



Landmarks & Urban Conservation Commission



Agenda Number: 4
Case No.: 12-LUCC-50059
Project # 1004180
February 13, 2013

Staff Report

Agent	Steve White
Applicant	TBS Family Limited Partnership
Request	Certificate of Appropriateness for alteration
Legal Description	Tract 172C MRGCD Map 38
Address/Location	2014 South Plaza NW
Size	.
Zoning	H-1
Historic Location	Old Town Historic Zone

Staff Recommendation

DENIAL of Case # 12-LUCC-50059, Project #1004180, a request for a Certificate of Appropriateness for alteration based on the Findings beginning on page 9.

Maryellen Hennessy
Staff Planner

Summary of Analysis

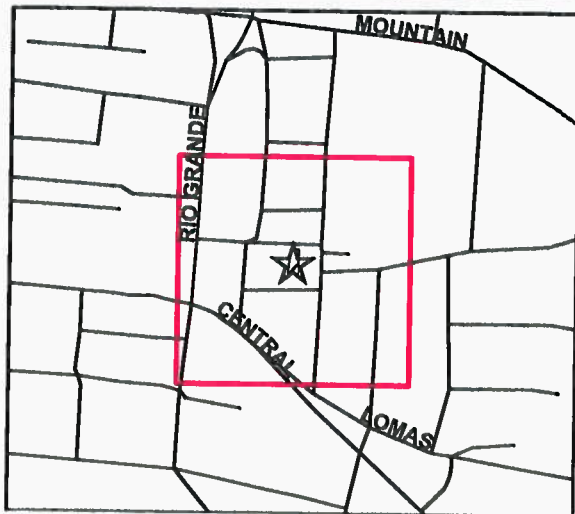
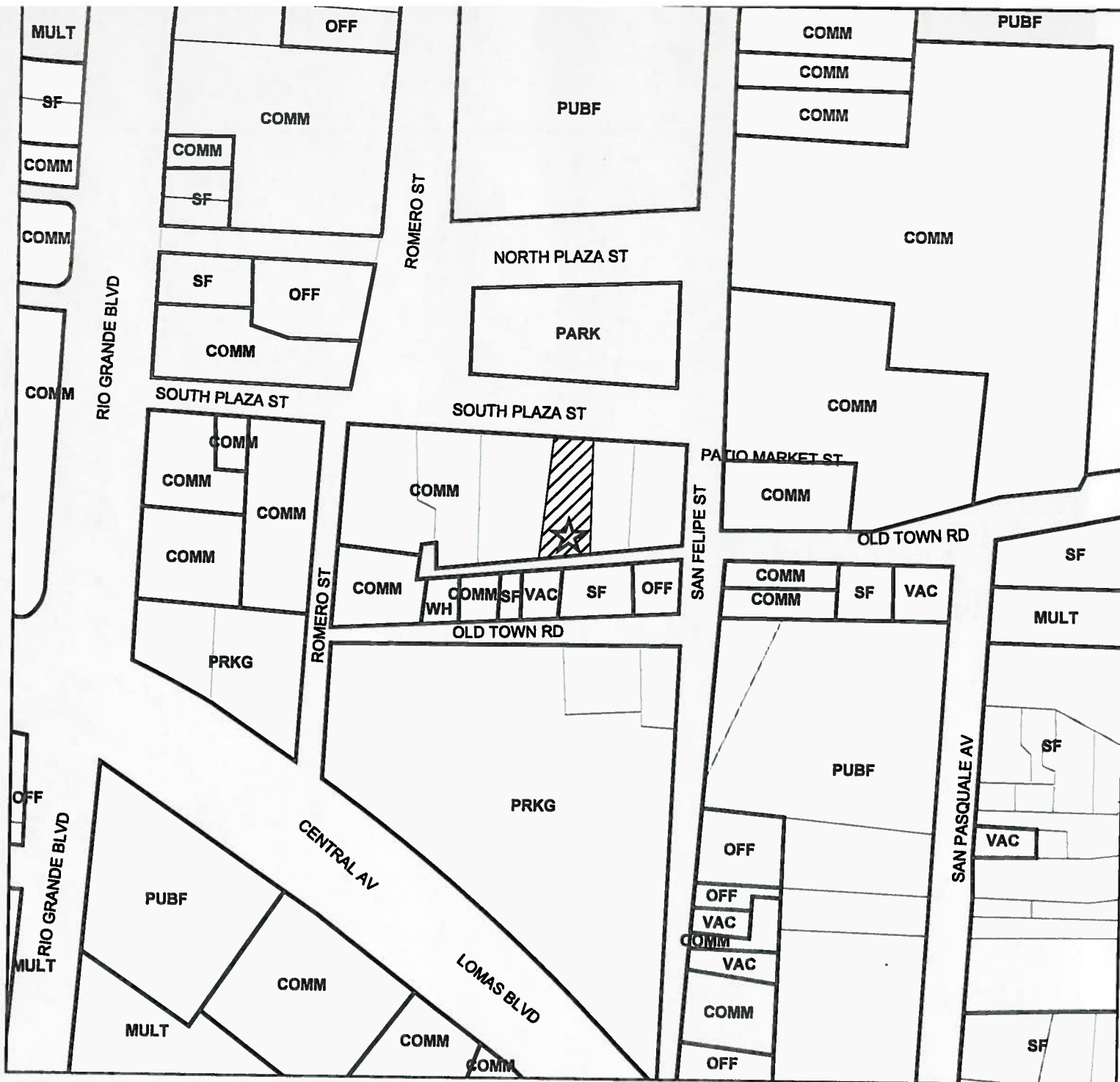
In September of 2012, the applicant altered the building by painting a contrasting base color and figurative images on the front façade. Staff finds that painting the building façade in this manner constitutes an alteration or modification as defined in the LUC Ordinance. This request is for a Certificate of Appropriateness for those alterations. The subject building is designated as contributing to the Old Albuquerque Historic District.

The painting on the exterior of the building in this manner has no precedent in any of the architectural styles common to the historic zone. It is not known when the entire building was painted white. The white exterior in itself is not characteristic of the Pueblo Revival or Spanish Colonial architectural styles; the addition of the contrasting base and Native American figures adds further to its uncharacteristic appearance. The alterations are inappropriate for the historic district and the historic zone.

This request for a Certificate of Appropriateness for alteration has been reviewed against the Old Town Historic Zone Development Guidelines and the criteria for approval of a Certificate of Appropriateness contained in the LUC Ordinance and are not eligible for a Certificate of Appropriateness.

