

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 5: Size Thresholds

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
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PROPERTIES IN AREA OF CHANGE										
35B	4600 Paseo del Norte NE	101706325649320180	TR OF LAND IN N/2 NE/4 NW/4 SEC 23 T11N R3E EXC THOSE PORS ON THE NLY PORS & ELY PORS OUT TO R/W PASEO DEL NORTE CONT 11.4706 AC +-	AMERICAN GYPSUM INC	CHANGE	IP	NR-BP	NR-GM	NR-GM	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. This lot is part of a premises with the lot to the south, which is proposed to convert to NR-GM due to the nonconforming use on that lot, so NR-GM is an appropriate zone conversion.
137^	6301 Alameda Blvd NE	101806437339110304	TR 1 PLAT OF TRACT 1 LEGACY APARTMENTS CONT 11.5685 AC	VANDY INVESTMENTS LLC C/O LEGACY HOSPITALITY LLC	CHANGE	SU-2 / IP OR SU-2 NC	NR-BP	R-MH	R-MH	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. The existing multi-family development on the property was approved under the SU-2 NC "or" zoning prior to the IDO, and is therefore nonconforming in the NR-BP zone, so Criterion #1 also applies. R-MH is an appropriate zone conversion given the entitlements and development on the property, as well as the R-MH zoning abutting the property to the west.
151^	2328 Del Timbre Lane SW	100905418345823304	LT 10-P1 BLK 4 SECOND CORRECTION PLAT FOR LOS DIAMANTESSUBDIVISION CONT .1206 AC	DR HORTON INC	CHANGE	SU-1 / MIXED USE	PD	R-1A	R-1A	This property is undeveloped and was previously SU-1, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1A is an appropriate zone conversion as it is consistent with the lot size and the zoning of the abutting properties.
208	2410 Centre Ave SE	101605608502530115	TR 9A-2 PRELIMINARY PLAT FOR CAVAN SUNPORT CENTRETRACTS 9A-1 & 9A-2 CONT 2.1047 AC	PROPERTY CONTROL DIVISION OF GENERAL SERVICES DEPT OF STATE OF NM	CHANGE	SU-1 / FOR PERMISSIVE 0-1 C-2 & IP USES	NR-BP	NR-C	NR-C	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. NR-C is an appropriate conversion given the existing office uses and nearby NR-C property.
798^	2400 Centre Ave SE	101605608502530115	TR 9A-2 PRELIMINARY PLAT FOR CAVAN SUNPORT CENTRETRACTS 9A-1 & 9A-2 CONT 2.1047 AC	PROPERTY CONTROL DIVISION OF GENERAL SERVICES DEPT OF STATE OF NM	CHANGE	SU-1 / FOR PERMISSIVE 0-1 C-2 & IP USES	NR-BP	NR-C	NR-C	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. It is also an undeveloped former SU property, so Criterion #4 also applies. NR-C is an appropriate conversion given the existing office uses and nearby NR-C property.
969^	NE Corner Jefferson & Silver SE	101705733917142404	* 011 030VALLEY VIEW ADD L11 TO 22	VALLEY VIEW LAND CO C/O JIM MCCANNA	CHANGE	SU-1 / MIXED USE	PD	MX-T	MX-T	The parcel is undeveloped with former SU zoning and PD less than 2 acres, so Criteria 4 and 5 apply. Given the surrounding zoning, which is MX-M and MX-T, with the Highland Pond to the south, MX-T is an appropriate zoning conversion.

