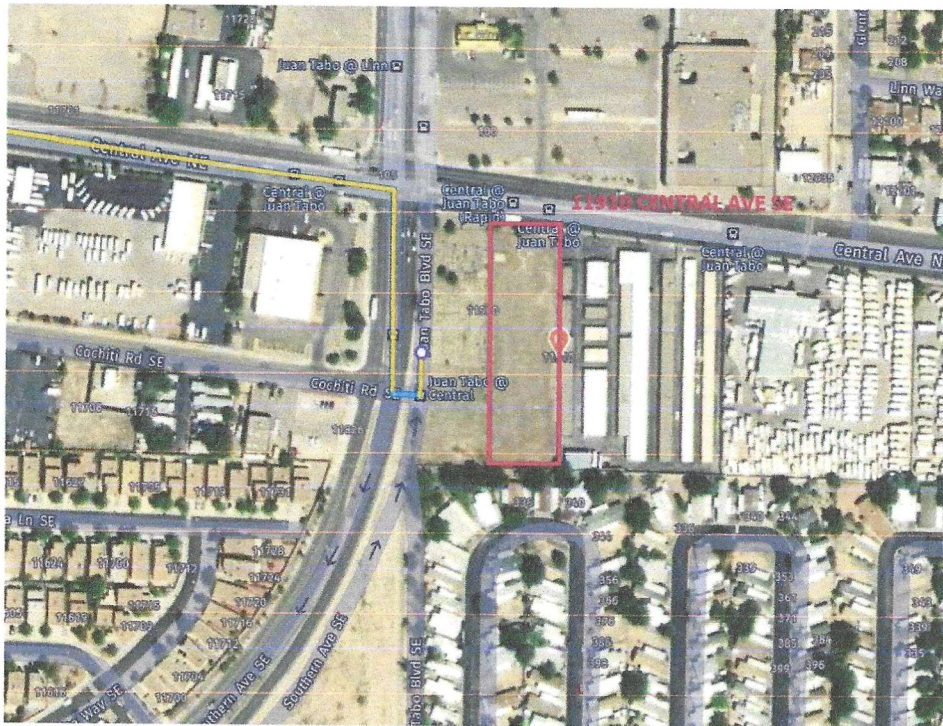


Viata Real Estate Solutions

\$500,000

11910 Central Ave SE, Abq, NM 87123



For Sale 1.3 Acres of land

About the Property

- * 1.3 acres of Land
- * Zoned MXL
- * Last Undeveloped land on Central
- * Main Entrance to Volterra Subdivision
- * 26000 Car per day
- * Opportunity Zone
- * Bus Transit corridor

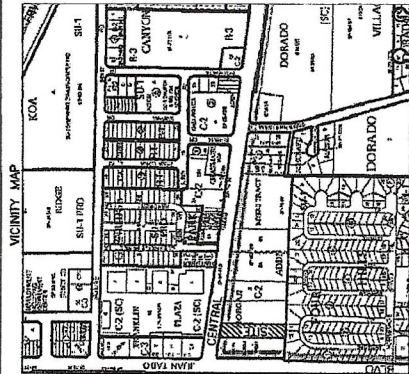


Contact Information

Gary Bernier

505-220-9422

www.WebSite.com



PLAT OF SURVEY LOT 1, MORGAN ADDITION WITHIN SECTION 27, T.10N., R.4E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NM

NOVEMBER 2012

SURVEY LEGAL DESCRIPTION

Tract numbered One (1) of the MORGAN ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the map of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, January 28, 1928.

PLAT NOTES

1. Bearings are New Mexico State Plane Grid, based upon Albuquerque Central System Monumentation. All bearings and distances shown hereon are field measured. All bearings and distances shown in parentheses are from the plat of record. All found and accepted monuments tagged with metal disk "PS 14269" where applicable.