PRIMARY REFERENCES:

Comprehensive Zoning Code; Landmarks and Urban Conservation Ordinance; Design Guidelines for the Old Town Historic Zone.



LAND USE MAP

Note: Gray shading
indicates County.

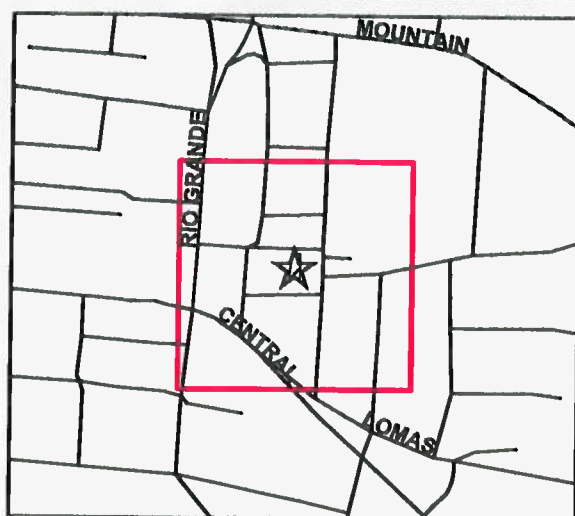
KEY to Land Use Abbreviations

AGRI Agricultural
 COMM Commercial - Retail
 DRNG Drainage
 MFG Manufacturing or Mining
 MULT Multi-Family or Group Home
 OFF Office
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage



1 inch = 132 feet

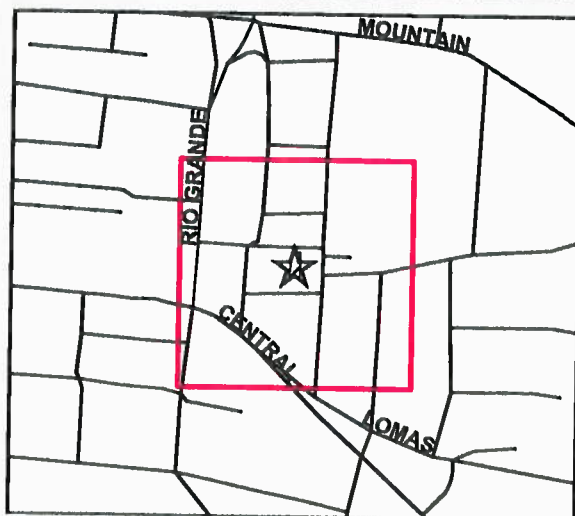
Project Number:
 1004180
 02/13/2013
 Zone Map Page: J-13
 Additional Case Numbers:
 12LUCC 50059



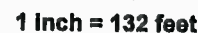
Note: Gray shading indicates County.



12LUCC 50059



Note: Grey shading indicates County.



Project Number:
1004180
02/13/2013

Zone Map Page: J-13
Additional Case Numbers:
12LUCC 50059

Development Review Division Report:

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of Appropriateness for alteration</i>
<i>Historic Location</i>	<i>Old Town Historic Zone</i>

AREA HISTORY AND CHARACTER

Surrounding architectural styles, historic character and recent (re)development

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1-2	Flat; Pitched (gabled and hipped), Carpenter Gothic, Spanish-Pueblo Revival and contemporary interpretations; Territorial Revival, Brick Commercial, 1796 – 1990's.	Contributing, Unclassified Residential and Commercial
<i>Site to the North</i>		Old Town Plaza	Contributing
<i>Sites to the South</i>	1	Flat, Spanish Pueblo Revival, circa 1950's	Neutral Commercial
<i>Sites to the East</i>	1	Flat, Spanish Pueblo Revival	Neutral Commercial
<i>Site to the West</i>	1	Gabled New Mexico Vernacular	Contributing Commercial

II INTRODUCTION

Proposal

This request is for a Certificate of Appropriateness for changes to the exterior of the building at 2014 South Plaza. The subject building is a contributing building with the Old Albuquerque Historic District (Attachment).

History

Sometime in September of 2012, the applicant painted decorative elements on the exterior of the building that changed the appearance of the building considerably. A Notice of Violation was issued by Zoning Enforcement Division noting the lack of a Certificate of Appropriateness (Attached). An application for a Certificate was received in December of 2012.

Context

The Historic Old Town Zone (H-1) encompasses an area roughly between Mountain Road and Central Ave. on the north and south, and Rio Grande Blvd. and the 19th St. on the west and east. The historic zone was created with the adoption of the City's first zoning Code in 1959 to preserve and promote the educational, cultural and general welfare of the public through the preservation of protection of the traditional architectural character of historic old Albuquerque.

The Spanish Colonial, Territorial or Western Victorian architectural styles of buildings and structures erected prior to 1912 in the area now constituted as the State of New Mexico comprise the traditional architectural character of the H-1 Zone.

Inside of this historic zone is the state registered "Old Albuquerque Historic District". The Old Albuquerque Historic District is a sub-set of the Old Town Historic Zone. The historic district is the core of the Hispano village of Albuquerque, founded in 1706, and the main village in the area until the arrival of the railroad in 1880. The church and plaza are at the center of the district, as in most Hispanic villages of New Mexico. Of the buildings in the district, only San Felipe de Neri church can be shown to date to the Spanish Colonial period. A few buildings may be in whole or in part from the early nineteenth century, but the majority of the buildings in Old Albuquerque Historic District were built between 1870 and 1900.

The arrival of the railroad two miles east of the plaza in 1880 brought rapid change to the district's architectural character. The flat roofed adobe Spanish Colonial buildings were supplemented and sometimes replaced by buildings of new styles and materials. New residences reflected the Italianate and Queen Anne architectural styles with ornately trimmed wooden porches, shingled gables, varied rooflines and 2/2 sash windows. New commercial buildings featured larger display windows and ornate cornices on the street façade.

As New Town grew as the commercial center of the city, Old Town shifted from its mix of commercial and residential buildings to a predominantly residential area with much of the surrounding area still devoted to farming. During the 1920's, 1930's and well into the 1940's the plaza was the quiet commercial center of its immediate neighborhood; it had a post office, grocery stores, a dance hall, a parochial school and a county school. New residential buildings from this period were modest vernacular houses either in traditional flat roofed masonry forms or simple pitched roof vernacular houses.

