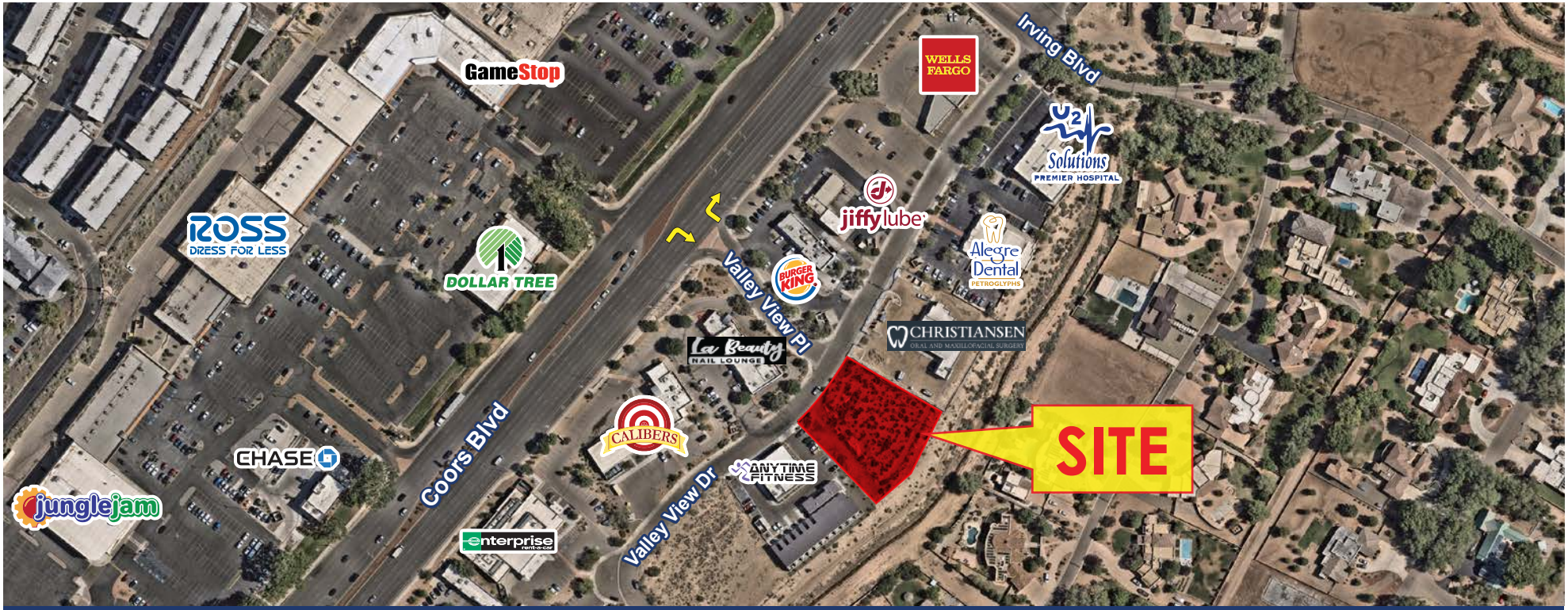
WESTSIDE LAND OFF COORS

9374 VALLEY VIEW DR NW, ALBUQUERQUE, NM 87114

FOR SALE



FOR SALE

- **Price:** $750,000 ($19.50/SF)
- **Land Size:** .8838 ac
- **2025 Property Taxes:** $3,769.88
- **Zone:** MX-L
  (Mixed-Use, Low Intensity)

FEATURES

- Ideal location for dental, medical and professional offices
- Fantastic views of the Sandia Mountains
- Excellent accessibility to the Westside and
- North I-25
- Flat, easy to develop site with all utilities in Valley View

CONTACT

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WESTSIDE LAND OFF COORS

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FOR SALE

ARGUS INVESTMENT REALTY

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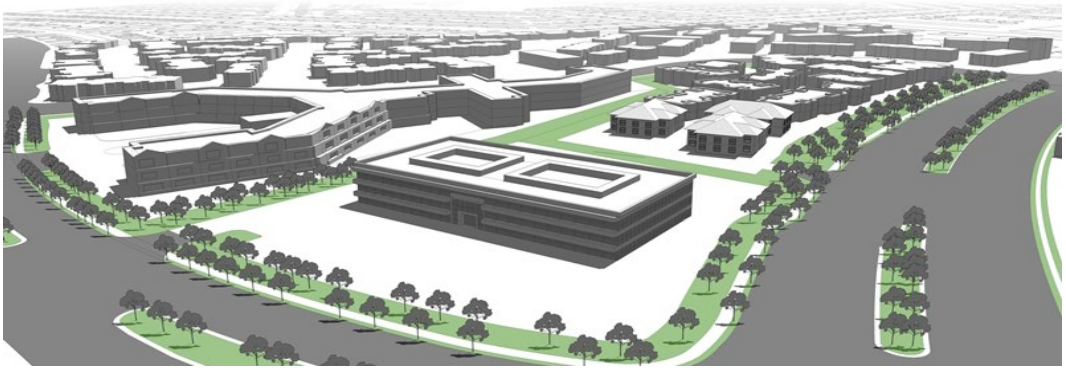
MIXED-USE – LOW INTENSITY ZONE DISTRICT (MX-L)

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 Allowable Uses for my zone district?

