



City of Albuquerque

Office of the City Clerk

Timothy M. Keller, Mayor

Katy Duhigg, City Clerk

Interoffice Memorandum

September 3, 2019

To: CITY COUNCIL

From: Camille Cordova, City Clerk Executive Assistant

Subject: BILL NO. O-19-65; ENACTMENT NO. O-2019-021

I hereby certify that on August 30, 2019, the Office of the City Clerk received Bill No. O-19-65 as signed by the president of the City Council, Klarissa J. Peña. Enactment No. O-2019-021 was passed at the August 5, 2019 City Council meeting. Mayor Keller did not sign the approved Ordinance within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Ordinance is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. O-19-65.

Sincerely,



Katy Duhigg
City Clerk

1 of Consistency, where the existing pattern of uses, density, and intensity is to
2 be maintained and reinforced over time; and

3 WHEREAS, the Integrated Development Ordinance (IDO) was drafted as
4 part of a citywide effort to update and replace the City's 40-year-old, 1970s-era
5 Comprehensive Zoning Code, and as the primary regulatory tool to implement
6 the Comp Plan for land within the municipal boundaries of the City of
7 Albuquerque; and

8 WHEREAS, the IDO's stated purpose is to implement the Comp Plan;
9 ensure that all development in the City is consistent with the intent of other
10 plans and policies adopted by City Council; ensure provision of adequate
11 public facilities and services for new development; protect quality and
12 character of residential neighborhoods; promote economic development and
13 fiscal sustainability of the City; provide efficient administration of City land
14 use and development regulations; protect health, safety, and general welfare
15 of the public; provide for orderly and coordinated development patterns;
16 encourage conservation and efficient use of water and other natural
17 resources; implement a connected system of parks, trails, and open spaces to
18 promote improved outdoor activity and public health; provide reasonable
19 protection from possible nuisances and hazards and to otherwise protect and
20 improve public health; and encourage efficient and connected transportation
21 and circulation systems for motor vehicles, bicycles, and pedestrians; and

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

24 WHEREAS, the IDO helps to implement Comp Plan goals and policies by
25 providing a set of zone districts (§14-16-2) that range from low intensity to
26 high intensity and designating the appropriate mix of land uses in each zone
27 district; and

28 WHEREAS, with the adoption of the IDO, the City Council adopted zoning
29 conversion rules for approximately 750 categories of Special Use zones that
30 were site-specific (i.e. SU-1 zones), approximately 450 Special Use zones
31 established by the adoption of Sector Development Plans (i.e. SU-2 and SU-3
32 zones), and approximately 20 base zones from the Comprehensive Zoning
33 Code to convert pre-existing zone districts to base zone districts established

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 by the IDO in the Official Zoning Map (§14-16-1-6) that matched as closely as
2 possible the permissive uses in each zone; and

3 WHEREAS, the intent of the IDO was to update the City’s land use and
4 zoning framework to protect the character of existing development and to
5 regulate future development without eliminating or limiting the ability of
6 lawful, existing land uses to continue after the IDO’s adoption; and

7 WHEREAS, the City understands that predictability of zoning and
8 compatibility of land use and zoning are essential in order to maintain and
9 strengthen economic value and viability for property owners and businesses,
10 and to ensure appropriate and adequate protections for neighboring
11 properties; and

12 WHEREAS, the Official Zoning Map is used to apply land use regulations in
13 the IDO to development throughout the city and in decision-making for zoning
14 map amendments and long-range planning; and

15 WHEREAS, an accurate and transparent Official Zoning Map is critical to
16 the City’s role in providing for the health, welfare, and safety of the public; and

17 WHEREAS, updating the Official Zoning Map to better match zoning with
18 existing land uses is consistent with the objectives of the IDO and the Comp
19 Plan and benefits the City and property owners by eliminating
20 nonconformities where appropriate and improving the accuracy of information
21 and regulatory requirements for individual parcels; and

22 WHEREAS, many uses developed legally on properties either before City
23 zoning was established in 1959, before City zoning actions in subsequent
24 years that disallowed particular uses in particular zones, or before the IDO
25 established different allowable uses in the new zone districts, making such
26 existing uses legally nonconforming; and

27 WHEREAS, many properties in the City have developed with a low-density
28 residential use (e.g. townhouse, duplex, or single-family detached house) in
29 zones that otherwise would have allowed more dense and more intense uses,
30 and converting these properties to a zone district that allows less dense and
31 less intense uses with the permission of the property owner will help preserve
32 neighborhood stability and land use predictability – thus advancing two
33 leading objectives of the City’s in the area of land use regulation; and