The H-1 Zone as it appears today is a composite reflecting both the diverse building styles residents brought to it over many generations and more recent efforts of merchants and property owners to reshape it based on their sense of appropriateness of traditional regional building styles. Almost every building has seen some degree of remodeling, resulting from the area's growth as a tourist-oriented commercial center after 1940. Old Albuquerque became "Old Town", a district of shops, boutiques, galleries and restaurants. Many buildings acquired Pueblo Revival portals, protruding false vigas and other stylistic elements thought to be conducive to a tourist atmosphere.

Known as James Street in the early 20th century, South Plaza has been appropriately renamed. This street appears on an 1886 Bird's Eye View drawing by Augustus Koch as an uninterrupted row of buildings, much as it does today. Between 1886 and today, the building stock has undergone considerable change. Historically the street housed a mixture of stores and dwellings; now it is almost entirely commercial. The density of South Plaza is visually important as a balance to San Felipe Church and the church buildings to the north; it also enhances the sense of the plaza as an enclosed court. The State Register nomination notes the building at 2014 as a New Mexico vernacular building with Pueblo Revival additions. It is presumed to have been built by 1886 and remodeled circa 1960. The building is contributing to the Old Albuquerque Historic District.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III. ANALYSIS

Policies are written in regular text and staff analysis and comment in bold italic print.

Comprehensive Zoning Code

The Old Town Historic Zone was designated in 1959 with the adoption of the first Zoning Code for the City of Albuquerque. Old Town was recognized even then as a very special location within Albuquerque, and the H-1 Zone was designated specifically to address the development within Old Town. The H-1 Zone was later amended to include a 300 foot "buffer" zone surrounding Old Town to ensure a coherent visual character for the surrounding neighborhood. Signage, architectural style, and permissive uses are controlled through the H-1 Zoning. The code provides for Certificates of Appropriateness for development with the H-1 and the Buffer zones. Relevant sections of the H-1 Zone (§14-16-2-25, R.O.A., 1994) are attached.

Any construction, alteration or demolition, which would affect the exterior appearance of any structure within said Overlay Zone, shall not be undertaken until the Landmarks and Urban Conservation Commission has approved a Certificate of Appropriateness. The Code also provides that the adopted specific development guidelines may provide exemptions to the requirement or provide for City staff approval in lieu of Landmarks and Urban Conservation Commission approval. Procedures relating to the issuance of a Certificate of Appropriateness are prescribed in Chapter 14, Article 12, Landmarks and Urban Conservation.

An analysis of the proposal's conformance with the adopted specific development guidelines is provided below.

§14-16-2-25(A) stipulates that the Spanish Colonial, Territorial or Western Victorian architectural styles of building and structures erected prior to 1912 in the area now constituted as the State of New Mexico comprise the traditional architectural character of the H-1 Historic Old Town Zone.

The traditional architectural character of the building, Spanish Colonial, which is often expressed through the Pueblo Revival style, has been diminished by the painting. Decoration of a building in this manner would is not characteristic of traditional buildings.

Development Guidelines for the Old Town Historic Zone

Design Guidelines (as amended through April 9, 1998) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the H-1 Historic Old Town Zone. The Specific Design Guidelines for the Old Town Historic District also apply to the buffer zone within 300 feet of the historic district. The Guidelines are general, and along with standards applicable to the rehabilitation of historic properties, they address contemporary new buildings and pedestrian safety.

1. Every reasonable effort should be made to provide a compatible use for buildings which will require minimum alteration to the building and its environment.
2. Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum, consistent with the proposed use.
3. Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs of the availability of different architectural features from other buildings.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structure and often predate the mass production of building materials should be treated with sensitivity.
5. Many changes to buildings and environments which have taken place in the course of time are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.
6. All buildings should be recognized as products of their own time. Alterations to create an appearance inconsistent with the actual character of the building should be discouraged.
7. The design and general appearance of any development or alteration in the Old Town Historic Zone should be limited to the range of design options possible and commonly chosen in Albuquerque prior to the opening of the Santa Fe Railroad in April 1880. The design of any alteration to currently existing structures erected between 1880 and 1912 should be limited to the range of design options possible and commonly chosen at the time of the building's construction.
8. Contemporary design for new buildings and additions to existing buildings or landscaping in the 300 foot transition zone surrounding the Old Town Historic Zone should not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, buildings, or its environment.
9. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.
10. Every effort should be made to safeguard the public welfare along vehicular and pedestrian traffic ways. Placement of walls, building projections, fences, planters, shrubs, signs, ramps, steps, etc. should be planned and positioned so that they do not present a potential hazard. Provisions for the handicapped should be planned so that the essential character of the property is not damaged.
11. Any security device that prevents major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.

12. Property owners are considering installing security devices are urged to contact LUCC staff for advice and a free handout on how to increase security without detracting from the historic character of a building.

13. An application for a Certificate of Appropriateness for work, which does not require any type of building or construction permit, may be approved by staff.

Guideline 7 is most applicable to this application.

Guidelines #7 states that the design and general appearance of any development or alteration in the Old Town Historic Zone should be limited to the range of design options possible and commonly chose in Albuquerque prior to the opening of the Santa Fe Railroad in 1880. The design of any alteration to currently existing structures erected between 1880 and 1912 should be limited to the range of design options possible and commonly chosen at the time of the building's construction. This can be interpreted to mean that new development (including alterations) should reflect Spanish Pueblo, Western Victorian or Territorial styles of architecture, as referred to in the H-1 zoning ordinance.

As noted in the Context section of this report, the H-1 Zone as it appears today is a composite reflecting both the diverse building styles residents brought to it over many generations and more recent efforts of merchants and property owners to reshape it based on their sense of appropriateness of traditional regional building styles.

The painting on the exterior of the building in this manner has no precedent in any of the architectural styles noted above. It is not known when the building was painted white. The white exterior in itself is not characteristic of the traditional architectural style, the addition of the contrasting base and Native American figures adds further to its uncharacteristic appearance. The alterations are inappropriate for the historic district and the historic zone.

Landmarks and Urban Conservation Ordinance

This site consists of a contributing property in the Old Town Historic Zone and the project is subject to certain provisions of the Landmarks and Urban Conservation Ordinance (Article 12, R.O.A., 1994). The purpose of this ordinance is to:

"Preserve, protect, enhance, perpetuate and promote the use of structures and areas of historical, cultural, architectural, engineering, archeological or geographic significance located in the city; to strengthen the city's economic base by stimulating the tourist industry; to enhance the identity of the city by protecting the city's heritage and prohibiting the unnecessary destruction or defacement of its cultural assets; and to conserve existing urban developments as viable economic and social entities."