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1087^	99999 ALAMEDA BLVD NE	101806437035410226; 101806438635410225; 101806440335410224; 101806442035410223; 101806442033010210; 101806440333010209; 101806438633010208; 101806437033010207	* 007 THROUGH 010 029TRA UB N ALBU AC; * 023 THROUGH 026029TRA UB N ALBU AC	PULTE HOMES	CHANGE	SU-2 / IP OR SU-2 NC	NR-BP	R-1B	R-1B	These undeveloped parcels were formerly zoned SU-2 / IP OR SU-2 NC (Criterion 4 applies) and are now zoned NR-BP and less than 20 acres without a Master Development Plan (Criterion 5 applies). R-1B is an appropriate conversion given the fact that these parcels have been platted for single-family development and have some approved building permits for single-family dwellings.
1143^	Sunset Gardens Rd SW	100905628747020904	LOT 23 EXC N 300FT BLK 11 ORIGINAL TOWNSITE OF WESTLAND CONT 8.19 AC	ACME REAL ESTATE FUND LLC	CHANGE	SU-2 / IP	NR-BP	NR-C	NR-C	This parcel is undeveloped and the prior zoning was SU-2 / IP, so Criterion #4 applies. It is also NR-BP less than 20 acres without a Master Development Plan, so Criterion #5 applies. NR-C allows similar uses to NR-BP and has development standards compatible with the adjacent R-1A, so NR-C is an appropriate zoning conversion.
1301^	9300 Golf Course Rd NW	101206424546421202	TRACT 5-C PLAT OF TRACTS 5-A THRU 5-E PARADISE VALLEYCONT 2.7180 AC	STEWART CHESTER FRENCH TRUSTEE STEWART RVT	CHANGE	SU-1 / C-2 & IP	NR-BP	NR-SU	NR-SU	This property is zoned NR-BP without a Master Development Plan and is less than 20 acres (Criterion #5 applies). It also contains a cremation facility, which is nonconforming in NR-BP (Criterion #1) applies. NR-SU is the only zone that allows a crematorium, so that is an appropriate zoning conversion.
1478	8081 CENTRAL AVE NW ALBUQUERQUE NM 87121	101005705918231316	TR A PLAT & VACATION REQUEST FOR TRS A & B WEST ROUTE66 ADDN CONT 6.4253 AC +/-	CITY OF ALBUQUERQUE	CHANGE	SU-2 / IP	NR-BP	NR-C	MX-M	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. Mixed-use – Medium (MX-M) is an appropriate conversion because it would match the zoning for the remainder of the City-owned premises, which has a shared circulation system. This parcel is developed with the Patrick J. Baca Library, the Central and Unser Transit Center, and a park and ride, which are permissive uses in the MX-M zone.
1490	500 PASEO DEL NORTE NE ALBUQUERQUE NM 87113	101606337550210203	TR U-5 BULK PLAT FOR TRACTS U-1, U-2, U-3, U-4, U-5, & U-6VISTA DEL NORTE CONT 2.9351 AC	CITY OF ALBUQUERQUE	CHANGE	SU-1 / FOR I-P EXCEPT USES REQUIRING AIR POLLUTION CONTROL PERMITS ARE NOT ALLOWED	NR-BP	NR-C	NR-C	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. Water utility land uses are considered to be "Utility, other major" in the IDO and are allowed permissively in every zone. NR-C is a compatible zone with the surrounding NR-BP zoning in the area, and it allows many of the same uses but does not require a Master Development Plan or have a minimum size threshold.

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PROPERTIES IN AREA OF CONSISTENCY										
201^	9201 La Tierra Ct	101906545505641201	LT 1-P1 AMENDED PLAT OF LA CUEVA ESTATES CONT .2498 AC	SAN FRANCISCO LTD CO	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.
260^	8101 Jenson Court NE	102106420302830912	LT 12 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1674 AC	ABRAZO HOMES LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision
261^	8105 Ronan Court NE	102106417103430903	LT 3 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1680 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision
262^	8112 Jenson Court NE	102106422304530916	LT 16 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .2082 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision
263^	8108 Jenson Court NE	102106422304030915	LT 15 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .2053 AC	ABRAZO HOMES LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision
264^	8104 Jenson Court NE	102106422403430914	LT 14 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT 1.1935 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision
265^	8105 Jenson Court NE	102106420403430911	LT 11 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1648 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision

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266^	8115 Jenson Court NE	102106420604530909	LT 9 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1768 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision
267^	8104 Ronan Court NE	102106419103430906	LT 6 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .2041 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision
268^	8115 Ronan Court NE	102106417304530901	LT 1 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1798 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D / 6 DU/ACRE	PD	R-1C	R-1C	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision.
269^	8701 Desert Finch LN NE	102006409607032110	LT 1-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1401 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
270^	8705 Desert Finch LN NE	102006410207032109	LT 2-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1309 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
271^	8709 Desert Finch LN NE	102006410807032108	LT 3-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1309 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
272^	8713 Desert Finch LN NE	102006411407032107	LT 4-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1310 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
273^	8700 Desert Finch LN NE	102006409605632101	LT 6-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1433 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.