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 **WHEREAS, there are many properties with two or more zone districts**
2 **covering a single lot (whether based on plat or deed) for a variety of historical**
3 **reasons, which has resulted in a floating zone line that cannot accurately be**
4 **associated with any actual physical boundary for purposes of implementing**
5 **the respective zoning requirements of the multiple zones; and**

6 **WHEREAS, there are many undeveloped properties with former Special**
7 **Use or R-D zoning, which often required further review and decision**
8 **processes to define allowable uses, that converted in Phase 1 to zones that**
9 **may not accurately allow uses matching those that were previously**
10 **anticipated and that are otherwise consistent with surrounding land use and**
11 **zoning patterns; and**

12 **WHEREAS, pursuant to the Phase 1 conversion rules, many properties**
13 **were converted to PD (which properties may or may not have an approved Site**
14 **Plan) or NR-BP (which properties may or may not have an approved Master**
15 **Development Plan) even though they do not all meet the size thresholds for**
16 **those zone districts established by the IDO, and although this may not impact**
17 **the ultimately usability of those properties, it does present a nonconformity**
18 **that can otherwise be cured; and**

19 **WHEREAS, City Council Resolution 18-29 directed the Planning**
20 **Department to create a Phase 2 zoning conversion process to evaluate,**
21 **analyze, process, and recommend citywide zoning conversions consistent**
22 **with the Comprehensive Plan and the IDO implementation goals, wherein**
23 **property owners would voluntarily convert the zoning on their properties to**
24 **address one or more of 5 following issues that were known at the time of the**
25 **IDO adoption but not resolved by the initial zoning conversion that became**
26 **effective as of May 17, 2018: 1) Nonconforming use(s), 2) Voluntary downzone,**
27 **3) Floating zone line(s), 4) Prior Special Use or R-D zoning, and 5) Size**
28 **thresholds for PD and NR-BP; and**

29 **WHEREAS, City Council Resolution 18-29 directed the Planning**
30 **Department to evaluate each property whose owner submitted a request and**
31 **agreement form to determine whether it reasonably falls within at least one of**
32 **the 5 identified criteria and decline to process those that do not; and**

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 **WHEREAS, for properties to be eligible through the nonconforming use**
2 **criteria, Planning Department staff determined that the existing use had to**
3 **have been legally allowed when the use began or that the use began before**
4 **the City established regulations on that use; and**

5 **WHEREAS, for properties to be eligible through the voluntary downzone**
6 **criteria, Planning Department staff determined that the property had to have**
7 **been zoned R-T, R-ML, R-MH, or MX-T and included an existing low-density**
8 **residential use (e.g. single-family detached house, duplex, or townhouse) and**
9 **that the property owner requested a less intense or less dense zone district**
10 **that still allowed the existing use; and**

11 **WHEREAS, for properties to be eligible through the floating zone line**
12 **category, Planning Department staff determined that the property had to have**
13 **2 zone districts on one parcel – either a platted parcel (as mapped by AGIS) or**
14 **deeded parcel (as mapped by the Bernalillo County Assessor) – and that the**
15 **zoning conversion would be completed along lot lines documented in the**
16 **AGIS layer called “City Parcel”; and**

17 **WHEREAS, for properties to be eligible through the prior Special Use or R-**
18 **D zoning criteria, Planning Department staff determined that the property had**
19 **to be undeveloped (i.e. contained no structure up to the time the Phase 2,**
20 **Batch 1 properties were submitted to the Environmental Planning Commission**
21 **for review and recommendation) and had previously been zoned SU-1, SU-2,**
22 **SU-3, or R-D; and**

23 **WHEREAS, for properties to be eligible through the size threshold criteria**
24 **for PD or NR-BP, Planning Department staff determined that a property zoned**
25 **PD had to be less than 2 acres in size or greater than 20 acres in size or that a**
26 **property zoned NR-BP had to be less than 20 acres in size and not part of an**
27 **approved Master Development Plan; and**

28 **WHEREAS, properties zoned NR-BP that are less than 20 acres in size and**
29 **part of an approved Master Development Plan are governed by the Master**
30 **Development Plan, and changing the zoning on those properties would make**
31 **it less transparent to the fact that they would still be governed by the Master**
32 **Development Plan unless the Master Development Plan were amended to**
33 **remove those properties from the Master Development Plan boundary; and**