Section 14-12-8 (A) of the LUC ordinance provides that:

"Within the boundaries of a historic zone, urban conservation overlay zone, or landmark site, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved."

Section 14-12-4 of the LUC ordinance provides a definition for "alteration"

"Alteration – Any construction, modification, addition, moving, or destruction which would affect the exterior appearance of a structure which has been designated a landmark or which is located in a historic zone or urban conservation overlay zone or which has been formally identified as worthy of preservation or for which the city has received a preservation easement."

Staff finds that the extent of the painting on the subject building has altered the appearance of the structure considerably and constitutes an alteration as defined in the ordinance.

Section 14-12-8 (A) of the LUC ordinance provides criteria for approval of a Certificate of Appropriateness:

§14-12-8-B- (1) The change is consistent with the designation ordinance and specific development guidelines for the historic overlay zone.

As discussed in the analysis above, the proposed alterations conflict with the designation ordinance and the development guidelines.

§14-12-8 (B) (2) The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone in which it is located will not be significantly impaired or diminished.

The architectural character of the site and the historic zone is significantly impaired or diminished as analyzed above.

§14-12-8 (B) (3) The change qualified as a "certified rehabilitation: pursuant to the Tax Reform Act of 1976.

Not applicable.

§14-12-8 (B) (4) The structure or site's distinguished original qualities or character will not be altered. Original shall mean at the time of initial construction or developed over the course of history of the structure.

Staff finds that the quality and character of the Pueblo Revival style building is altered by the addition of the painted figures and the contrasting base.

§14-12-8 (B) (5) Deteriorated architectural features should be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

Not applicable

§14-12-8 (B) (6) Additions to existing structure and new construction may be of contemporary design if such design is compatible with the historic zone in which it is to be located.

Not applicable.

§14-12-8 (B) (7) Demolition shall only be permitted if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return the Commission may consider the estimated market value of the building, land and any proposed replacement structures, financial details of the property including, but not limited to income and expense statements, current mortgage balances and appraisals, the length of time that the property has been on the market for sale or lease, potential return based on projected future market conditions, the building's structural condition, and other items determined to be relevant to the application.

Not applicable.

V. Other Concerns

The applicant submitted photographs of two other properties that have figures painted on the exterior walls. Staff has consulted with Zoning Enforcement Division and if the LUCC determines that this type of painting constitutes an alteration they will notify other property owners.

VI. Neighborhood/Public Concerns

The application was legally advertised in the newspaper. A sign was posted on the property with notice of the application. The applicant notified the Historic Old Town Property Owners Association of the request. A letter from the association is attached. A letter from a neighboring property owner objecting to the request was received and is attached to this report.

VII. Conclusions

This request for a Certificate of Appropriateness for alteration has been reviewed against the *Old Town Historic Zone Development Guidelines* and the criteria for approval of a Certificate of Appropriateness contained in the *LUC Ordinance*. The effect of the painted figures and contrasting base color on the appearance of the building is a modification and constitutes an alteration as defined in the LUC Ordinance. The applicant's alterations to the building at 2014 South Plaza conflict with the development guidelines and are not eligible for a Certificate of Appropriateness.

FINDINGS for DENIAL of a request for a Certificate of Appropriateness for alteration - Case 12-LUCC-50059 / Project # 1009511 (February 13, 2013)


1. This application is a request for a Certificate of Appropriateness for alteration to 2014 South Plaza NW, described as Tract 172C, MRGCD Map 38, and zoned H-1.
2. Section 14-16-2-25(D)(1) of the Comprehensive Zoning Code states "Any construction, modification, addition, alteration, moving or destruction which would affect the exterior appearance of any structure or place in the H-1 zone requires a Certificate of Appropriateness which must be approved by the Landmarks and Urban Conservation Commission."
3. The State Register nomination notes the building at 2014 as a New Mexico vernacular building with Pueblo Revival additions. It is presumed to have been built by 1886 and remodeled circa 1960. The building is contributing to the Old Albuquerque Historic District.
4. In September of 2012, decorative elements were painted on the front facade of the building. The subject painting is a series of Native American kachina figures on a painted border at the bottom of the building's front wall and also on the upper wall along with a Native American head-dress wall sign. A Notice of Violation was issued by Zoning Enforcement Division noting the alterations and the requirement for a Certificate of Appropriateness. An application for a Certificate was received in December of 2012.
5. The painting as described in Finding No. 4 above affects the exterior appearance of the building to an extent that constitutes a modification or alteration as described in Finding No. 2 above.
6. The LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8)(B)(1) states that a Certificate of Appropriateness shall be approved if "*The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone*".
7. Guideline #7 for the Old Town Historic Zone states that the design and general appearance of any development or alteration in the Old Town Historic Zone should be limited to the range of design options possible and commonly chosen in Albuquerque prior to the opening of the Santa Fe Railroad in April 1880. The Spanish Pueblo Revival

style of building is common to the H-1 zone and is compatible with the architectural character of Old Town.

8. The proposed work is not consistent with the designation ordinance and the development guidelines for the H-1 Historic Old Town Zone. The appearance of the building with the new painted elements is not a design treatment that was possible or commonly chosen in Albuquerque prior to 1880, nor is it common to the Spanish Colonial, Territorial or Western Victorian styles of architecture that constitute the architectural character of Old Town as stipulated in §14-16-2-25(A)
9. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if "The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished".
10. The architectural character of the H-1 Historic Zone is impaired and diminished by the alterations. The alteration has no historic precedent in the Old Albuquerque Historic District or the Historic Old Town Zone. The alteration detracts from the historic and architectural character of the Old Town by introducing a feature that is uncharacteristic of the historic zone.

RECOMMENDATION - Case No. 12-LUCC-50059/ Project # 1004180 – (February 13, 2013)

DENIAL of an application for a Certificate of Appropriateness for alteration, located at 2014 South Plaza NW, described as Tract 172C MRGCD Map 38, zoned H-1 based on the above 10 Findings.



