

**RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES**

Criterion 3: Floating Zone Line

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
^ in the Form ID column (far left) indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 2 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.										
<b>PROPERTIES IN AREA OF CHANGE</b>										
144	1400 San Mateo SE	101805601705630112	LTS 1 THRU 4 & LTS 13 THRU 16 & THE NORTH 17 FT OF LTS 5 & 17 BLK 25 VIRGINIA PLACE ADDN EXC WLY PORTION OUT TO R/W CONT	EXPECT A MIRACLE MINISTRIES	CHANGE	C-1	MX-M, MX-L	MX-M	MX-M	There is a floating zone line on this property, so Criterion #3 applies. Converting the MX-L portion to MX-M is appropriate for this property given the context.
340^	4501 Central Ave NE	101705731123943209	THE WEST 25 FEET OF LOTS 1 THRU 13 & ALL OF LOTS 18 THRU36 BLOCK 44 VALLEY VIEW ADDITION CONT 1.6139 AC	4501 CENTRAL LLC	CHANGE	SU-1 / MIXED USE	PD, MX-M	MX-M	MX-M	There is a floating zone line on the Assessor parcel, which has both PD and MX-M zoning, so Criterion 3 applies. The parcel is also undeveloped with former SU zoning and PD less than 2 acres, so Criteria 4 and 5 apply as well. Given the surrounding zoning and the proximity to Central, a Main Street and Premium Transit Corridor, MX-M is an appropriate zoning conversion.
692	800 Broadway Blvd NE	101405843112342312	TR 2A PLAT OF TRACTS 1-A AND 2-A LANDS OF SANDIA FOUNDATION(BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF SANDIAFOUNDATION AND LOTS 1 THRU 3, BLOCK 1, TROTTER	SANDIA FOUNDATION	CHANGE	SU-2 / M-1	NR-LM	MX-M	MX-M	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both NR-LM and MX-M zoning. Given the existing uses on the property (restaurants with drive throughs), and the abutting MX-M zoned parcels, MX-M is an appropriate zoning conversion.
756	2905 Broadway SE	101405532028510112	THE SLY 18 FT OF THE ELY 200 FT OF LOT 4 & THE ELY 200 FT OFLOT 5 & THE NLY 50 FT OF THE ELY 200 FT OF LOT 6 BLK B SOUTH BROADWAY ACRES CONT 0.7704 AC M/L OR 33,559 SQ FT M/L	DOYLE FAMILY TRUST	CHANGE	SU-2 / HC	NR-C	NR-C	NR-C	This parcel contains a floating zone line on both the Assessor (Ownership) and the Platted parcels (Criterion 3 applies). NR-C is an appropriate zoning conversion because it allows the use on the property (construction contractor facility and yard) and would resolve the floating zone line.
839	2841 Arno St SE	101405537328610216	* 006 C S BDWAY AC NO1 E 68FT LOT 6 BLKC	TELLES JULIANNE & SEGURA HARRY	CHANGE	SU-2 / LCR	MX-T	MX-T	MX-T	The Assessor's parcel for this property Contains a floating zone line. The back half of the property is zoned MX-T and the front half is zoned R-1C. MX-T is an appropriate zoning conversion because most of the surrounding properties are MX-T and it provides a better transition to the abutting NR-LM than R-1C would.
1113	2819 Broadway Blvd SE/ 2819 Arno SE	101405537530610223	E 54 FT OF LT 4 BLK C SO BROADWAY ACRES CONT 5,400 SQ FT	OAKLEAF WALTER	CHANGE	R-1	R-1C	MX-T	MX-T	The Assessor's parcel for this property Contains a floating zone line. The back half of the property is zoned MX-T and the front half is zoned R-1C. MX-T is an appropriate zoning conversion because most of the surrounding properties are MX-T and it provides a better transition to the abutting NR-LM than R-1C would.