2. All distances are ground.

3. Date of field survey, December 3, 2012.

4. This survey is a retracement survey based upon found monuments and the plat of record. The survey was conducted on the property owned by Flat American Title Company, Commitment No. 1754615-AL01, with an effective date of October 22, 2012. Buyer: Eddie Roy

PLAY/DEED INFORMATION:

- a: Plat of Morgan Addition, recorded 9/26/1928 in Volume D, Folio 19.
- b: Plat of Four Hills Mobile Home Park, recorded August 14, 1968, in Plat Book B4, Folio 152.
- c: Plat of Units 1, 2, 3, 4, & 5 Four Hills Mobile Homes Park, recorded December 7, 1978, in Plat Book D9, Folio 39.

5. It is hereby certified that this property is NOT located within a 100 year flood hazard boundary in accordance with current HUD Federal Administration Flood Hazard Boundary Maps dated September 26, 2008. Zone X (No flood hazard) Panel 350002 0359 C.

ITEMS PERTAINING TO SCHEDULE B PART II:

- 13. 5 foot P.M.U. easement along the west side of subject property, and affecting the southerly portion of subject property, recorded 7/24/1979 in Book 188, 705, Page 762, as document No. 79-55040.

SURVEYOR'S CERTIFICATION

I, Thomas D. Johnston, a Registered Professional Surveyor licensed under the laws of the State of New Mexico, do hereby certify that this survey was performed by me or under my direct supervision, that all buildings, structures, and improvements on the property are shown hereon, that all easements of record or made known to me by the owner of record or by the title company are shown hereon, and that this survey was conducted in accordance with the laws and rules of the State of New Mexico as adopted May 1, 2007, and is true and correct to the best of my knowledge and belief. I further certify that this survey and plat do not meet the requirements of the City of Albuquerque or Bernalillo County Subdivision Ordinances, and is not intended to subdivide any parcel.

Thomas D. Johnston

12/04/2012

Date

Thomas D. Johnston, PS 14269

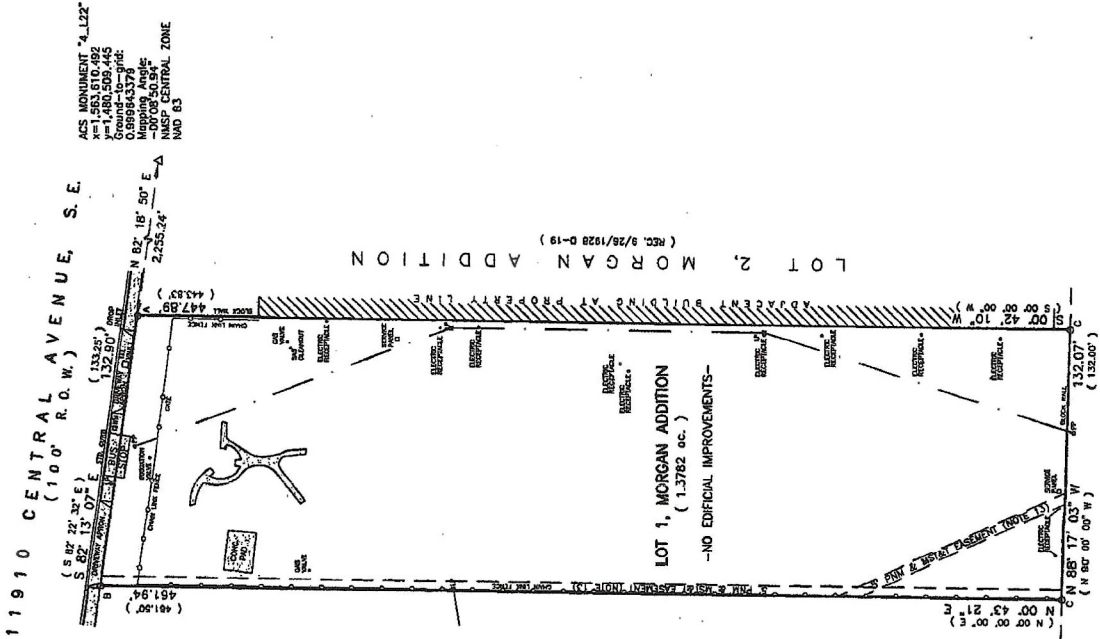


330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2062 FAX: (505) 255-2887



DRAWN: TRJ SCALE: 1" = 40'
CHECKED: TDJ
DRAWING NO. SC-11-04-12
FILE NO. SC-11-04-12

SHEET 1 OF 1



FOUR HILLS MOBILE HOME PARK
(12/7/1928 19-39)