**Maryellen Hennessy, Senior Planner,
Urban Design and Development Division**

Attachments:

- 1) Map of Old Albuquerque Historic District with building status list
- 2) Zoning Violation notice
- 3) Sanborn Insurance maps of site 1898 and 1957
- 4) Excerpt from the Comprehensive Zoning Code H-1 Zone
- 5) Excerpt from the LUC Ordinance Criteria for approval of a Certificate of Appropriateness
- 6) Letters received/comments

CITY OF ALBUQUERQUE AGENCY COMMENTS

ZONING CODE SERVICES DIVISION

BUILDING & SAFETY SERVICES DIVISION

HISTORIC PRESERVATION/ADVANCED PLANNING

COMMENTS FROM OTHER AGENCIES, WHEN APPLICABLE:

PNM

ENVIRONMENTAL HEALTH DEPARTMENT

SOLID WASTE MANAGEMENT DEPARTMENT

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

POLICE DEPARTMENT

PARKS AND GENERAL SERVICES

OPEN SPACE DIVISION

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

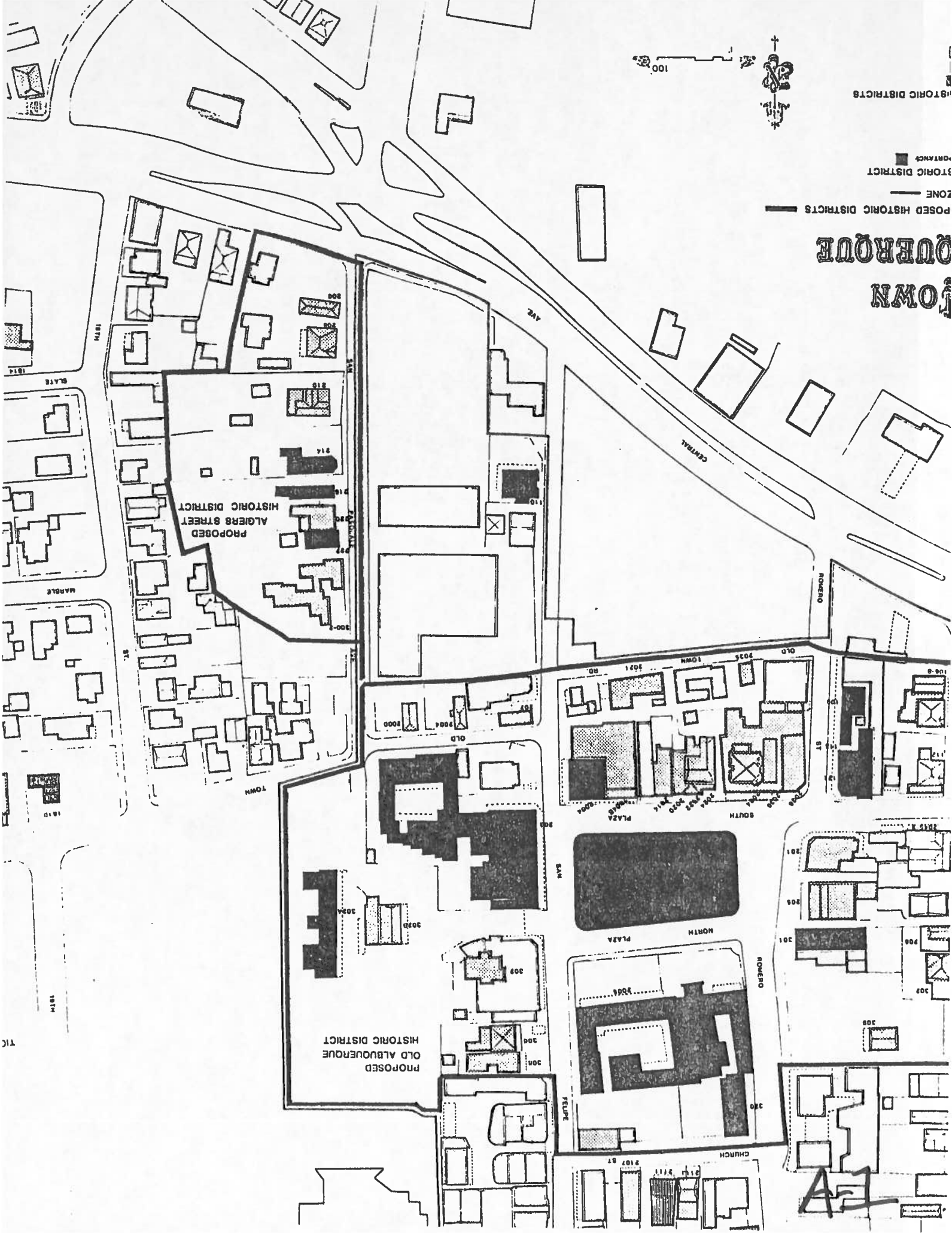
MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

HISTORIC DISTRICTS

HISTORIC DISTRICT
ZONING

PROPOSED HISTORIC DISTRICTS

TOWN
QUERQUE

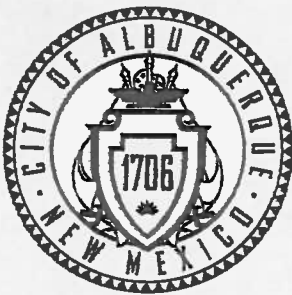


OLD ALBUQUERQUE HISTORIC DISTRICT - LIST OF BUILDINGS

page 3

<u>Address</u>	<u>Date</u>	<u>Style</u>	<u>Historic Name</u>	<u>Assoc. Buildings</u>	<u>Code</u>
2004 South Plaza N.W., 1879-1882 205 San Felipe		Italianate, Pueblo Revival portal	Cristóbal Armijo house	Adobe corral to south (C)	S
2004-B South Plaza NW by 1880		Territorial, Pueblo Revival portal			C
2012 South Plaza N.W. front by 1886; rear ca. 1970		Pueblo Revival remodeling, contemporary 2-story addition			Neu
2014 South Plaza N.W. by 1886, 1960 remodeling		N.M. Vernacular, Pueblo Revi- val addition			C
2020 South Plaza N.W. after 1924		N.M. Vernacular, false gable added to harmon- ize with 2022			C
2022 South Plaza N.W. by 1886		N.M. Vernacular			C
2024 South Plaza N.W. by 1908		N.M. Vernacular			C
2034-2036 South Plaza ca. 1914, additions 1942, 1969		Queen Anne house, Territorial Revival additions	Manuel Springer House		C
2038 South Plaza N.W. 1883-1891		Bracketed store, Territorial Revival remodeling	Henry Springer Store		C
2043 South Plaza N.W. 1898, remodeled & additions, 1960's		Pueblo Revival			Neu
2044 South Plaza N.W. ca. 1925		Pueblo Revival		Apt. house to south Neu (Neutral)	Neu
2045 South Plaza N.W. by 1931		Southwest Spanish Revival			C
2049 South Plaza N.W. by 1902		New Mexico Vernacular, Territorial & Queen Anne trim			C