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 Pre-application Review with City Staff here:
https://www.cabq.gov/planning/urban-design-development/pre-application-review-team-meetings

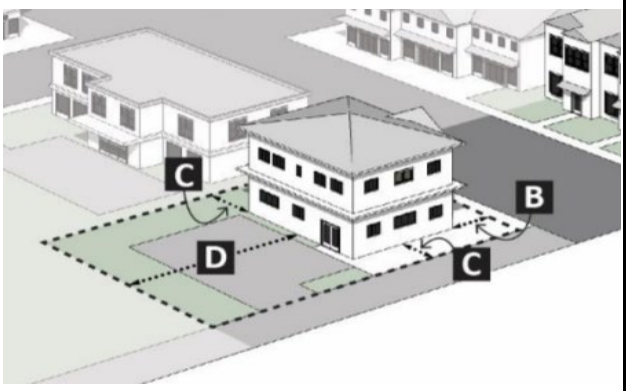
Development Standards Summary

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

UC-MS-PT = Urban Centers, Main Street areas, and Premium Transit areas AC-MT = Activity Centers and Major Transit area
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	Centers + Corridors
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	UC-MS-PT: 50% reduction
Setback Standards			
Front, minimum / maximum	**B**	5 ft. / N/A	UC-MS-PT: 0 ft. / 15 ft.
Side, minimum / maximum	**C**	Interior: 0 ft.; Street side: 5 ft. / N/A	UC-MS-PT: 0 ft. / Street side: 15 ft.
Rear, minimum	**D**	15 ft.	UC-MS-PT: Street or alley: 0 ft.
Building Height			
Building height, maximum	**E**	38 ft.	AC-MT: 50 ft. UC-MS-PT: 62ft



[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
															NR-PO			
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	A	B	C	
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																		
RESIDENTIAL USES																		
Household Living																		
Dwelling, townhouse	P	P		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	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	P	P	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)

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Zone District >>	Residential						Mixed-use				Non-residential							Use-specific Standards
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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	A	B	C	
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	P	P	P	4-3(C)(7)
Religious institution	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	P	P	A	A	A	4-3(D)(1)
Compost facility, small	P	A	A	A	A	A	A	A	P	A	P	P	P	P	A			4-3(D)(2)
Compost facility, medium	P	A	A	A	A	A	A	A	P		C	C	P	P				4-3(D)(2)
Kennel	C							C	C		P	P	P	P				4-3(D)(5)
Veterinary hospital	C						C	P	P	P	P	P	P	P				4-3(D)(6)
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)(8)
Bar							C	C	P	P	P	P	P	P				4-3(D)(9)
Health club or gym			A		A	A	P	P	P	P	P	P	P	A				4-3(D)(10)
Mobile food truck court							C	P	P	P	P	P	P	C				4-3(D)(11)
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P	P							C	4-3(D)(12)
Restaurant							C	P	P	P	P	P	P	P				4-3(D)(9)
Tap room or tasting room							C	C	P	P	P	P	P	P				4-3(D)(9)
Other indoor entertainment							C	P	P	P	P	P	P	P	P		C	4-3(D)(13)
Lodging																		
Hotel or motel							P	P	P	P	P	P	P	P				4-3(D)(16)

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Zone District >>	Residential						Mixed-use				Non-residential							Use-specific Standards
															NR-PO			
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	A	B	C	
Motor Vehicle-related																		
Car wash								C	P	C	P	P	P	P				4-3(D)(17)
Light vehicle fueling station								C	P	P	P	P	P	P				4-3(D)(19)
Light vehicle repair								C	P	P	P	P	P	P				4-3(D)(20)
Light vehicle sales and rental								C	P	P	P	P	P	P				4-3(D)(21)
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A		4-3(D)(23)
Parking structure			A		A	A	CA	P	P	P	P	P	P	P				4-3(D)(23)
Offices and Services																		
Bank							P	P	P	P	P	P	P	CV				4-3(D)(24)
Club or event facility							C	P	P	P	P	P	P	CV	P	P	C	4-3(D)(25)
Commercial services								P	P	P	P	P	P	P				
Medical or dental clinic							P	P	P	P	P	P	P	P				4-3(D)(27)
Mortuary								C	P	P	P	P	C					
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)(28)
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)(30)
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)(33)
Retail Sales																		
Art gallery	CV	CV	C	P	P	P	P	P	P	P	P		P	A				4-3(D)(34)
Bakery goods or confectionery shop							C	P	P	P	P	P	P	P				
Cannabis retail								P	P	P	P	P	A	A				4-3(D)(36)
Farmers' market	T		T	T	T	T	T	P	P	P	P	P	CV	CV	P	A	CA	4-3(D)(37)
General retail, small			A			A	P	P	P	P	P	P	P	P				4-3(D)(38)
Grocery store								P	P	P	P		P	P				4-3(D)(39)
Liquor retail							C	A	C	C	C	C	C	C				4-3(D)(40)
Nicotine retail							CA	A	C	C	C	C	C	C				4-3(D)(41)
Pawn shop								C	P	P	P	P	P	P				4-3(D)(42)

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															NR-PO			
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Transportation																		
Park-and-ride lot						C	C	C	P	C	C	P	C	C	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	C	
Electric utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	4-3(E)(7)
Energy Storage System (EES)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	4-3(E)(8)
Geothermal energy generation	A	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	
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4-3(E)(10)
Wind energy generation							A	A	A	A	A	A	A	C	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			
Collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			
Freestanding							P	P	P	P	P	P	P	P				
Non-commercial or broadcasting antenna	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			
Roof-mounted			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	
Waste and Recycling																		
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P				4-3(E)(14)
Wholesaling and Storage																		
Outdoor storage								CA	C	C	C	A	P	P				4-3(E)(16)

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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	A	B	C	
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		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			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				4-3(F)(15)
Other use accessory to non-residential primary use							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)

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															NR-PO			
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	A	B	C	
TEMPORARY 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		4-3(G)(2)
Dwelling, temporary	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					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				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		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	4-3(G)(13)