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 WHEREAS, for those properties whose owners requested conversion to a
2 zone district that did not match the land use and zoning pattern of the
3 surrounding area or that was not compatible, Planning staff recommended a
4 zoning conversion that was more compatible with the surrounding land use
5 and zoning pattern and that still resolved the relevant issues in the R-18-29
6 criteria; and

7 WHEREAS, there are many properties with lot lines that differ spatially
8 between platted lots (approved by the City, recorded by the Bernalillo County
9 Clerk, and mapped by AGIS) and deeded lots (recorded and mapped by the
10 Bernalillo County Assessor); and

11 WHEREAS, Phase 2 zoning conversions will be completed only on lots
12 mapped in the AGIS layer “City Parcel”; and

13 WHEREAS, in some cases a platting action may be needed to create a
14 platted parcel to be mapped in the AGIS layer “City Parcel” that corresponds
15 spatially with the piece of land on which the property owner desires the zoning
16 conversion; and

17 WHEREAS, the Planning Department conducted public outreach efforts
18 that included advertisements in print media, online media, and radio; inserts
19 mailed with the Property Tax Bill to all property owners in Albuquerque;
20 tabling at community events; attendance at Neighborhood Association
21 meetings; and office hour appointments; and

22 WHEREAS, owners of 122 eligible properties signed a Property Owner
23 Request and Agreement Form to opt in to the Phase 2 zoning conversion
24 process by the submittal date of the first batch of properties for review and
25 recommendation by the Environmental Planning Commission; and

26 WHEREAS, owners of 4 eligible properties (all of which were in Areas of
27 Consistency, with Form ID number 14 under Criterion 1 Nonconforming Use
28 and Form ID numbers 128-130 under Criterion 5 PD < 2 acres) opted out of the
29 Phase 2 zoning conversion process since the Environmental Planning
30 Commission review and recommendation and have been removed from the
31 Batch 1 properties for which City Council will consider adopting zoning
32 conversion rules; and

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 **WHEREAS, Form ID #4 was removed from the Batch 1 properties for which**
2 **City Council will consider adopting zoning conversion rules. This property**
3 **was deemed ineligible for the Zone Conversion Process as it is not a non-**
4 **conforming use and does not meet any of the other criteria; and**

5 **WHEREAS, Planning staff confirmed the eligibility of these Batch 1**
6 **properties and recommended appropriate zoning conversions to address the 5**
7 **issues in R-18-29, meet the goals of IDO implementation, and further the goals**
8 **and policies in the Comp Plan; and**

9 **WHEREAS, Planning staff either confirmed the zoning conversion**
10 **requested by the property owner as appropriate or recommended a more**
11 **appropriate zoning conversion given the existing lawful use of the property**
12 **and the surrounding land use and zoning patterns; and**

13 **WHEREAS, the voluntary process established by R-18-29 necessarily**
14 **results in a phased conversion of various parcels on a citywide basis; and**

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

19 **WHEREAS, the Comp Plan describes a Community Planning Area**
20 **assessment process to provide opportunities for community engagement and**
21 **analysis of each of the City’s 12 Community Planning Areas every 5 years,**
22 **culminating in an update to the goals and policies in the Comp Plan, as**
23 **recommended by the assessments; and**

24 **WHEREAS, the IDO establishes a Community Planning Area assessment**
25 **process as the City’s new process for long-range planning with communities,**
26 **intended to provide opportunities on a 5-year cycle to analyze and recommend**
27 **zoning and regulatory changes in specific geographic areas to better**
28 **implement the Comp Plan; and**

29 **WHEREAS, concerns about the resulting changes to zoning patterns from**
30 **Phase 2 zoning conversions can be addressed through Community Planning**
31 **Area assessments, which may result in recommendations to City Council for**
32 **future zoning actions for certain neighborhoods, districts, or corridors, as**
33 **appropriate; and**

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 WHEREAS, on January 10, 2019, the Environmental Planning Commission
2 (EPC), in its advisory role on land use and planning matters, recommended
3 approval of this request (Project 2018-001843, Case RZ-2018-00057).

4 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
5 ALBUQUERQUE:

6 Section 1. ZONING CONVERSION RULES. The City Council hereby adopts
7 zoning conversion rules for the properties in Batch 1 of the Phase 2 zoning
8 conversion process as listed in Exhibit X.

9 Section 2. OFFICIAL ZONING MAP. The City Planning Department shall
10 update the Official Zoning Map to reflect the adopted zoning conversion rules
11 for the Batch 1 properties in Exhibit X.

