1230^	1123 Walter St NE	101505801821731803	OUT OF DIST CHAVEZ ENT PADILLA HIGH ST	GONZALES JIMMY & CATHY	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion.
1236^	521 Slate Ave NE	101505801810731107	* 011 TROTTEE ADD NO 2 X L 12	ORDONEZ RUBEN S & HILDA C	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion
1241^	1024 Walter St NE	101505803518931411	TR IN SW1/4 SEC16 T10N R3E CONT 0.127 AC	HERNANDEZ KATHERINE	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1B	The single-family dwelling on this property is nonconforming and there is a floating zone line across the parcel, so the property qualifies for a voluntary zoning conversion (Criteria #1 and #3). R-1B is an appropriate zoning conversion given the lot size and single-family use on the property.
1262^	1346 Dartmouth Dr NE	101605830739011213	* 012 023OSULLIVAN REPL	HAJI ALLM & KESANI MIZBA M	CONSISTENCY	R-3	R-MH	R-ML	R-ML	This parcel is contains a nonconforming use and is eligible for a voluntary downzone (Criteria #1, #2). R-ML is an appropriate zoning conversion because it allows the single-family dwelling on the property and would provide a transition between the R-1C to the north and the R-MH to the south.
1263^	815 Edith Blvd NE	101405850012443128	* 004 001JESUS ROMERO ADD	STARR TERESA SLACK	CONSISTENCY	SU-2 / C-3	MX-M	MX-L	MX-T	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. MX-T is an appropriate zoning conversion because it is compatible with the surrounding MX-M zoning and is a similar zone to that requested by the property owner, except that it allows the single-family dwelling.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
1265^	903 Arno St NE	101405845916243228	TRACT C BLK 2 SUMMARY PLAT OF LOTS 20 21 & 22 BLK 2 MAYO & ROSS ADD	TRUJILLO VICTOR E & MONICA A	CONSISTENCY	SU-2 / NRC	MX-L	MX-T	MX-T	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. MX-T is an appropriate zoning conversion because it allows the single-family use and provides a transition for the various Mixed-use and Non-residential zones in this area.
1290A	1801 Agua Fresca Dr NW	101305930411440702B1	(IMPROVEMENT ONLY) LT 19 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2)	JARAMILLO SISTINE	CONSISTENCY	S-MI	NR-LM	R-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1290B	1801 Agua Fresca Dr NW	101305930411440702L1	(LAND ONLY) LT 19 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .0602 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-MI	NR-LM		R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1291^	813 Edith Blvd NE	101405849812043127	* 005 001JESUS ROMERO ADD	OWENS JAMES J	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1A	This property contains one single-family dwelling that is nonconforming in the MX-M zone district. This property is less than 5,000 S.F., so R-1A is an appropriate zoning conversion.
1303	2110 New York Ave SW	101305806624031315	* F 001LOT F OF REPLAT OF LOTS 26 & 1 TO 7 BLK 1 WEST PARK ADD	THOMPSON BRANDY E	CONSISTENCY	R-1	R-1A	R-T	R-T	This property contains three units that are nonconforming in R-1A. A triplex best meets the IDO definition for townhouse. R-T is the first zone district that allows townhouse uses, so that is the most appropriate zoning conversion.