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274^	8704 Desert Finch LN NE	102006410205632102	LT 7-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1445 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
275^	8708 Desert Finch LN NE	102006410805632103	LT 8-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1445 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
276^	8712 Desert Finch LN NE	102006411405632104	LT 9-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1445 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
277^	8716 Desert Finch LN NE	102006412005632105	LT 10-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1461 AC	ABRAZO HOMES LLC & TQM LLC	CONSISTENCY	R-D	PD	R-T	R-1B	This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision.
433	5123 High Desert Place NE	102306145027110154	LT 45 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .1959 AC	THOMAS DAVID H III & JENNIFER S	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
437	13501 Piedra Grande Pl	102306144833110127	LT 18 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .3000 AC	ESPARZA CARLOS & NEGRETE SYLVIA	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
488^	7531 Eagle Rock NE	101906425848921934; 101906425148921933; 101906425448021935; 101906425447421936	LOTS 1 THROUGH 4 PLAT OF LOTS 1 THRU 4 ROHAN SUBDIVISION	TIARA HOMES LLC	CONSISTENCY	R-D / 7 DU/A	PD	R-1	R-1B	This property is eligible for a zoning conversion as an undeveloped former R-D zone (Criterion #4) and as a PD lot that does not meet the size thresholds (Criterion #5). R-1B is an appropriate zone conversion because the prior zoning allowed 7 DU/Acre, which is consistent with the R-1B development pattern.

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492^	7519 Eagle Rock NE	101906424648521932	LT 9-C-P1 PLAT FOR LTS 9-A-P1, 9-B-P1 & 9-C-P1 LA VISTA ATDESERT RIDGE TRAILS (BEING A REPL OF LT 9 LA VISTA AT DESERTRIDGE TRAILS) CONT .2442 AC	TIARA HOMES INC	CONSISTENCY	R-D / 7 DU/A	PD	R-1	R-1B	This property is eligible for a zoning conversion as an undeveloped former R-D zone (Criterion #4) and as a PD lot that does not meet the size thresholds (Criterion #5). R-1B is an appropriate zone conversion because the prior zoning allowed 7 DU/Acre, which is consistent with the R-1B development pattern.
493	13519 Embudito View Ct NE	102306147129810132	LT 23 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .1808 AC	COALSON TIMOTHY R & MARY ANN PINEDA	CONSISTENCY	SU-2 / HD/R-R	PD	R-1C	R-1C	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
521	13504 Embudito View Ct NE	102306143828710147	LT 38 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .1885 AC	BIGNELL JOHN & CAREY JENNIFER	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
545	13415 Wilderness Place	102306142235410112	LT 3 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .2527 AC	PAYNE WILLIAM H & DEBORAH N	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
563	13401 Piedra Grande Pl NE	102306139233310120	LT 11 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .5550 AC	WERTHEIM HELEN J TRUSTEE HJW TRUST	CONSISTENCY	SU-2 / HD/R-R	PD	R-1D	R-1C	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
576^	8301 San Pedro NE or 5901 Carmel NE	101806425312230610	*17 16 TRACT A UNIT B NORTH ALBUQUERQUE ACRES	JARAMILLO TONY L & PHYLLIS A	CONSISTENCY	SU-2 / IP OR SU-2 NC	NR-BP		NR-C	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. The parcel is also an undeveloped former SU-2 property so Criterion #4 applies. NR-C is a compatible zone with the surrounding NR-BP and NR-LM zoning in the area.
611	5247 Foothills Trail NE	102306150636710178	LT 10 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION ANDUNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLATOF TRACT 13-B HIGH DESERT CONT .1521 AC	FARIA IRVIN E & PAULINE B	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1B	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.