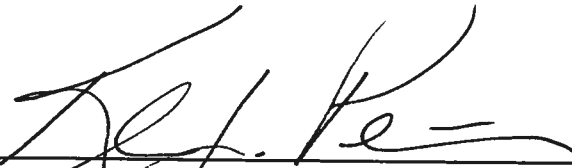
12 Section 3. SEVERABILITY. If any section, paragraph, sentence, clause,
13 word or phrase of this Ordinance is for any reason held to be invalid or
14 unenforceable by any court of competent jurisdiction, such decision shall not
15 affect the validity of the remaining provisions of this Ordinance. The Council
16 hereby declares that it would have passed this Ordinance and each section,
17 paragraph, sentence, clause, word or phrase thereof irrespective of any
18 provision being declared unconstitutional or otherwise invalid.

19 Section 4. EFFECTIVE DATE. This Ordinance shall take effect five days
20 after publication by title and general summary.

21
22
23
24
25
26
27
28
29
30
31
32
33

1 PASSED AND ADOPTED THIS 5th DAY OF August, 2019
2 BY A VOTE OF: 8 FOR 1 AGAINST.

3
4 Against: Peña

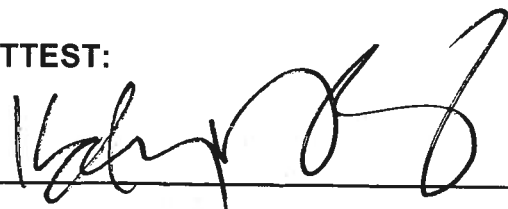
5
6 
7
8 _____
9 Klarissa J. Peña, President
10 City Council

11
12
13 APPROVED THIS _____ DAY OF _____, 2019

14
15
16
17 Bill No. O-19-65

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

24
25
26 ATTEST:

27 
28 _____
29 Katy Duhigg, City Clerk

30
31
32
33
[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough-Material -] - Deletion