MONUMENT LEGEND:
O = FOUND/SET MONUMENT AS NOTED:
R = FOUND/SET MONUMENT AS NOTED:
C = FOUND/SET MONUMENT AS NOTED:
N = FOUND/SET MONUMENT AS NOTED:
S = FOUND/SET MONUMENT AS NOTED:
E = FOUND/SET MONUMENT AS NOTED:
W = FOUND/SET MONUMENT AS NOTED:
N = FOUND/SET MONUMENT AS NOTED:
S = FOUND/SET MONUMENT AS NOTED:
E = FOUND/SET MONUMENT AS NOTED:
W = FOUND/SET MONUMENT AS NOTED:

5/15/2023

CRS - Property Report for Parcel/Tax ID 1-022-056-026-433-2-07-03

11910 Central Ave Se, Albuquerque, NM 87123-3001
Bernalillo County, NM parcel# 1-022-056-026-433-2-07-03

Monday, May 15, 2023

Property Report

Location

Property Address

11910 Central Ave Se
Albuquerque, NM 87123-3001
Morgan Add
Bernalillo County, NM

Subdivision

County

Current Owner

Name

Sunwest Trust Inc Custodian For Patricia Crowder Ira C/O
Juan Tabo & Central Lic

Mailing Address

Po Box 3176
Albuquerque, NM 87190-3176

Property Summary

Property Type

Open Space

Land Use

Vacant Land

Improvement Type

Square Feet

General Parcel Information

Parcel/Tax ID

1-022-056-026-433-2-07-03

Alternate Parcel ID

Township

Range

Section

2020 Census Trct/Blk

7.13/2

Assessor Roll Year

2022

Sales History through 04/28/2023

Date	Amount	Buyer/Owners	Seller	Instrument	Quality	Book/Page or Document#
01/04/2013		Sunwest Trust Inc Custodian For Patricia & Crowd		Mem		10/413 2013002257

Tax Assessment

Appraisals	Amount	Taxes	Amount
Assessment Year	2022	Tax Year	2022
Appraised Land	\$222,000	City Taxes	\$0
Appraised Improvements	\$3,000	County Taxes	\$0
Total Tax Appraisal	\$225,000	Total Taxes	\$3,597.88
Total Assessment	\$74,993	Exempt Amount	
		Exempt Reason	

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

No Buildings were found for this parcel.

Property Characteristics: Extra Features

No extra features were found for this parcel.

Property Characteristics: Lot

Land Use Vacant Land

Block/Lot

Latitude/Longitude

35.069221°/-106.514270°

Property Characteristics: Utilities/Area

Gas Source

Electric Source

Water Source

Sewer Source

Zoning Code

Owner Type

Legal Description

Subdivision

Morgan Add

Block/Lot

District/Ward

A1a

Fema Flood Zones

Lot Dimensions

Lot Square Feet

64,338

Acreage

1.48

Road Type

Topography

District Trend

Special School District 1

Special School District 2

Plat Book/Page

Description

Tr 1 Morgan Addition

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	Firm Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	35001C0359G	09/26/2008

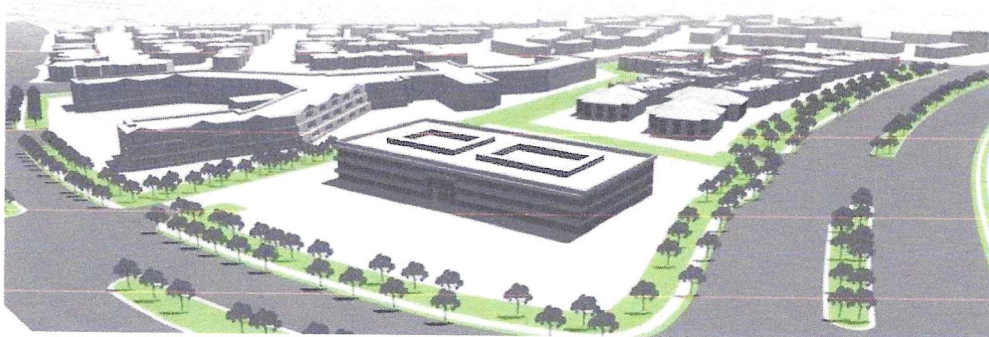
Monday, May 15, 2023

11910 Central Ave Se, Albuquerque, NM 87123-3001
Bernalillo County, NM parcel# 1-022-056-026-433-2-07-03

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MIXED-USE – LOW INTENSITY ZONE DISTRICT (MX-L)

Purpose: The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.