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633	13305 Wilderness Pl NE	102306137735310117	LT 8 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .4428 AC	NEWSOM HORTON E & JOAN M TRUSTEES RVT	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
707	8300 San Pedro NE	101806427312240301	* 032 033 TRACT A UNIT B NORTH ALBUQUERQUE ACRES	JOINT ADVENTURES LLC	CONSISTENCY	SU-2 / IP OR SU-2 NC	NR-BP	NR-C	NR-C	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. NR-C is an appropriate zoning conversion given the existing office uses on the property.
792	13609 Barranca Vista Ct NE	102306152244810311	LT 22-A PLAT OF LOTS 1-A THRU 27-A WILDERNESS ESTATES AT HIGH DESERT A REPLAT OF LOTS 1 THRU 27 WILDERNESS ESTATES AT HIGH DESERT CONT .9491 AC	OGAWA GREGORY S H & DIANE J HARRISON TRUSTEES OGAWA TRUST	CONSISTENCY	SU-2 / HD/R-R	PD	R-1D	R-1D	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1D is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1D development pattern.
799^	NEC of International Ave and Centre Ave	101605611509830104	TR 13A REPL OF CAVAN SUNPORT CENTRE CONT 3.4235 AC +-	FACILITY MANAGEMENT DIV GEN SERVS DEPT STATE OF NM C/O JOSEPH MONTOYA BLDG	CONSISTENCY	SU-1 / FOR PERMISSIVE 0-1 C-2 & IP USES	NR-BP	NR-C	NR-C	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. It is also an undeveloped former SU property, so Criterion #4 also applies. NR-C is an appropriate conversion given the existing office uses and nearby NR-C property.
800^	Centre Ave SE- SE of International and Centre	101605615506830106	TR 11A REPL OF CAVAN SUNPORT CENTRE CONT 124,224 SQ FT +-	FACILITY MANAGEMENT DIV GEN SERVS DEPT STATE OF NM C/O JOSEPH MONTOYA BLDG	CONSISTENCY	SU-1 / FOR PERMISSIVE 0-1 C-2 & IP USES	NR-BP	NR-C	NR-C	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. It is also an undeveloped former SU property, so Criterion #4 also applies. NR-C is an appropriate conversion given the existing office uses and nearby NR-C property.
905	13508 Embudito View Ct NE	102306144428510148	LT 39 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .1837 AC	DUBOIS GEORGE A TRUSTEE LUTZ RVT	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
996^	99999 EAGLE ROCK AV NE	102006414046320424	* 009 002 NORTH ALBUQ ACRES UN3 TR3	MARTINEZ CARLOS TRUSTEE MARTINEZ RVT	CONSISTENCY	R-D / 3 DU/A	PD	R-1	R-1D	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 5: Size Thresholds

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
<p align="center">^ 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.</p>										
997	13405 Embudito View Ct NE	102306142030310144	LT 35 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .1971 AC	WESS HARTLEY B & DEBRA LEE TRUSTEES WESS FAMIY TRUST	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1071	13516 Embudito View Ct NE	102306145628210150	LT 41 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .1780 AC	WOYKOVSKY JOHN & VIERBUCHEN MARGARET	CONSISTENCY	SU-2 / HD/R-R	PD	R-1C	R-1C	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1081^	N/A 118th St SW	100805434722140105	TR A1A CORRECTION PLAT OF TRACTS A-1-A & A-1-B ANDERSON HEIGHTS UNIT 4 CONT 52.3701 AC	SUCCESS LAND HOLDINGS LLC C/O PRICE LAND & DEVELOPMENT GROUP INC	CONSISTENCY	R-D	PD	R-1A	R-1A	This undeveloped property had prior RD zoning so Criterion #4 applies. It is also PD over 20 acres, so Criterion #5 applies. R-1A is an appropriate zoning conversion given the surrounding R-1A zoning.
1088	4820 Eubank Blvd NE	102106104216630409	* 1-B PLAT OF LTS 1-A & 1-B (BEING A REPL OF LT 1) FAITH ADD'N WITHIN THE ELENA GALLEGOS GRANT CONT 0.9735 AC	SAVAGE RICHARD D	CONSISTENCY	SU-1 / BALLOON SALES OFFICE & SERV & AN EDUC FAC	PD	MX-H	NR-C	This parcel is less than 2 acres, which is the threshold for PD, so Criterion 5 applies. NR-C is a more appropriate zoning conversion than MX-H for this property because of the location outside of a Center or Corridor area.
1112	5251 Foothills Trl	102306151836510180	LT 12 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .2134 AC	COOK ANNETTE J TRUSTEE COOK LVT & PATERSON CHERYL L TRUSTEE PATERSON LVT	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1B	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1190	6515 Oakland Ave NE	101806435343611707	LT 27 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRES CONT .8864 AC	STAHNKE MARTHA A	CONSISTENCY	SU-2 / IP OR SU-2 NC	NR-BP	NR-C	NR-LM	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. NR-LM is an appropriate conversion because it allows the salvage yard that exists on the property conditionally and would be considered approved conditional per Subsection 14-16-4-1(E)(1) of the IDO.
1191	6301 Oakland Ave NE	101806434043711708	LT 28-A BLK 27 PLAT OF LOT 28-A BLK 27 NORTH ALBUQUERQUE ACRES TR A UNIT B (COMPRISED OF LOT 28 BLK 27 NORTH ALBUQUERQUE ACRES UNIT A TR B) CONT .8989 AC	RAIOLA MICHAEL & STAHNKE MARTHA	CONSISTENCY	SU-2 / IP OR SU-2 NC	NR-BP	NR-C	NR-LM	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. NR-LM is an appropriate conversion because it allows the salvage yard that exists on the property conditionally and would be considered approved conditional per Subsection 14-16-4-1(E)(1) of the IDO.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 5: Size Thresholds