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1348	1840, 2200 University Blvd SE	101505625111840323; 101505625008840324	TRACT A-1 PLAT OF TRS A-1 & A-2 ALBUQUERQUE HOUSING DIVISION CONT 2.1397 AC +-; TRACT A-2 PLAT TRS A-1 & A-2 ALBUQUERQUE HOUSING DIVISION CONT 38,284 SQ FT +-	ALBUQUERQUE HOUSING AUTHORITY	CHANGE	O-1; SU-1 / HOUSING OFF; SU-1 / TRAILER CT	MX-T, R-MC	MX-T	MX-T	There is a floating zone line on both of these parcels, which contain ABQ Housing Authority offices, so each parcel has both MX-T and R-MC zoning (Criterion #3 applies). MX-T is an appropriate zone conversion because it allows the office uses and because there are not any mobile homes on the property.
1436	713 COMMERCIAL ST SE ALBUQUERQUE NM 87102	101405731112141552	TRACT 55-A PLAT OF LAND OF RUBY GUIDI (BEING TRACT 55 M R GC D MAP #40) ONT 0.4369AC	CITY OF ALBUQUERQUE	CHANGE	SU-2 / NCR	MX-L, MX-H	MX-L	MX-L	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both MX-L and MX-H zoning. The majority of the property and the surrounding properties are zoned MX-L and drainage pond is a permissive use in this zone, so MX-L is an appropriate zoning conversion to fix the floating zone line. The parcel is controlled by DMD.
1437	716 COMMERCIAL ST SE ALBUQUERQUE NM 87102	101405728711341519	TRACT "A" CORRECTED PLAT OF TRS A & B OF THE GUELFY BROTHERS LAND DIVISION CONT 30,927 SF M/L	CITY OF ALBUQUERQUE	CHANGE	SU-2 / HC	MX-L, MX-H	MX-L	MX-L	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both MX-L and MX-H zoning. The majority of the property and the surrounding properties are zoned MX-L and drainage pond is a permissive use in this zone, so MX-L is an appropriate zoning conversion to fix the floating zone line. The parcel is controlled by DMD.
1438	717 COMMERCIAL ST SE ALBUQUERQUE NM 87102	101405729412241520	MAP 40 TRACT 59	CITY OF ALBUQUERQUE	CHANGE	SU-2 / NCR	MX-L, MX-H	MX-L	MX-L	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both MX-L and MX-H zoning. The majority of the property and the surrounding properties are zoned MX-L and drainage pond is a permissive use in this zone, so MX-L is an appropriate zoning conversion to fix the floating zone line. The parcel is controlled by DMD.
1439	1025 BROADWAY BLVD SE ALBUQUERQUE NM 87102	101405631049914303	TR 1 PLAT OF TR 1 SOUTH BROADWAY LIBRARY AND CULTURAL CENTER CONT 3.3249 AC M/L OR 144,833 SQ FT M/L	CITY OF ALBUQUERQUE	CHANGE	SU-2 / MR	NR-PO-A, R-1A, MX-L	MX-L	MX-L	There are multiple zones on this property, along with a parking lot, which is nonconforming in R-1A, so Criterion #3 and #1 apply. MX-L is an appropriate zoning conversion for the parking lot because it matches the zoning for the South Broadway Cultural Center the parking lot is associated with. The portion of this lot that is used as a public park should remain zoned NR-PO-A.
1440	7525 ZUNI SE ALBUQUERQUE NM 87108	101905714301830209	TR CA-1 REPL OF EAST CENTRAL MULTI-SERVICE CENTER	CITY OF ALBUQUERQUE	CHANGE	C-2 & C-1	MX-M, MX-L	MX-M	MX-M	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both MX-L and MX-M zoning. There is an existing community center and parking lot on this property. MX-M is an appropriate zoning conversion for the parking lot because it matches the zoning for the abutting properties on Zuni Rd.

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1442	CORRALES 87048	101406521832220321	LT 1 PLAT OF LOTS 1, 2, 3, 4, 5 & 6 COTTONWOOD CROSSINGPHASE II (BEING A REPLAT OF TRACTS 14-A & 14-B BLACK RANCH)CONT .4314 AC	CITY OF ALBUQUERQUE	CHANGE	SU-1 / FOR O-1	MX-T, MX-L	MX-T	MX-T	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both MX-T and MX-L zoning. The majority of the property and the majority of the abutting properties are zoned MX-T, so MX-T is an appropriate zoning conversion to fix the floating zone line.
1450 <sup>^</sup>	830 BROADWAY BLVD NE ALBUQUERQUE NM 87102	101405844013742318	TR 1A PLAT OF TRACTS 1-A AND 2-A LANDS OF SANDIA FOUNDATION(BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF SANDIAFOUNDATION AND LOTS 1 THRU 3, BLOCK 1, TROTTER	CITY OF ALBUQUERQUE	CHANGE	SU-2 / M-1	NR-LM, MX-M	NR-LM	NR-LM	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both NR-LM and MX-M zoning. This property is also undeveloped land that was previously zoned SU-2, so Criterion #4 applies. The majority of the property and the majority of the abutting properties are zoned NR-LM, so NR-LM is an appropriate zoning conversion to fix the floating zone line. The parcel is controlled by DMD.
1451	2525 TINGLEY DR SW ALBUQUERQUE NM 87104 1651	101205841815540101	TR A OF SUMMARY REPL SHOWING TR A BEACH MOTEL PROPERTY	CITY OF ALBUQUERQUE	CHANGE	R-3	R-MH, MX-M	R-MH	R-MH	There is a floating zone line on this property, so Criterion 3 applies. The majority of the the property is zoned R-MH, so R-MH is an appropriate zoning conversion to fix the floating zone line.