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

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

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
7	324, 326, 330 Arizona SE Albuquerque, NM 87108	101805731003040220	LOTS 18 THRU 22 BLK 10 FAIR GROUNDS ADD	HILAND MHP LLC	CONSISTENCY	C-3	NR-C	MX-H	R-MC	Y	N	N	N	N	This is a residential use in a Non-residential zone district, which pre-dates amendments to the Zoning Code prohibiting residential uses, so it is legally nonconforming. The only zone where the existing use (mobile home park) is permissive is R-MC.
9	827 Barelvas Ave. SW Albuquerque, NM 87102	101405703816832310	LT 3-A BLK 1 PLAT OF LT 3-A BLK 1 & LT 1-A BLK 2 OF THE RIOGRANDE PARK ADDN CONT 0.1870 AC M/L OR 8,146 SF M/L	NISLY TIM R	CONSISTENCY	SU-2 / R-1	R-1A	MX-L	R-T	Y	N	N	N	N	The configuration of the lot with multiple detached dwellings predates zoning, and is therefore legally nonconforming in R-1. R-T is the first zone where multiple dwellings are permissive on one lot.
10	804 Iron Ave. SW Albuquerque, NM 87102	101305751526643408	* 003 057RAYNOLDS & L4	GARRY MARK C/O 804 IRON LLC	CONSISTENCY	SU-2 / SU-1 MORTUARY	R-1A, MX-M	MX-M	MX-T	Y	N	Y	N	N	A conversion to MX-T would fix the floating zone line on the Bernalillo County Assessor's parcel. MX-T is a transitional zone between MX-M (east) and R-1 (west) and allows the existing uses on the site.
11	10750 Gemini Ct. NW Albuquerque, NM 87114	101106621937120820	LOT 49 PLAT FOR PARADISE SKIES UNIT 1 CONT 0.2454 AC M/L OR 10,690 SF M/L	SEHORN BARBARA	CONSISTENCY	R-T	R-T	R-1B	R-1B	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-1B is an appropriate zone conversion for this property.
12	113 Alvarado Dr. NE Albuquerque, NM 87108	101805712619132503	* 019 035TIJERAS PLACE L19 20 21 22 & L23	HERMANN STEVEN G & RONDA L	CHANGE	C-3	MX-H	NR-C	NR-C	Y	N	N	N	N	Plastics manufacturing, the existing use on the property, is considered light manufacturing, which is nonconforming in the MX-H zone district. This use is first permissive as a primary use in the NR-C zone district, so NR-C is an appropriate zone conversion.
13	7226 Central Ave. SW Albuquerque, NM 87121	101005732815040514; 101005730614640512; 101005734815440516	TR 55 UNIT 6 ATR GRT CONT 5 AC; TRACT 54 UNIT 6 ATRISCO GRANT & ALL VACATED STINSON SW ADJACENT; TR I PLAT OF TRS A THRU I COORS PLAZA (BEING A REPLAT OF TRS56, 57, 58 & 90 PORTIONS OF TRS 59 & 60 TR B TOWN OF ATRISCO GRANT UNIT NO 6 & A POR OF AIRPORT DRIVE SW) CONT 3.9513 AC	LOCK WILLIAM J TRUSTEE W KATHLEEN WILSON RVT & TRUSTEE DIXON FAMILY TRUST	CHANGE	SU-1 / PDA	NR-C	MX-H	MX-M	N	N	N	Y	N	The West Route 66 SDP allowed C-2, O-1, and R-2 uses for this site, with 30% of the site required to be developed with office or residential uses. The nearby parcels along Central Ave. are MX-M, so MX-M would be an appropriate conversion for this site.
14	1711 Griegos Rd. NW Albuquerque, NM 87107	101306141712141225	MARGCD MAP 31 TR 63A2A1B EXC POR TO R/W GRIEGOS RD NW CONT 0.234 AC	CORE CAPITAL FUNDING LLC C/O MEDINA ELMER	CONSISTENCY	C-1	MX-L	MX-T	MX-T	Y	N	N	N	N	This property currently has a legally nonconforming single-family use because it existed prior to the establishment of a Zoning Code in 1959. MX-T is an appropriate zone conversion to provide a transition between the MX-L and the R-A zones that are adjacent to this property.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
15	5226 Edwards Dr Albuquerque, NM 87111	102106141337810222	LT 1A BLK 6 PLAT OF LTS 97A-104A BLK 4 LTS 1A-7A BLK 5 LTS 1A-10A BLK 6 OSO GRANDE SUBD UNIT 3 CONT 8,250 SQ FT M/L	FASS ROBERT M & LINDA R	CONSISTENCY	SU-1 / PRD	R-T	R-1C	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
16	6200 Rio Hondo Dr. NE Albuquerque, NM 87109	101906228118040637	* 016 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	STRUB JEANE E	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
19	2420 Broadway Blvd. NE Albuquerque, NM 87102	101505900236831112	THE S/2 OF LT 1 BLK 3 & THE W 25 FT POR OF VACATED ALAMEDA LATERAL LYING E OF & ADJ TO S/2 LT 1 BLK 3 FRANCISCAN ACRES REPL CONT 26,849 SQ FT M/L	MITCHELL JERRY V R	CONSISTENCY	SU-2 / R-1	R-1B, MX-T	MX-T	MX-T	N	N	Y	N	N	A conversion to MX-T would fix the floating zone line on the Bernalillo County Assessor's parcel. MX-T is a transitional zone between MX-M (north) and R-1 (south).
21	514 McKnight NW Albuquerque, NM 87102	101405921010831410	LT 5 BLK 7 BEZEMEK ADDN (EXCL PORT OUT TO R/W)	GARCIA FELIPE	CHANGE	S-MI	NR-LM	R-ML	MX-T	Y	N	N	N	N	Primary residential uses are nonconforming in NR-LM. Single-family use is permissive in MX-T, which is the most appropriate zone conversion given the surrounding industrial zoning.
22	1607 Silver SE Albuquerque, NM 87106	101505732524942504	* 010 054TERRACE ADDN	HAMMOND JAMES W & BARBARA KLINE	CONSISTENCY	SU-2 / SF	R-1B	R-ML	R-T	Y	N	N	N	N	This property was established as legally nonconforming in 2008 because there are three dwelling units on one lot. The IDO considers these three units to be townhouse units, not multi-family, based on IDO definitions, so R-T is an appropriate zoning conversion.
23	10308 Camino del Oso NE Albuquerque, NM 87111	102106132222340603	*3 11 OF UNIT 6 OSO GRANDE SUBDIVISION CONT .0964 AC MORE OR LESS	BAKER EDWIN C & ELIZABETH S CO- TRUSTEES BAKER RVT	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
24	6223 Rio Hondo Dr. NE Albuquerque, NM 87109	101906224919031914	* 006 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	JERSAK MERVIN B & BRENDA L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
25	6113 Rio Hondo Dr NE Albuquerque, NM 87109	101906226317131909	*11 4 A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT #2 BEAR CANYON VILLAGE	CALLAHAN MELINDA SUE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