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
<p align="center"><i>^ 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.</i></p>										
1192	Eagle Rock Ave NE	101806435345811706	LT 6 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRESCONT .8864 AC	RAIOLA MICHAEL & STAHNKE MARTHA	CONSISTENCY	SU-2 / IP OR SU-2 NC	NR-BP	NR-C	NR-LM	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. NR-LM is an appropriate conversion because it allows the salvage yard that exists on the property conditionally and would be considered approved conditional per Subsection 14-16-4-1(E)(1) of the IDO.
1193	Eagle Rock Ave NE	101806433745811705	LT 5 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRESCONT .8864 AC	RAIOLA MICHAEL & MARTHA STAHNKE	CONSISTENCY	SU-2 / IP OR SU-2 NC	NR-BP	NR-C	NR-LM	This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. NR-LM is an appropriate conversion because it allows the salvage yard that exists on the property conditionally and would be considered approved conditional per Subsection 14-16-4-1(E)(1) of the IDO.
1198^	7820 Florence NE	101906535208140268	LT 26 PLAT FOR DESERT RIDGE TRAILS EAST SUBDIVISIONCONT .2819 AC	MAXEY LESLIE E TRUST MAXEY LVT C/O BRUCE MAXEY	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.
1207	5112 High Desert Pl NE	102306141826010164	LT 55 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .2778 AC	GELET DAVID J & LORRY TRUSTEES GELET RVT	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1215^	102 Camino de la Sierra NE	102305624939120201	007WELLS SANDIA MANOR SUBD C	VERMONT HILLS PROPERTIES LLC	CONSISTENCY	SU-1 / PRD	PD	R-1D	R-1D	This property is undeveloped and was formerly SU-1/PRD, so Criterion #4 applies. It is also a PD zone less than 2 acres, so Criterion #5 applies. R-1D is an appropriate zoning conversion given the surrounding R-1D zoning.
1219	13512 Embudito View Ct NE	102306145028310149	LT 40 UNIT 2 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .1826 AC	FREINBERG SUZANNE LYNN & EMMONS BARBARA LYNNE	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1C	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1229^	99999 WILSHIRE AV NE	102006432125040529; 102006433825040528	*004 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES; *005 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES	AL-SABASSI ABDUL FATTAH	CONSISTENCY	R-D / 5 DU/A	PD	R-1B	R-1C	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the size of the lot, the previous entitlements of 5 DU/acre, and the context - the property is surrounded by other R-1C properties.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 5: Size Thresholds