This document provides a summary about development in the MX-L zone district. It includes links to Frequently Asked Questions (FAQs) about allowable uses, use-standards, development standards, and the approval process.

The document also includes a summary of the development standards and a summary of the allowable uses in this zone. To see the full Integrated Development Ordinance (IDO), click the link below.

abq-zone.com

Notes:

- [1. FAQ: How do I look up my zoning?](#)
- [2. FAQ: How do I look up my Allowable Uses?](#)
- [3. FAQ: What is an Airport Protection Overlay \(APO\) Zone?](#)
- [4. FAQ: What is a use-specific standard?](#)
- [5. FAQ: How do I find out what development standards apply to my property?](#)
- [6. FAQ: How does the IDO handle the review/approval process for development decisions?](#)

If you have other questions, email devhelp@cabq.gov or request a Pre-application Review Team Meeting (PRT) here:

<https://www.cabq.gov/planning/urban-design-development/pre-application-review-team-meetings>

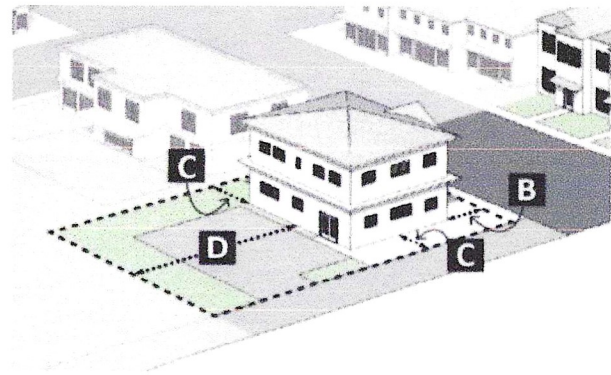
Development Standards Summary

Table 2-4-3: MX-L Zone District Dimensional Standards

UC-MS-PT = Urban Centers, Main Street areas, and Premium Transit areas BR = bedroom DU = dwelling units

Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

Development Location	General	UC-MS-PT	
Site Standards*			
Usable open space, minimum	A	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
Setback Standards			
Front, minimum / maximum	B	5 ft. / N/A	0 ft. / 15 ft.
Side, minimum / maximum	C	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
Rear, minimum	D	15 ft.	Street or alley: 0 ft.
Building Height			
Building height, maximum	E	38 ft.	55 ft.



[1] Residential development that qualifies for funding through Article 14-17 of ROA 1994 (Family Housing Developments) may be eligible for development incentives specified in that Article.

*See IDO Subsection 14-16-5-1(C)(2) Contextual Residential Development in Areas of Consistency, if applicable, for additional standards that modify these general dimensional standards.

Table 2-4-4: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3	Landscaping, Buffering, and Screening	14-16-5-6
Allowable Uses	14-16-4-2	Walls and Fences	14-16-5-7
Use-specific Standards	14-16-4-3	Outdoor and Sight Lighting	14-16-5-8
Dimensional Standards	14-16-5-1	Neighborhood Edges	14-16-5-9
Site Design and Sensitive Lands	14-16-5-2	Solar Access	14-16-5-10
Access and Connectivity	14-16-5-3	Building Design	14-16-5-11
Subdivision of Land	14-16-5-4	Signs	14-16-5-12
Parking and Loading	14-16-5-5	Operations and Maintenance	14-16-5-13

Use Table Summary

The following excerpt from Table 4-2-1 shows the allowable uses for the **MX-L zone district only** (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Section 14-16-7-1, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