A 7



CITY OF ALBUQUERQUE
ALBUQUERQUE CODE ENFORCEMENT
600 2ND STREET NW #500
ALBUQUERQUE, NM 87102
(505) 924-3850 Zoning Code
(505) 924-3450 Housing Code
(505) 924-3847 Fax

Mayor Richard J. Berry

DATE 27 Sept 12

NOTICE OF VIOLATION

LOCATION: 2018 South Plaza (Old Town) ALBUQUERQUE, NM

Description of Violation(s):	Corrective Action:
<input type="checkbox"/> Outdoor storage Section: 14-16-1-3	Place outdoor storage inside a building or remove it from property. Cease outdoor storage activity.
<input type="checkbox"/> Inoperative vehicle(s) Section: 14-16-2-6(A)(2)(h)	Store inoperative vehicle(s) inside a building; repair inoperative vehicle(s) or remove inoperative vehicle(s) from property.
<input type="checkbox"/> Commercial vehicle(s) Section: 14-16-2-6(A)(2)(h)	Remove commercial vehicle(s) from residential property.
<input type="checkbox"/> RV, boat, boat/trailer parking Section: 14-16-2-6(A)(2)(i)	Park on side/rear/front yard (zone permitting) provided it's not used as a dwelling, is not hooked to utilities, is parked perpendicular to curb and is 11 feet from face of the curb.
<input type="checkbox"/> Trailer parking (cargo/utility) Section: 14-16-2-6(A)(2)(k)	Park unit on side yard, rear yard or in a building. Cargo trailers not to exceed 2,500 lbs. of carrying capacity.
<input type="checkbox"/> Weeds in excess of 4 inches in height, width or spread and/or litter on property Section: 9-8-4, 9-8-5, 9-8-22, 9-8-27	Cut the weeds and remove cuttings and litter from the property, including area between the property line and curb. If applicable, cut weeds from middle of alley to property line. Cut and remove weeds with minimal disturbance to the soil. Scraping is not allowed except as cited in § 9-8-27.
<input type="checkbox"/> Parking on any portion of the front yard area, other than driveway, is prohibited Section: 14-16-2-6(F)(3), 14-16-2-8(F)(3), 14-16-2-9(F)(3)	Remove vehicle(s) from unpaved area of front yard setback and/or improve driveway area according to zoning regulations.
<input checked="" type="checkbox"/> Other: Altering or modification made to the exterior of the Building must first be approved by the L.U.C.C. 14-16-2-25 (D) (1)	Obtain letter of Approvals or Remove.

Please take the necessary corrective action on or before 05 OCT 12

If the above-described violations cannot be remedied by the corrective action date, please contact the Inspector issuing this notice directly for consideration of an extension.

NOTE: This notice is issued pursuant to Article 8; Weeds & Anti-Litter Ord., Section 9-8-25 ROA 1994 and Chapter 14 Article 16 of City Zoning Code, ROA 1994 requiring notification of property owner. Visit our web-site at <http://www.cabq.gov/planning/zoning/>

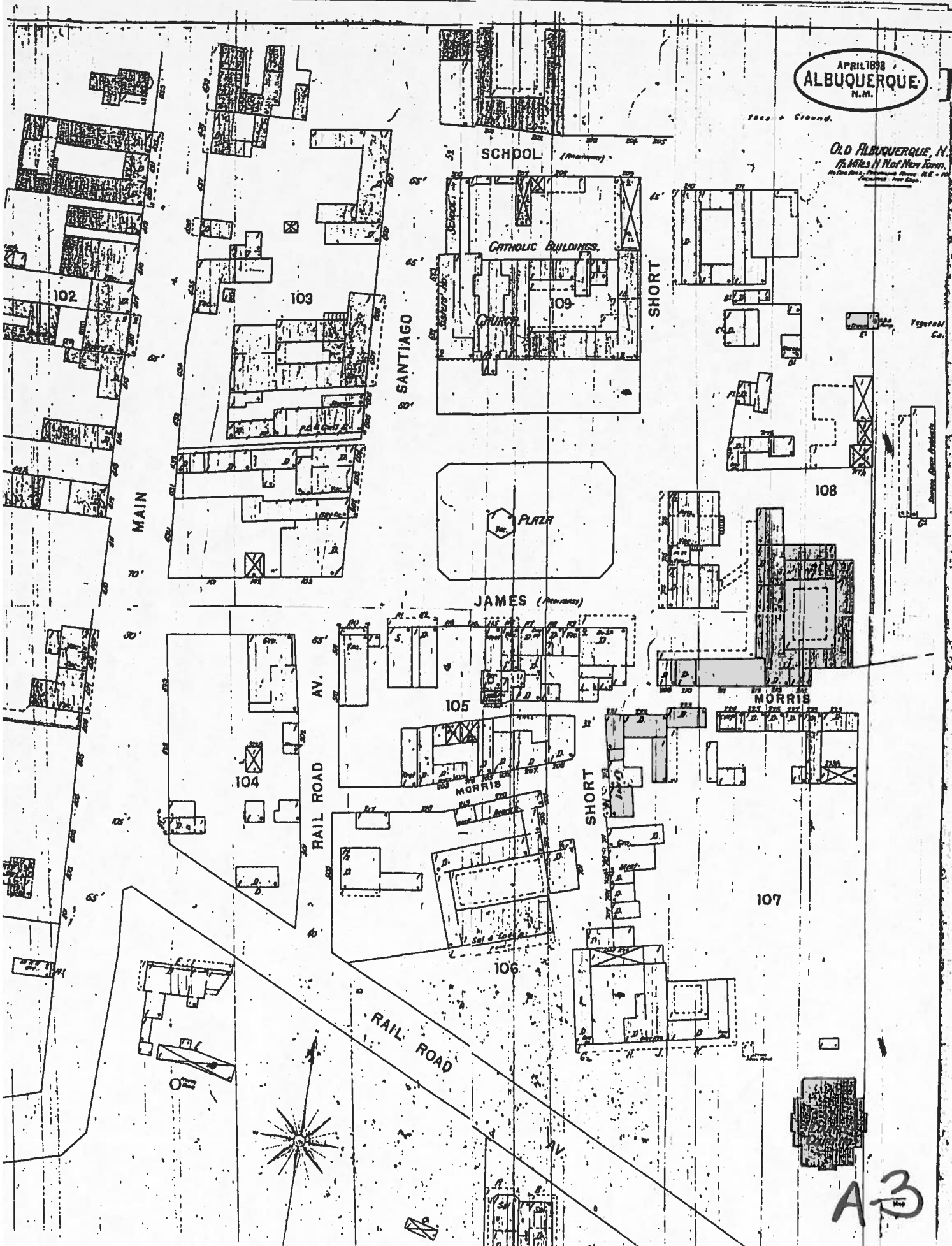
Code Enforcement Officer: Lorenzo Pino Phone (505) 924-3845