1308	1203-1207 Barelás Rd SW	101405703104630433; 101405703204330432; 101405703304130430; 101405702604630459; 101405701904630457; 101405701904230458; 101405702005130451; 101405701505030452; 101405703603630429	MAP 40 TRACT 21; MAP 40 TRACT 22; MAP 40 TRACT 23 TO TRACT 25; MAP 40 TRACT 20; MAP 40 TRACT 19 A 1 A; MAP 40 TRACT 19 A 2; MAP 40 TRACT 14 A 2; MAP 40 TRACT 14 A 1 B 2; MRGCD MAP 40 TRACT 26A CONT 0.06984 ACRES	FRANCHINI KEITH & HELEN	CONSISTENCY	SU-2 / R-1	R-1A	MX-T	R-T	This premises contains multiple parcels, which include a single-family dwell, a duplex, and a triplex. The duplex and triplex are non-conforming in the R-1A zone district, so Criterion #1 applies. R-T is an appropriate zoning conversion because it is the first zone that allows multiple dwellings on a lot, while also allowing development that is consistent with the surrounding development context.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
1323A	1101 Mis Abuelitos Dr NW	101305930710540812B1	(IMPROVEMENT ONLY) LT 18 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2)	MCENNERNEY SUSAN A	CONSISTENCY	S-MI	NR-LM	R-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1323B	1101 Mis Abuelitos Dr NW	101305930710540812L1	(LAND ONLY) LT 18 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .1059 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-MI	NR-LM	R-T	R-T	The residential development on this property is nonconforming in the NR-LM zone district (Criterion #1). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
1328^	1117 High St NE	101505804621731521	LT 5 OF THE SUMMARY PLAT OF LANDS OF ISAAC CHAVEZTOGETHER WITH A 25'X100' TR IN SW/4 SEC 16 T10N R3ECONT .1534 AC +/-	POLISAR SHIRLEY ELIZABETH	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1B	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-M zone district. R-1B is an appropriate zoning conversion given the size of the lot.
1330^	905 Arno NE	101405845216943227	* 019 002MAYO & ROSS ADD S 1/2 L18 & ALL L 19	SANDOVAL RAYMOND ANTHONY & DEBORAH ANN	CONSISTENCY	SU-2 / NRC	MX-L	MX-T	MX-T	This parcel has a single-family dwelling that is nonconforming in the MX-L zone district. MX-T is an appropriate zoning conversion because it allows single-family dwellings, and also allows the artisan manufacturing use to continue as an approved conditional use.
1331	902 21st NW	101305919503431001	* 010 004J BARON BURG PK ADD L11XL12	HAMBLIN STEVEN F	CONSISTENCY	S-R	R-1A	R-ML	R-T	This property contains a single-family dwelling with an accessory dwelling unit that is nonconforming in R-1A. R-T is the first zone district that allows multiple dwellings on one lot, so that is the most appropriate zoning conversion.
1332	930 21st St NW	101305919404131011	*14A REPL OF LTS 13 - 15 BLK 4 JOHN BARON BURG PARK ADDN	HAMBLIN STEVEN	CONSISTENCY	S-R	R-1A	R-ML	R-T	This property contains a single-family dwelling with an accessory dwelling unit that is nonconforming in R-1A. R-T is the first zone district that allows multiple dwellings on one lot, so that is the most appropriate zoning conversion.
1340	501 Berry Rd NW	101406142123742013	TRACTS 81E2 & 81F EXCEPT SLY 20 FT OUT TO BERRY RD NW MRGCDMAP 32 CONT 0.24 AC M/L	THRASHER KATHERINE E	CONSISTENCY	R-1 / OR SU-2 NFID	MX-L	MX-T	MX-T	This property contains one single-family dwelling that is nonconforming in MX-L. MX-T is an appropriate zoning conversion as it allows the single-family dwelling and is a good transition to the surrounding MX-L zoning.
1342	3008 10th At NW	101405909044020934	LT 33 MCDONALD ACRES UNIT 3	SUTTLE MICHAEL R & DOROTHY A	CONSISTENCY	R-1	R-1D	R-T	R-T	This property contains two dwelling units and one accessory dwelling unit, which are nonconforming in the R-1D zone district. R-T is an appropriate zoning conversion because it is the first zone that allows multiple dwelling units on one lot.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
1343	3000 10th St NW	101405909042020936	LTS 104 & 105 MCDONALD ACRES UNIT 4 (EXCL THE S'LY 75 FT)	SULLIVAN ANN C & KEVIN R EDWARDS	CONSISTENCY	R-1	R-1D	R-T	R-T	This property contains two dwelling units and one accessory dwelling unit, which are nonconforming in the R-1D zone district. R-T is an appropriate zoning conversion because it is the first zone that allows multiple dwelling units on one lot.