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

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

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

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
45	1416 6th St NW Albuquerque, NM 87102	101405818942522809	LTS 22, 23 & 24 BLK 20 ALBRIGHT MOORE ADDITIONCONT .2967 AC +/-	KILMER ERIC	CONSISTENCY	S-R	R-1A	MX-L	MX-L	Y	N	N	N	N	This use became nonconforming with the adoption of the IDO. MX-L is an appropriate zone conversion as small general retail is first permissive as a primary use in MX-L.
46	2221 Edith Blvd SE Albuquerque, NM 87102	101405642005640404	* 011 019TORREON ADD	MACIAS CARMEN M	CHANGE	SU-2 / HC	NR-C	MX-H	MX-T	Y	N	N	N	N	Single-family dwellings are not allowed in NR-C. This property was made an approved conditional use with the adoption of the South Broadway SDP and is legally nonconforming under the IDO, so this property qualifies for a zoning conversion under Criterion #1. MX-T is an appropriate zoning conversion because it allows single-family dwellings.
47	7512 Tamarron Pl NE Albuquerque, NM 87109	101906224119631916	* 004 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	MULLEN THOMAS ALBERT & LYNDA LEA TRUSTEES MULLEN TRUST	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
48	210 San Pasquale NW Apt E Albuquerque, NM 87104	101305819725220637	* E OF SAN PASQUALE PLACE BEING A DIV OF TR 57 MRGCD MAP #38 CONT 2685 SQ FT	POPP MARIE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone to R-T.
49	10410 Oso Grande Rd NE Albuquerque, NM 87111	102106130633811729	* 3 3 OSO GRANDE SUBD UNIT #1 CONT 0.101 AC	BERUBE WAYNE PATRICK	CONSISTENCY	SU-1 / PRD	R-T	R-1A	R-1A	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A "flavor" of R-1, R-1A is an appropriate zone conversion.
50	4400 Paseo del Norte NE Albuquerque, NM 87113	101706309537020175 CA	TR OF LAND WITHIN NW 1/4 SEC 23 T11N R3ECONT 79.9990 AC	PUBLIC SERVICE CO OF NM	CHANGE	IP	NR-BP	NR-GM	NR-GM	Y	N	N	N	N	The electric generation facility on this property began development prior to the adoption of the first Zoning Code in 1959, so the use is legally nonconforming. Per 14-16-4-3(E)(8)(c), electric generation facilities are only allowed in NR-GM. NR-GM is an appropriate zone conversion.
51	248 Muriel St NE Albuquerque, NM 87123	102105750703440711; 102105750703040712; 102105750703940710	* 014 018EAST CEN BUSINESS; * 013 018EAST CEN BUSINESS; * 015 018EAST CEN BUSINESS	DEL TECH AUTOMOTIVE LLC	CHANGE	SU-2 / C-3	MX-H	NR-C	NR-C	Y	N	N	N	N	Auto repair and outdoor vehicle storage were allowed uses in the C-3 zone and are no longer allowed in the MX-H zone, so this use is legally nonconforming. Light and heavy vehicle repair is first permissive in NR-C, which would be an appropriate zone conversion. Outdoor vehicle storage would be considered an approved conditional use for this property if the zoning is converted to NR-C.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