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<b>PROPERTIES IN AREA OF CONSISTENCY</b>										
246^	99999 HILTON AV NW	101506106013030827	LOTS 5 & 6 EASTVALE ADDN CONT .3864 AC +/-	OSBORN CAROLUS M ETUX	CONSISTENCY	R-1	R-1C, MX-M	NR-C	NR-C	There is a floating zone line on the property (Criterion #3 applies). The existing and historical use of the property for outdoor storage of materials and vehicles is nonconforming both the MX-M and R-1 zone districts. NR-C is an appropriate zoning conversion to address the floating zone line and bring the property into conformance.
305	400 Washington St SE	101705728009340807	TR Y BLK 10 VALLEY VIEW ADDN CORRECTED PLAT OF TR Y FORMERLY LTS 1 THRU 5 AND 32 THRU 36 BLK 10 VALLEY VIEW ADDN CONT 0.7100 AC M/L OR 30,928 SQ FT M/L	HOWEVER! LLC	CONSISTENCY	OR-2	MX-L, MX-M	MX-M	MX-M	There is a floating zone line through this property. Half of the property is MX-M and the other half is MX-T. MX-M is an appropriate zoning conversion to address the floating zone line given the surrounding zoning and the size of the existing buildings.
374	3400 Girard Blvd NE	101606026307331012	*1 REPLAT OF POR OF TR G COLES INDUSTRIAL SUB NO2 & POR OF PARCELS 1 & 2 OF I	PHAZE2 PROPERTIES LLC	CONSISTENCY	M-1	NR-LM, NR-C	NR-LM	NR-LM	A portion of this property along the North Diversion Channel is zoned NR-C, creating a floating zone line, so Criterion 3 applies. The majority of the property and the surrounding properties are zoned NR-LM, so NR-LM is an appropriate zoning conversion to fix the floating zone line.
479^	1004 Walter St NE	101505803017531408	TR OF LAND IN MARTINEZ TOWN SEC 16 T10N R3E NMPM	SOLANO DAVID M	CONSISTENCY	SU-2 / NRC	MX-L, MX-M	R-1B	R-1B	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district (Criterion #1). There is also a floating zone line across the property, with most of the property zoned MX-L, but some zoned MX-M (Criterion #3). The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.
524^	717 Candelaria Rd NW Unit R	101406022419131082	* 5 SOL RIO TOWNHOUSES BEING A REPL OF LT 3 BLK 18 OF THE MONKBRIDGE ADD'N	MCRAE SUSAN	CONSISTENCY	R-2	R-ML, R-T	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone and a to resolve a floating lot line (Criteria #2 & #3). R-T is an appropriate zone conversion because a portion of this lot is zoned R-T and it is developed with an attached single-family (duplex) dwelling.
624^	1606 Walter NE	101505802818031409	PORT OF LAND NORTH OF & ADJ TO LT 10 BLK 6 MAYO & ROSSADDITION CONT .2424 AC	BACA JOAQUIN F & MINDY S	CONSISTENCY	SU-2 / NRC	MX-L, MX-M	R-1B	R-1B	This property contains one single-family dwelling that was built prior to the establishment of zoning in 1959, so it is nonconforming in the MX-L zone district (Criterion #1). There is also a floating zone line across the property, with most of the property zoned MX-L, but some zoned MX-M (Criterion #3). The pattern of development on this block consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion.