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
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1267^	7571 Signal Ave NE	101906425433420216	LT 17 BLK 4 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2EX'LY THE E'LY POR OUT TO R/W CONT .6148 AC	FULLER HOMES INC	CONSISTENCY	R-D / 7 DU/A	PD	R-1A	R-1A	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1A is an appropriate zone conversion given the size of the lot, the previous entitlements of 7 DU/acre, and the context - the property is surrounded by other R-1A properties.
1294	5255 Foothills Trail	102306151836510180	LT 12 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .2134 AC	COOK ANNETTE J TRUSTEE COOK LVT & PATERSON CHERYL L TRUSTEE PATERSON LVT	CONSISTENCY	SU-2 / HD/R-R	PD	R-1A	R-1B	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1299	6731 Palomas Ave NE	101806342548910512	LT 23-A BLK 11 PLAT OF LT 23-A BLK 11 NORTH ALBUQUERQUE ACRES TR A UNIT A CONT .8872 AC	HOPE CHRISTIAN SCHOOLS INC	CONSISTENCY	SU-2 / R-D OR SU-2 RC	PD	MX-L		This parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 applies. MX-M is an appropriate zoning conversion because the parcel is part of the premises of Hope Christian School, the rest of which is zoned MX-M.
1307	5259 Foothills Trl NE	102306152036010181	LT 13 UNIT 3 PLAT OF UNIT 2 - WILDERNESS SUBDIVISION AND UNIT 3 - WILDERNESS SUBDIVISION AT HIGH DESERT A REPLAT OF TRACT 13-B HIGH DESERT CONT .2308 AC	SHEPHERD EDWARD W & DENISE B	CONSISTENCY	SU-2 / HD/R-R	PD	R-1	R-1B	The lots in this subdivision are zoned PD and less than 2 acres, so Criterion 5 applies. R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1317^	8500 Glendale Ave NE	102006507403830128	* 005 017TR 1 UNIT 3 NO ALBUQ ACRES	JONES JOHN MARK	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.
1329^	8400 & 8420 Glendale NE	102006504103830130; 102006505803830129	* 003 017TRACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES; * 004 017TRACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES	LAS VENTANAS NM INC	CONSISTENCY	R-D / 3 DU/A	PD	R-1	R-1D	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.
1333^	8321 Glendale Ave NE	102006502406930202	* 031 016TR 1 UNIT 3 NO ALBUQ ACRES	HENRY SCOTT W & CLARK SCOTT B & PAMELA M	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 5: Size Thresholds

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Staff Notes
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1334^	Glendale Ave	102006503807030203	LT 30-A PLAT OF LT 30-A & 30-B BLK 16 TR 1 UNIT 3 NORTHALBUQUERQUE ACRES SUBD CONT .4427 AC	MASTER HOMECRAFTERS INC & HUTCHISON	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.
1335^	Glendale Ave NE	102006504507030205	LT 30-B PLAT OF LT 30-A & 30-B BLK 16 TR 1 UNIT 3 NORTHALBUQUERQUE ACRES SUBD CONT .4426 AC	HUTCHISON PROPERTIES LLC	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties.
1462^	COORS BLVD NW ALBUQUERQUE NM 87121	101005846221940381	W'LY PORT OF TRS Q-4 & Q-5 ATRISCO BUSINESS PARK UNIT 4CONT 1.3581 +/- AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / PLANNED INDUST PARK	NR-BP	NR-PO-A	NR-PO-A	This lot is undeveloped land that was previously zoned R-D, so Criterion #4 applies. A portion of this lot is within the Cedar Ridge Pond Park. Because a portion of this parcel is within a designated park, the NR-PO-A zone would be an appropriate zoning conversion.
1474^	ALAMO AV SE ALBUQUERQUE NM 87106	101605517538920120	TR A-1-B REPL OF TR Z-4 & A-1 AIRPORT PARK TO TRS A-4-A, A-1-A, A-1-B & A-1-C AIRPORT PARK CONT 2.7718 AC M/L OR 120,743SF M/L	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / FOR EXISTING USES AS DEF BY THE IP ZONE	NR-BP		NR-SU	This parcel qualifies for the zoning conversion process based on Criterion #5 because it is less than 20 acres and there is no Master Development Plan for this land. It is also an undeveloped former SU-1 property, so Criterion #4 also applies. The Aviation Department controls this parcel, and it is covered by the Sunport Master Plan, so NR-SU is an appropriate zone district.
1475	10420 RESEARCH PARK SE ALBUQUERQUE NM 87123	102105505041520166	LOT 2-A BLOCK 4 PLAT OF LOT 2-A IN BLOCK 4 SANDIARESEARCH PARK CONT 7.0406 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / IP USES	NR-BP	NR-C	NR-C	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. NR-C is a compatible zone with the surrounding NR-BP zoning in the area.
1476	3831 SINGER BLVD NE ALBUQUERQUE NM 87109	101706108252020303	LT 6-A EXCL PORT OUT TO R/W REPLAT OF LOTS 6, 7, 14, 15, 20AND 21, MIDWAY BUSINESS PARK CONT 1.0633 AC	CITY OF ALBUQUERQUE	CONSISTENCY	IP / IP	NR-BP	NR-C	NR-C	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 20 acres and there is no Master Development Plan in this area. NR-C is an appropriate zoning conversion given the existing office uses and its compatibility with the surrounding NR-BP zoning in the area. The parcel is controlled by DMD.
1477^	5511 HOLLY AV NE ALBUQUERQUE NM 87113	101806415607030404	LOT 23A BLOCK 17 PLAT OF LOTS D-1 & 23A, BLOCK 17 & LOT8A-1, BLOCK 18, TRACT A, UNIT B NORTH ALBUQUERQUEACRES CONT .8674 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-2 / IP OR SU-2 RC	NR-BP	NR-C	NR-C	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 20 acres and there is no Master Development Plan in this area. It is also an undeveloped former SU-2 property, so Criterion #4 also applies. NR-C is an appropriate zoning conversion given the prior entitlements and the surrounding NR-BP and NR-LM zoning in the area. The parcel is controlled by DMD.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 5: Size Thresholds