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

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
62	6100 Rio Hondo Dr NE Albuquerque, NM 87109	101906226815140630	* 023 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	STOCKTON J B JR & BROYLES LINDA L TRUSTEES STOCKTON & BROYLES LVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
63	7523 Quemado Ct NE Albuquerque, NM 87109	101906223724631006	* 6 6 REPLAT OF THE THIRD PORTION OF TRACT M UNIT 2 BEAR CANYON VILLAGE	SANCHEZ LANCE & MELISSA	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
64	7412 Burlison Dr NE Albuquerque, NM 87109	101906213923430655	*17G 5 A REPLAT OF THE CENTRAL PORTION OF TRACT G BLK 5 BEAR CANYON VILLAGE UNIT	RICKER KARL S	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
65	7436 Burlison Dr NE Albuquerque, NM 87109	101906216423030661	* B 5 A REPL OF LTS 9-G THRU 15-G IN TR G BLK 5 OF UNIT #2 OF BEAR CANYON VILLAGE ADDN CONT 0.1295 AC	SOFILKANICH RICHARD R & JANICE L TRUSTEES SOFILKANICH LVT	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
66	7432 Burlison Dr NE Albuquerque, NM 87109	101906215923130660	* C 5 A REPL OF LTS 9-G THRU 15-G IN TR G BLK 5 OF UNIT #2 OF BEAR CANYON VILLAGE ADDN CONT 0.1062 AC	MCINTYRE DONALD C TRUSTEE MCINTYRE RVT	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
67	6620 Vista del Monte NE Albuquerque, NM 87109	101906219028220119	* 19 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	BATY LINDA S	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
68	6117 Rio Hondo Dr NE Albuquerque, NM 87109	101906226717531910	* 010 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	CLYNE TRAVIS A & BURDETT MARIE VALOIS	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
70	6128 Quemado Dr NE Albuquerque, NM 87109	101906224318231903	* 016 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	HALEY MICHAEL D & STEVENS DONALD L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
71	6220 Rio Hondo Dr NE Albuquerque, NM 87109	101906226219840642	* 011 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	SANCHEZ HERMAN JR	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
72	6224 Rio Hondo Dr NE Albuquerque, NM 87109	101906225920140643	* 010 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	GEARY DAVID L TRUSTEE GEARY RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
73	6204 Rio Hondo Dr NE Albuquerque, NM 87109	101906227818440638	* 015 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	DUDLEY TONIMARIE S & JAMES N JR	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
74	6101 Rio Hondo Dr NE Albuquerque, NM 87109	101906225516131906	* 014 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	JOHNSON SHIRLEY A & FRANK L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
75	6215 Rio Hondo Dr NE Albuquerque, NM 87109	101906225718131912	* 008 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	AMBRIZ MAURICIO A	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
76	6105 Rio Hondo Dr NE Albuquerque, NM 87109	101906225916531907	LT 13 BLK 4 TRACT M UNIT 2 BEAR CANYON VILLAGE ADDNCONT 0.10 AC	RUSSO GENEVIEVE	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
77	7500 Tamarron PI NE Albuquerque, NM 87109	101906222918931901	* 001 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	RENEGAR MARY DELLORA	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
78	7517 Tamarron PI NE Albuquerque, NM 87109	101906223721140648	* 005 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	KEARNY MAY E C/O STEPHANIE KEARNY	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
79	6120 Quemado Dr NE Albuquerque, NM 87109	101906224916931905	* 018 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	ROTHBERG RIHA	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
80	7526 Quemado Ct NE Albuquerque, NM 87109	101906222622831014	* 5-A 5 A REPL OF LOTS 5 & 6 BLK 5 IN A REPL OF THE THIRD PORT OF TR "M" OF UNIT # BEAR CANYON VILLAGE ADD'N	BRUSKAS JAMES L & MARY E	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
81	6635 Casa Loma NE Albuquerque, NM 87109	101906216929221709	* 9 3 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	ROMERO LEONARDO R JR	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
82	7531 Quemado Ct NE Albuquerque, NM 87109	101906224223231008	* 8 6 REPLAT OF THE THIRD PORTION OF TRACT M UNIT 2 BEAR CANYON VILLAGE	MATTHES SUZANNE V TRUSTEE MATTHES RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
83	6420 Truchas Dr NE Albuquerque, NM 87109	101906212823330627	LOT 18G PLAT OF LTS 18G, 19G, 20G & 21G BLK 5 BEAR CANYON VILLAGE UNIT 2 REPL OF TR G CONT 3,815 SQ FT M/L	AMBROGI BONNIE JEAN	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
84	7428 Marilyn NE Albuquerque, NM 87109	101906216825320108	* 8 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SCHOOLEY WILLIAM M & MELISSA L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
85	7432 Marilyn NE Albuquerque, NM 87109	101906217325220109	* 9 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	EVANS BONNIE DEAN LVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
89	7416 Marilyn Ave NE Albuquerque, NM 87109	101906215325620105	* 5 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	MOORS RICHARD E & CHRISTINE E	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
90	7427 Marilyn Ave NE Albuquerque, NM 87109	101906217026321604	* 8 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	DUNNING STEVEN H & ALICE HOLLY SPEAGLE CO TRUSTEES OF THE STEVEN H DUNNING ETAL	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
91	7433 Marilyn Ave NE Albuquerque, NM 87109	101906217526321605	* 7 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	NARVAEZ GILBERT & CELMIRA	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
92	7424 Marilyn Ave NE Albuquerque, NM 87109	101906216325420107	* 7 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	SILVA NARSISO S TRUSTEE SILVA RVT	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
93	6612 Vista del Monte NE Albuquerque, NM 87109	101906219227220117	* 17 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	TARIN ELIZABETH S	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
94	6608 Vista del Monte NE Albuquerque, NM 87109	101906219326720116	* 16 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	BACA ESTHER C	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
95	6604 Vista del Monte NE Albuquerque, NM 87109	101906219526320115	* 15 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	EVERETT CHARLES W	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
96	6700 Vista del Monte NE Albuquerque, NM 87109	101906218928720120	* 20 1 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	KLEINER MARK L	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