A-2

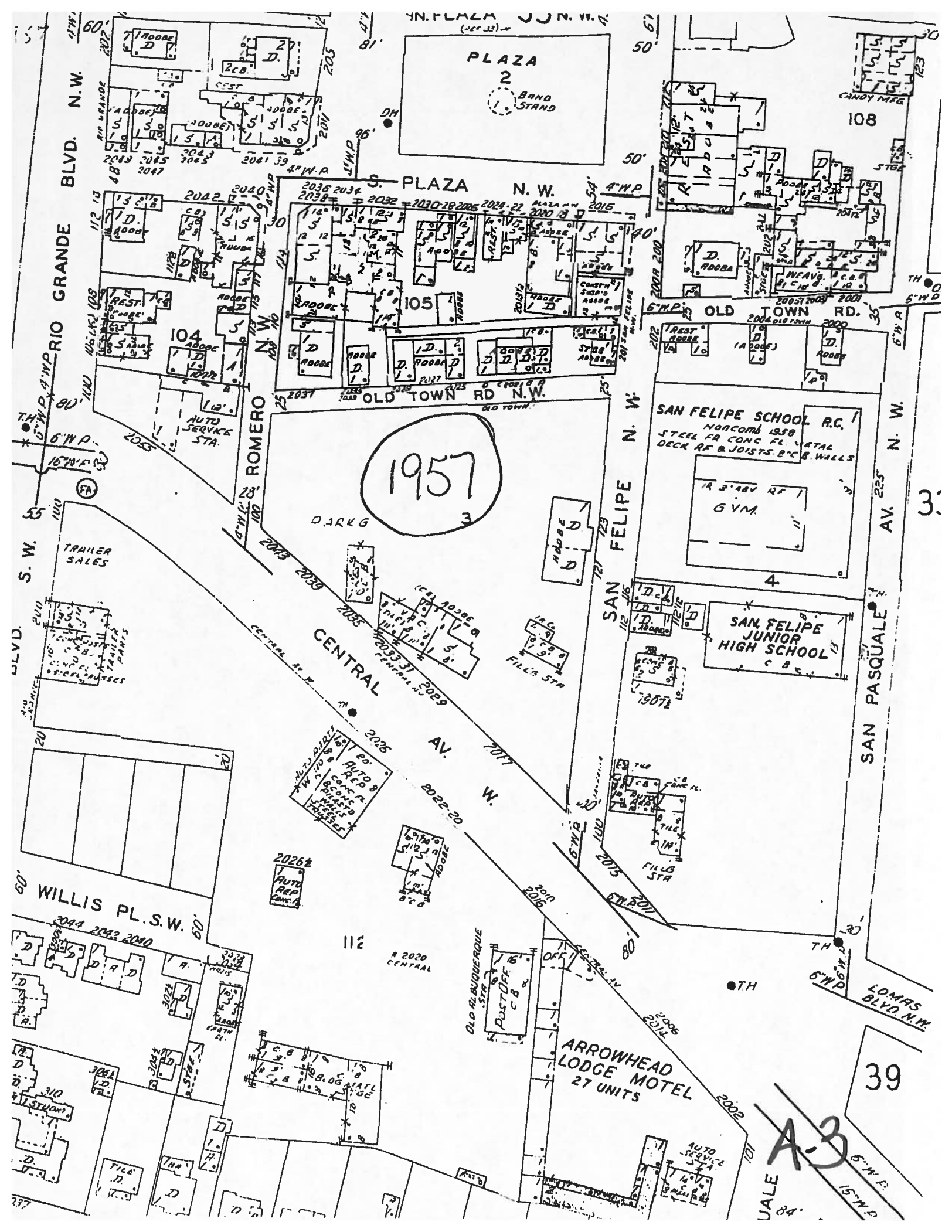
APRIL 1898
ALBUQUERQUE
N.M.

Face of Ground.

OLD ALBUQUERQUE, N.M.
17 Miles N. of New Town.
The Old Town, Albuquerque, N.M. - 1896
The Old Town, Albuquerque, N.M. - 1896



A3



PLAZA 2

BRAND STAND

CANDY MFG

1957

SAN FELIPE SCHOOL R.C.
NORCOMB 1958
STEEL FR CONC FL METAL
DECK RF & JOISTS B'C B WALLS

SAN FELIPE JUNIOR
HIGH SCHOOL

ARROWHEAD LODGE MOTEL
27 UNITS

A-3

39

- (C) **Specific Development Guidelines.** The Landmarks and Urban Conservation Commission shall with all due speed approve specific development guidelines for the H-1 zone at a public meeting duly advertised and publicized area-wide. The specific development guidelines shall establish criteria and standards for evaluation of applications for Certificates of Appropriateness in the H-1 zone and shall specify the types of applications for a Certificate of Appropriateness which may be approved by the Planning Director. The specific development guidelines shall be consistent with the provisions of this Zoning Code. The guidelines may be amended by the Landmarks and Urban Conservation Commission at a public hearing duly advertised and publicized area-wide at any time. Specific development guidelines shall be adopted or amended only after receiving a recommendation on the proposal from the Planning Commission.
- (D) **Special Approval Required.**
- (1) Any construction, modification, addition, alteration, moving, or destruction which would affect the exterior appearance of any structure or place in the H-1 zone requires a Certificate of Appropriateness which must be approved by the Landmarks and Urban Conservation Commission.
 - (2) A Certificate of Appropriateness shall also be required for any construction, modification, addition, alteration, moving, or destruction which would affect the exterior appearance of any structure or place within 300 feet of the H-1 zone excluding public right of way. However, land zoned R-1 is excluded from this requirement. Procedures for applications for Certificates of Appropriateness shall be the same as those established by Chapter 14, Article 12, Landmarks and Urban Conservation, for HO Historic Overlay Zones. The applications shall be evaluated according to the criteria established by Chapter 14, Article 12, Landmarks and Urban Conservation, and the standards for architectural style and visual character in the H-1 Historic Zone. This requirement shall apply until such time as the HO Historic Overlay Zone has been applied to the area around the H-1 zone. Thereafter, the requirements for the HO Historic Overlay Zone shall apply and the boundaries shall be as established by the HO Historic Overlay Zone.
 - (3) Approval of Certificates of Appropriateness shall be by the Landmarks and Urban Conservation Commission unless the adopted special development guidelines authorize the Planning Director to make the decision.
- (E) **Height.** Structures shall not exceed 26 feet in height, except as provided in § 14-16-3-3 of this Zoning Code. However, the Landmarks and Urban Conservation Commission may require lower structure height where such is found appropriate to the scale of the immediate area.
- (F) **Lot Size.** No requirements.
- (G) **Setback.** The Landmarks and Urban Conservation Commission may require setbacks up to but not exceeding those specified in the R-1 zone where such are found important to the scale and character of the immediate area.
- (H) **Density.** A floor area ratio of 0.75 is the maximum permitted.
- (I) **Off-Street Parking.** None, except one properly paved off-street loading space of at least 9 by 25 feet shall be provided for every commercially-used premises; however, such parking space is required only to the extent on-premise ground space is available.