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629^	310 & 330 Aspen Avenue NW	101405848847412504	E'LY PORT OF TR 4B1B MRGCD 37 CONT .0520 AC	MARCUM JAMES & PAMELA	CONSISTENCY	SU-2 / M-1	NR-LM, R-1A	R-T	R-T	This property contains two single-family dwellings that are nonconforming in the NR-LM and R-1 zone districts (Criterion #1 applies). There is also a floating zone line through the parcel (Criterion #3 applies). R-T is the first zone district that allows 2 single-family dwellings on one lot, so that is an appropriate zoning conversion.
674^	1020 Walter St NE	101505802619631718	TR IN SW1/4 SEC16 T10N R3E CONT 0.141 AC	SCHEURING FRANCIS J & SCHEURING FRANCES TRUSTEES SCHEURING RVLT	CONSISTENCY	SU-2 / NRC	MX-L	R-T	R-T	The single-family dwelling on this property is nonconforming and there is a floating zone line across the parcel, so the property qualifies for a voluntary zoning conversion (Criteria #1 and #3). R-T is an appropriate zoning conversion given the mix of residential uses in this area.
675^	419 Vassar Dr SE	101605721104631003	N1/2 OF LOT 14 & ALL LTS 15 & 16 BLK 21 UNIVERSITY HTS ADD	ZODIAC APARTMENTS LLC UPTOWN STA	CONSISTENCY	SU-2 / RTD	R-T	R-ML	R-ML	The multifamily dwelling (apartments) on this property are nonconforming in the R-T zone district. R-ML is an appropriate zoning conversion because it allows apartments and allows a scale of development that is consistent with the development on the property.
858^	205 Maple St SE	101505726026720609	* 005 042N 100 FT E 50FT LT 4 N100FT TERRACE ADD	GIPSON ENTERPRISES INC	CONSISTENCY	SU-2 / SF	R-1B	R-MH	R-ML	This property has a floating zone line (Criterion #3 applies). The property has both R-ML and R-1B zoning. Because the use on the property is multi-family, R-ML is an appropriate zoning conversion for the whole property.
891A^	1116 18th St NW	101305929612340717B1	(IMPROVEMENT ONLY) LT 13 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2)	TUCKER MEREDITH I	CONSISTENCY	S-DR	R-ML	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #1). There is also a floating zone line on the parcel (Criterion #3). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.
891B^	1116 18th St NW	101305929612340717L1	(LAND ONLY) LT 13 PLAT OF ARBOLERA DE VIDA UNIT2B (BEING A REPLAT OF TRS 2-A, 2-D & 2-E ARBOLERA DE VIDAUNIT 2) CONT .1027 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-DR	R-ML	R-T	R-T	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #1). There is also a floating zone line on the parcel (Criterion #3). Because this area contains a mix of single-family detached, duplex, and townhouse uses, R-T is an appropriate zoning conversion. This property is part of the Sawmill Community Land Trust, so this conversion includes both the land parcel owned by the trust and the building owned by the property owner.

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1189^	9500 San Pedro NE	101806529002040101	LTS 1 THRU 7 & 30 THRU 32 BLK 25 & LTS 1 THRU 3 & 30 THRU 32BLK 26 & PORT OF VAC MODESTO ACE NE TRACT A UNIT B NORTHALBUQUERQUE ACRES CONT 1.9997 AC	SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES	CONSISTENCY	SU-2 / IP OR SU-2 NC	NR-BP	NR-SU	NR-SU	There are 2 zone districts on this parcel (Criterion #3 applies). Most of the parcel is zoned NR-SU, which is appropriate because the property is a cemetery. One portion of the parcel is zoned NR-BP although it is part of the cemetery, so the use is nonconforming in that portion of the parcel (Criterion #1 applies). NR-SU is an appropriate zoning conversion for the entire parcel to allow the cemetery use.
1241^	1024 Walter St NE	101505803518931411	TR IN SW1/4 SEC16 T10N R3E CONT 0.127 AC	HERNANDEZ KATHERINE	CONSISTENCY	SU-2 / C-3	MX-M	R-1B	R-1B	The single-family dwelling on this property is nonconforming and there is a floating zone line across the parcel, so the property qualifies for a voluntary zoning conversion (Criteria #1 and #3). R-1B is an appropriate zoning conversion given the lot size and single-family use on the property.
1358^	Mis Abuelitos Dr. NW	101305933512440215	TR 2-E-1-A PLAT OF TRS 2-E-1-A & 2-E-1-B ARBOLERA DE VIDAUNIT 2B (BEING A REPL OF TR 2-E-1 ARBOLERA DE VIDA UNIT 2B & A VACATED PORT OF MILL POND ROAD) CONT 1.0199 AC	SAWMILL COMMUNITY LAND TRUST	CONSISTENCY	S-MI	NR-LM	MX-T	MX-T	This undeveloped property was previously zoned SU-2 / S-MI in the Sawmill/Wells Park SDP. MX-T is an appropriate zoning conversion given the surrounding development and intention for this property in the Metropolitan Redevelopment Area Plan.
1435	99999 GIBSON BLVD SE	N/A	N/A	CITY OF ALBUQUERQUE	CONSISTENCY	R-1	MX-L, R-1B	MX-L	MX-L	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both R-1B and MX-L zoning. There is an existing parking lot on this property that serves the abutting social club. Because parking for a non-residential use is not allowed in the R-1B zone, MX-L would be an appropriate conversion.
1443	9724 BENTON ST NW ALBUQUERQUE NM 87114	101306420047421230	TR 13A-1-B PLAT OF CACTUS HILLS SUBD CONT 0.2100 AC M/L OR 9,148 SQ FT M/L	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / O-1 & R-T USES	MX-T, R-T	MX-T	MX-T	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both MX-T and R-T zoning. The majority of the property and the majority of the abutting properties are zoned MX-T and drainage is an allowed use in that zone, so MX-T is an appropriate zoning conversion to fix the floating zone line. The parcel is controlled by DMD.
1444^	N/A ALBUQUERQUE NM 87114	101206619812231012	OPEN SPACE VACATION & REPL PALOMA DEL SOL SUBD COMPRISED OFTR 1A PARADISE NORTH CONT 0.2717 AC M/L OR 11,835 SF M/L	CITY OF ALBUQUERQUE	CONSISTENCY	R-1 / R-1	NR-PO-A, R-1D	NR-PO-A	NR-PO-A	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both R-1D and NR-PO-A zoning. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is managed by Parks and Recreation and shown as an undeveloped park land use. Because it is City-owned, NR-PO-A would be an appropriate zoning conversion.