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1479	10400 GIBSON AVE SE ALBUQUERQUE NM 87123	102105505451820301	LT 1A-1 BLK 1 LOT 1A-1 BLOCK ONE SANDIA RESEARCH PARK BEING A REPLAT OF LOT 1A, 2, 3, 7 & 8A BLOCK ONE SANDIA RESEARCH PARK CONT 5.0112 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / IP USES	NR-BP	NR-C	NR-C	This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. NR-C is a compatible zone with the surrounding NR-BP zoning in the area.
1481^	ALBUQUERQUE NM 87113	101606333438410701	TR U-1-A PLAT FOR LAS LOMITAS BUSINESS PARK SUBDIVISION CONT 3.8204 AC	CITY OF ALBUQUERQUE	CONSISTENCY	SU-1 / FOR I-P EXCEPT USES REQUIRING AIR POLLUTION CONTROL PERMITS ARE NOT ALLOWED	NR-BP	NR-C	NR-C	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 20 acres and there is no Master Development Plan in this area. It is also an undeveloped former SU-1 property, so Criterion #4 also applies. NR-C is an appropriate zoning conversion given the prior entitlements and the surrounding NR-BP zoning in the area. The parcel is controlled by DMD.
1482^	ALBUQUERQUE NM 87121	100905635508942523	S'LY 280 FT OF TR 434 TOWN OF ATRISCO GRANT UNIT #3 CONT 1.3100 AC	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / R-1	PD	R-1B	R-1B	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1AB is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.
1483^	ALBUQUERQUE NM 87121	100905637009142522	THE S'LY PORTION OF TR 433 UNIT # 3 TOWN OF ATRISCO GRANT CONT .4879 AC	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / R-D	PD	R-1B	R-1B	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1AB is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.
1485^	N/A ALBUQUERQUE NM 87120	101006149218340715	TR WITHIN THE SE/4 NE/4 SE/4 SEC 34 T11N R2E BEING A PORTION OF GOVT LT 1 (AKA PARCEL 6-1-NRW) CONT 0.0515 AC M/L OR 2,246 SQ FT M/L	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / R-D	PD	MX-L	MX-L	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. MX-L is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.
1486^	4527 67TH ST NW ALBUQUERQUE NM 87120	101006134310041001	LOT 49-P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1 THROUGH 111 AND TRACT A CONT .2458 AC	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / R-D	PD	R-1A	R-1A	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1A is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 5: Size Thresholds

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<p><i>^ 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.</i></p>										
1487 [^]	N/A ALBUQUERQUE NM 87120	101206222951721801	TR A BLK 1 PRAIRIE RIDGE UNIT 6 VACATION AND SUBDIVISION PLA	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / R-D	PD	R-1B	R-1B	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1B is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.
1488 [^]	9020 GLENDALE AV NE ALBUQUERQUE NM 87122	102006525503830117	* 016 017TR 1 UNIT 3 NO ALBUQ ACRES	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1D is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.
1489 [^]	9000 GLENDALE AVE NE ALBUQUERQUE NM 87122	102006523903830118	* 015 017TRACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / 3 DU/A	PD	R-1D	R-1D	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1D is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD.
1492	LAVA BLUFF DR NW ALBUQUERQUE NM 87120	100905934339320377	TR OF LAND WITHIN NE/4 SW/4 NE/4 SEC 9 T10N R2E CONT 0.2296AC M/L OR 10,001 SF M/L	CITY OF ALBUQUERQUE	CONSISTENCY	R-D / R-D	PD	NR-PO-A	NR-PO-A	This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. This parcel appears to be predominantly developed with landscaping and trails and it appears to be part of Parkwest Park. There is a water utility structure and parking area on this parcel. NR-PO-A is an appropriate zone for land managed by Parks & Recreation. It is owned by DMD.