1350^	1117 Edith NE	101405851724044210	TRACT 109 A MAP 37	MORALEZ RAYMOND JR & ABIGAIL	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-T	This parcel has a single-family dwelling with an accessory dwelling unit, which is nonconforming in MX-M. R-T is an appropriate zoning conversion because it is the first zone that allows more than one dwelling on one lot.
1351^	921 Arno NE	101405845218243223	MRGCD MAP 37 TRACTS 161A2 & 161B1 CONT 0.17 AC	CANDELARIA AGUEDA	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
1353^	1010HalfFranciscanStNE	101405850019043303	MAP 37 TRACT 175	MONTOYA GONZALES MARY ROSALIE	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1A	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. The parcel is less than 5,000 square feet, so R-1A is an appropriate zoning conversion.
1354^	1006FranciscanStNE	101405851018343154	TRACT 173 B1C MRGCD MAP 37 CONT 0.1380 (AC. +/-) OR 6,011 (SQ FT +/-)	CANDELARIA LORETTA	CONSISTENCY	SU-2 / NRC	MX-L	R-1B	R-1B	This property contains one single-family dwelling that is nonconforming in the MX-L zone district. The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
1360	990 18th St. NW	101305935004040213	TR 2-C SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2(BEING A REPLAT OF TRACTS 2 & 15 ARBOLERA DE VIDA)CONT 2.8164 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	SU-2 / SDR	R-ML	MX-T	MX-T	This parcel contains apartments and office space that serves more than just the leasing office for the apartments. These offices are nonconforming in the R-ML zone district. MX-T is an appropriate zoning conversion because it is the first zone that allows a mix of office and multifamily residential uses.
1372^	1117 Edith NE	101405851723544209	TRACT 109 B MAP 37	MORALEZ CAROLINA	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1A	This parcel contains one single-family dwelling unit that is nonconforming in MX-M. R-1A is an appropriate zoning conversion because this lot is less than 5,000 SF.
1405	UNIVERSITY BLVD SE ALBUQUERQUE NM 87106	101505627415440316	WLY POR OF STRIP OF LAND IN SE1/4 ALBUQ GRT 0.50 AC	CITY OF ALBUQUERQUE	CONSISTENCY	R-1 / R-1	R-1D	MX-T	MX-T	This parcel qualifies for the zoning conversion process based on Criterion #1 because it is a parking lot for the Albuquerque Housing Authority office on abutting lot to the south, which is a nonconforming use in the R-1D zone. MX-T is a zone that allows a parking lot and matches the abutting office land uses, so MX-T is an appropriate zone conversion. The parcel is controlled by DMD.
1406	IRON AVE SW ALBUQUERQUE NM 87102	101305732429710112	052RAYNOLDS ADDITION LOTS 8 X 9	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / R-T	R-T	MX-T	MX-T	This property is owned by the Cultural Services Department and is used for the BioPark Society Offices. Office is a use that is first allowed in the MX-T zone. MX-T would be an appropriate zone in terms of the surrounding R-T, R-ML, MX-T and NR-PO-A.
1407	903 TENTH ST SW ALBUQUERQUE NM 87102	101305732129810113	* 010 052RAYNOLDS ADDITION	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / R-T	R-T	MX-T	MX-T	This property is owned by the Cultural Services Department and is used for the BioPark Society Offices. Office is a use that is first allowed in the MX-T zone. MX-T would be an appropriate zone in terms of the surrounding R-T, R-ML, MX-T and NR-PO-A.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 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
1434	N/A ALBUQUERQUE NM 87111	102106143909740328	THE NORTH PORTION OF THE N1/2 SE1/4 NW1/4 SE1/4 EXC PORT OUT TO R/W CONT 0.175 AC	CITY OF ALBUQUERQUE	CONSISTENCY	R-1 / R-1	R-1D	R-ML	R-ML	The non-residential uses on this property are considered incidental to the senior living facility. Although they are technically available to the public, they are generally designed for the residents and guests of residents. The original site plan for the property refers to incidental uses, but not separate commercial uses, so these uses would not be considered nonconforming.