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1446	824 STOVER AVE SW ALBUQUERQUE NM 87102	101305748923742414	*11B 3 OF SUMMARY PLAT LT 11B OF BLK 3 REALTY SALES COMPANY'S FIRST ADD'N BEING A REPLAT OF LT 11 & A POR OF VAC 9TH STR CONT 0.284 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / R-1	R-1A, NR-PO-A	NR-PO-A	NR-PO-A	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both R-1A and NR-PO-A zoning. This parcel is part of a park that is zoned NR-PO-A, and has a sign associated with the baseball field use, so NR-PO-A is an appropriate zoning conversion to fix the floating zone line.
1447^	2200 SUNPORT BLVD SE ALBUQUERQUE NM 87106	101605420230220101E4; 101605420230220101; 101605420230220101F5	(IMPROVEMENT ONLY) PLAT OF TRS A-1 & A-2 SUNPORT MUNICIPALADDN; TR A-1 PLAT OF TRS A-1 & A-2 SUNPORT MUNICIPAL ADDNCONT 2286.0091 AC; TR A-1 PLAT OF TRS A-1 & A-2 SUNPORT MUNICIPAL ADDNCONT 2286.0091 AC	CITY OF ALBUQUERQUE	CONSISTENCY	M-2; M-1 & SU-1 FOR EXISTING USES AS DEF BY THE IP ZONE / AIRPORT & REL FAC	NR-GM, NR-SU, NR-LM, NR-BP	NR-SU	NR-SU	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the parcel has NR-BP, NR-LM, NR-GM, and NR-SU zoning (the portions that are NR-BP, NR-LM, and NR-GM do not correspond to any parcel boundaries). NR-SU is an appropriate zone conversion to fix the floating zone line because the whole area parcel contains the airport use, which requires NR-SU zoning.
1448	WELLESLEY DR SE ALBUQUERQUE NM 87106	101605640201940201	TR H SUNPORT MUNICIPAL ADDITION TRACTS A,B,C,D,E,F,G,H,J,K,L& M A REPLAT OF LANDS OF ALBUQUERQUE INTERNATIONALAIRPORT CONT .2847 AC	CITY OF ALBUQUERQUE	CONSISTENCY	P-R / P-R, SU-1 for Airport and Related Facility	R-MH, NR-SU	NR-SU	NR-SU	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both R-MH and NR-SU zoning. The Aviation Department controls this parcel, and it is covered by the Sunport Master Plan, so NR-SU is an appropriate zoning conversion.
1452^	1224 AIRWAY RD SW ALBUQUERQUE NM 87105	101305613536520614	LOT 18-C R J BACA ADDITION PLAT OF LTS 18-A, 18-B & 18-C R J BACA ADD CONT 36,758 SQ FT +-	CITY OF ALBUQUERQUE	CONSISTENCY	R-1 and SU-1 for FOOD PROCESSING ESTABLISHMENT	R-1B, NR-C	R-1B	R-1B	This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both R-1B and NR-C zoning. This property is undeveloped land that was previously zoned SU-1 for a portion of the parcel, so Criterion #4 also applies. This land is controlled by the Metropolitan Redevelopment Agency (MRA). The R-1B zone would be more appropriate than the NR-C zone given the surrounding zoning and context.