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

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

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

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
117	7509 Quemado Ct NE Albuquerque, NM 87109	101906222224331003	* 3 6 REPLAT OF THE THIRD PORTION OF TRACT M OF UNIT 2 BEARCANYON VILLAGE	RODRIGUEZ ANGEL E & ROBERTA J	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
118	7452 Burlison Dr NE Albuquerque, NM 87109	101906218022930665	*07G 5 REPLAT OF THE CENTRAL PORTION OF TRACT G BLK 5 BEAR CANYON VILLAGE UNIT 2	ERAS SHARON GOODRICH	CONSISTENCY	R-2	R-ML	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
119	6200 Quemado Dr NE Albuquerque, NM 87109	101906223518131902	* 015 004A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	POTTS RADA LYNN	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
120	7415 Marilyn Ave NE Albuquerque, NM 87109	101906215426521601	* 11 2 REPL OF TRS H & J UNIT 2 BEAR CANYON VILLAGE	VALDEZ DALE & NORMA H	CONSISTENCY	R-3	R-MH	R-T	R-T	N	Y	N	N	N	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
121	1604 Walter St SE Albuquerque, NM 87102	101405646622211404	LTS 9-A & 9-B BLK 47 SUMMARY PLAT SHOWING REDIVISION OF LOT9 BLOCK 47 NOW LOTS 9-A & 9-B OF EASTERN ADDITIONCONT .1630 AC +/-	JUDKINS JOHN W	CONSISTENCY	SU-2 / MR	R-1A	R-ML	R-T	Y	N	N	N	N	The existing use on this property (duplex) is nonconforming, so it qualifies for the zoning conversion process. Duplex is first allowed in this configuration in the R-T zone district, so that is an appropriate zone conversion for this property.
124	601 Yale Blvd SE Albuquerque, NM 87106	101505649949910904	TR A OF MUNICIPAL ADDN #14 CONT 7.2974 AC	CITY OF ALBUQUERQUE	CHANGE	SU-2 / YCC	MX-M	NR-C	NR-C	Y	N	N	N	N	This transit facility includes storage and repair of heavy vehicles (buses), which is nonconforming in the MX-M zone. This use is first allowed in NR-C, so that is an appropriate zone conversion for this property.
125	Western Trail between Unser and Atrisco Albuquerque, NM 87120	101006150616140712	TR C BULK PLAT FOR TRACTS A, B, C & D LAVA TRAILSSUBDIVISION CONT .8246 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / FOR RESIDENTIAL	PD	MX-L	MX-L	N	N	N	Y	Y	This property was previously zoned SU-1 and is undeveloped, so Criterion #4 applies. It is also PD less than 2 acres, so Criterion #5 applies as well. A conversion to MX-L would be consistent with the properties to the west. The property immediately abutting to the west is also owned by CABQ Transit, so a conversion to MX-L would make the zoning for the entire premises consistent.

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

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

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

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

RULES FOR ZONING CONVERSION - BATCH 1 PROPERTIES

Organized by FORM ID

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

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

January 10, 2019

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

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

LEGAL DESCRIPTION:

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

PO Box 1293

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

FINDINGS:

NM 87103

www.cabq.gov

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

OFFICIAL NOTICE OF DECISION

Project #2018-001843

January 10, 2019

Page 2 of 7

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

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

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

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

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

OFFICIAL NOTICE OF DECISION

Project #2018-001843

January 10, 2019

Page 3 of 7

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

9. The request furthers the following, applicable policies from Comprehensive Plan Chapter 4-Community Identity:

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

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

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

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

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

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

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

OFFICIAL NOTICE OF DECISION

Project #2018-001843

January 10, 2019

Page 4 of 7

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

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

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

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

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

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

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

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

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

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

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

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

OFFICIAL NOTICE OF DECISION

Project #2018-001843

January 10, 2019

Page 5 of 7

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

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

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

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

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

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

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

OFFICIAL NOTICE OF DECISION

Project #2018-001843

January 10, 2019

Page 6 of 7

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

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

OFFICIAL NOTICE OF DECISION


Project #2018-001843

January 10, 2019

Page 7 of 7

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

Sincerely,



David S. Campbell
Planning Director

DSC/CL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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