Table 4-2-1: Allowable Uses																				
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory																				
CV = Conditional if Structure Vacant for 5 years or more T = Temporary CT = Conditional Temporary																				
Blank Cell = Not Allowed																				
Zone District >>		Residential						Mixed-use			Non-residential								Use-specific Standards	
		R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																	A	B		C
Land Uses																				
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																				
RESIDENTIAL USES																				
Household Living																				
Dwelling, townhouse				P	P	P	P	P	P	P									4-3(B)(6)	
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA							4-3(B)(7)	
Dwelling, multi-family					P	P	P	P	P	P		CV							4-3(B)(8)	
Group Living																				
Assisted living facility or nursing home				C	P	P	P	P	P	P										
Community residential facility, small	P	P		P	P	P	P	P	P	P									4-3(B)(9)	
Community residential facility, large					P	P	P	P	P	P									4-3(B)(9)	
Dormitory						P	C	P	P	P										
Group home, small					C	P	P	P	P										4-3(B)(10)	
Group home, medium					C	C	C	P	P	P									4-3(B)(10)	
CIVIC AND INSTITUTIONAL USES																				
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A						
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C	4-3(C)(1)	
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	4-3(C)(2)	
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			4-3(C)(3)	
Museum				CV	CV	C	P	P	P	P	P	P	P	P		P	A		4-3(C)(5)	
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	4-3(C)(7)	

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
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Blank Cell = Not Allowed

Blank Cell = Not Allowed																				
Zone District >>		Residential						Mixed-use				Non-residential						Use-specific Standards		
Land Uses	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO				
																A	B			C
Religious institution	P	P		P	P	P	P	P	P	P	P	P	P	CV	CV					4-3(C)(8)
Sports field							CV	C	P	P	P	P	P	C		P			C	
University or college						CV	CV	C	P	P	P	P	CV	CV						
Vocational school						CV	P	P	P	P	P	P	P	P						
COMMERCIAL USES																				
Agriculture and Animal-related																				
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A		4-3(D)(1)
Kennel	C							C	C		P	P	P	P						4-3(D)(4)
Veterinary hospital	C						C	P	P	P	P	P	P	P						4-3(D)(5)
Other pet services	C						C	P	P	P	P	P	P	P						
Food, Beverage, and Indoor Entertainment																				
Auditorium or theater						A	A	A	P	P	P	P	P	P						4-3(D)(7)
Bar							C	C	P	P	P	P	P	P						4-3(D)(8)
Health club or gym			A		A	A	P	P	P	P	P	P	P	A						4-3(D)(9)
Mobile food truck court							C	P	P	P	P	P	P	C						4-3(D)(10)
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P	P								C		4-3(D)(11)
Restaurant							C	P	P	P	P	P	P	P						4-3(D)(8)
Tap room or tasting room							C	C	P	P	P	P	P	P						4-3(D)(8)
Other indoor entertainment							C	P	P	P	P	P	P	P		P			C	4-3(D)(12)
Lodging																				
Hotel or motel							P	P	P	P	P	P	P	P						4-3(D)(15)
Motor Vehicle-related																				
Car wash								P	P	P	P	P	P	P						4-3(D)(16)
Light vehicle fueling station								C	P	P	P	P	P	P						4-3(D)(18)
Light vehicle repair								P	P	P	P	P	P	P						4-3(D)(19)
Light vehicle sales and rental								C	P	P	P	P	P	P						4-3(D)(20)
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A			4-3(D)(22)
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A					4-3(D)(22)
Offices and Services																				
Bank							P	P	P	P	P	P	P	CV						4-3(D)(23)
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C		4-3(D)(24)
Commercial services								P	P	P	P	P	P	P						
Medical or dental clinic							P	P	P	P	P	P	P	P						4-3(D)(26)
Mortuary								C	P	P	P	P	C		A					

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary CT = Conditional Temporary

Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO					
																A	B	C			
Land Uses																					
Office							P	P	P	P	P	P	P	P							
Personal and business services, small							P	P	P	P	P	P	P	P					4-3(D)(27)		
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(28)		
Self-storage								C	C	P	P	P	P	P			A		4-3(D)(29)		
Outdoor Recreation and Entertainment																					
Residential community amenity, outdoor	P	P	P	P	P	P	P	P	P	P								A			
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	4-3(D)(32)		
Retail Sales																					
Art gallery	CV	CV	C	P	P	P	P	P	P	P	P		P	A					4-3(D)(33)		
Bakery goods or confectionery shop							C	P	P	P	P	P	P	P							
Cannabis retail							P	P	P	P	P	P	A	A					4-3(D)(35)		
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(36)		
General retail, small			A			A	P	P	P	P	P	P	P	P					4-3(D)(37)		
Grocery store								P	P	P	P		P	P					4-3(D)(38)		
Liquor retail							C	A	C	C	C	C	C	C					4-3(D)(39)		
Nicotine retail							CA	A	C	C	C	C	C	C					4-3(D)(40)		
Pawn shop								C	P	P	P	P	P	P					4-3(D)(41)		
Transportation																					
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A			4-3(D)(45)		
Transit facility						C	C	C	P	P	P	P	P	P					4-3(D)(47)		
INDUSTRIAL USES																					
Manufacturing, Fabrication, and Assembly																					
Artisan manufacturing							C	P	P	P	P	P	P	P					4-3(E)(1)		
Cannabis cultivation							C	P	P	P	P	P	P	P					4-3(E)(2)		
Cannabis-derived products manufacturing							C	P	P	P	P	P	P	P					4-3(E)(3)		
Telecommunications, Towers, and Utilities																					
Drainage facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	C			
Electric utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(8)		
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A			4-3(E)(9)		
Major utility, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A			
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(10)		

Table 4-2-1: Allowable Uses

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Zone District >>	Residential						Mixed-use				Non-residential									Use-specific Standards
Land Uses	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO				
																A	B	C		
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		4-3(E)(11)	
Wireless Telecommunications Facility (WTF)																			4-3(E)(12)	
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Freestanding							P	P	P	P	P	P	P	P	A					
Non-commercial or broadcasting antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Public utility collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A					
Small cell	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Waste and Recycling																				
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P					4-3(E)(13)	
Wholesaling and Storage																				
Outdoor storage								CA	C	C	C	A	P	P					4-3(E)(17)	
ACCESSORY AND TEMPORARY USES																				
ACCESSORY USES																			4-3(F)(1)	
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A		4-3(F)(2)	
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA	4-3(F)(3)	
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T			
Drive-through or drive-up facility								A	A	CA	A	A	A						4-3(F)(5)	
Dwelling unit, accessory	A	A		A	A		A	A	A		A	A	A	A	A		A		4-3(F)(6)	
Family care facility	A	A	A	A	A	A	A	A	A	A									4-3(F)(7)	
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A			
Home occupation	A	A	A	A	A	A	A	A	A	A									4-3(F)(10)	
Independent living facility				A	A	A	A	A	A	A									4-3(F)(11)	
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			4-3(F)(12)	
Mobile vending cart							A	A	A	A	A	A	A	A		A		A	4-3(F)(13)	
Outdoor animal run	A							CA	CA		CA		A	A					4-3(F)(14)	
Outdoor dining area							CA	A	A	A	A	A	A	A	A				4-3(F)(15)	
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A			A	4-3(F)(17)	
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A									4-3(F)(18)	
TEMPORARY USES																				

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary CT = Conditional Temporary

Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LMI	NR-GM	NR-SU	NR-PO					
																A	B	C			
Land Uses																					
Temporary Uses That Require A Permit																					
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(2)		
Dwelling, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		4-3(G)(3)		
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T				T	T	T		4-3(G)(4)		
Film Production	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T			4-3(G)(5)		
Open air market							T	T	T	T							T		4-3(G)(6)		
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T			T		4-3(G)(7)		
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T				4-3(G)(8)		
Safe outdoor space							CT	CT	CT	CT	T	T	T	T					4-3(G)(9)		
Seasonal outdoor sales							T	T	T	T	T	T	T	T					4-3(G)(10)		
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T		4-3(G)(11)		
Temporary Uses That Do Not Require A Permit																					
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(13)		