A-4

(3) The owner or any other person having legal custody or control of a landmarked structure shall repair or stabilize the structure if it is found to have any of the following defects:

- (a) A deteriorated or inadequate foundation.
- (b) Deteriorated, loose or ineffective waterproofing and weatherproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.
- (c) Any fault in the building or structure that renders it structurally unsafe or not properly watertight.
- (d) Parts that are so attached that they may fall and injure members of the public or property.
- (e) Significant architectural features, as described in the ordinance designating the landmark, that are deteriorating or in need of stabilization to insure their preservation.
- (f) Or other condition determined by appropriate city officials to cause an immediate threat to public health, safety or welfare.

(4) Any landmarked archeological site or vacant landmarked structure shall be adequately secured against unauthorized entry.

(E) To better correlate landmarks status with the Zoning Code, the HO Historic Overlay Zone will be mapped promptly on the official zone map for all real property designated a landmark, unless the area is in the H-1 Historic Old Town Zone.

('74 Code, § 7-5-7) (Ord. 22-1978; Am. Ord. 83-1980; Am. Ord. 4-1985; Am. Ord. 51-1991)

§ 14-12-8 PROCEDURES FOR ALTERATION, DEMOLITION AND NEW CONSTRUCTION WITHIN AN HISTORIC ZONE, URBAN CONSERVATION OVERLAY ZONE OR LANDMARK SITE.

(A) *Requirement.* Within the boundaries of a historic zone, urban conservation overlay zone, or landmark site, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriateness has been duly approved. Within a historic zone, urban conservation overlay zone, or landmark site which has specific sign requirements, no sign may be altered, constructed, or demolished until a Certificate of Appropriateness has been duly approved. Interior features which are listed as worthy of preservation in the landmark's general preservation guidelines or specific development guidelines shall not be altered or demolished until a Certificate of Appropriateness has been approved. Notwithstanding the above, a Certificate of Appropriateness shall not be required for:

(1) Ordinary maintenance and repair where the purpose of the work is to correct deterioration to the structure and restore it to its condition prior to deterioration;

(2) Any construction, alteration, or demolition duly approved prior to the effective date of this article;

(3) Any construction, alteration, or demolition which only affects the interior of the structure unless the interior features which will be affected were listed as worthy of preservation in the landmark's

general preservation guidelines or specific development guidelines;

(4) Any construction, alteration, or demolition which is exempted from this requirement by approved specific development guidelines;

(5) Any alteration or demolition which is necessary to correct or abate a condition which has been declared unsafe by the appropriate City official after notification of the Commission and consultation with the Chairperson of the Commission and where emergency measures have been declared necessary by such departments; or

(6) Any demolition which is approved by the City Council after the demolition moratorium period has elapsed.

(B) *Criteria for Issuance of Certificates.* An Application for a Certificate of Appropriateness shall be approved if it complies with the following criteria:

(1) The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone or urban conservation overlay zone;

(2) The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished, and

(3) The change qualified as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable;

(4) The structure or site's distinguished original qualities or character will not be altered. For the purposes of this division (4), **ORIGINAL** shall mean at the time of initial construction or developed over the course of history of the structure;

(5) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in like material and design;

(6) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the historic zone or urban conservation overlay zone in which it is to be located; and

(7) Demolition shall only be permitted if it is determined that the property is incapable of producing a reasonable economic return as presently controlled and that no means of preserving the structure has been found. In making a determination regarding reasonable economic return the Commission may consider the estimated market value of the building, land and any proposed replacement structures, financial details of the property including, but not limited to, income and expense statements, current mortgage balances and appraisals, the length of time that the property has been on the market for sale or lease, potential return based on projected future market conditions, the building's structural condition, and other items determined to be relevant to the application.

(C) *Procedures for Approval of Certificate.*

(1) Application:

A-5

**Historic Old Town Property Owners Association
2012 South Plaza Street NW
Albuquerque, NM 87104**

November 6, 2012

Landmarks & Urban Conservation Commission
City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Re: Warpath Traders Inc.—paintings on building

Ladies and Gentlemen:

On behalf of the Historic Old Town Property Owners Association (HOTPOA), I wish to express our position regarding the paintings on the building of Warpath Traders at 2014 South Plaza Street NW.


Recently Warpath Traders had a number of kachinas and other design elements painted on the outside of its building at the above-referenced address, which modifies the external appearance of the building.

HOTPOA's position is that businesses in Old Town should conform to the existing ordinances regarding size, number and location of signs and design elements, with final determination as to conformity or appropriateness made by the LUCC.

Thank you for considering our concerns in this matter.

Sincerely,

**HISTORIC OLD TOWN PROPERTY
OWNERS ASSOCIATION**



Charles Villa
President

A-6



T-BIRD INC.

February 5, 2013

City of Albuquerque

To Whom It May Concern:

I am writing to protest the painting that was done on the outside of the retail business Warpath, file 1004180/12LUCC-50059.

The designs are not in keeping with the historic atmosphere of Old Town. They distract from the architecture of the buildings and heighten the commercial nature rather than enhancing the look of the Plaza.

Additional, I am concerned about precedent. If this painting is allowed to remain when there was no pre-approval of it or the design, why shouldn't other businesses paint first and request permission later as Warpath has done. Who decided the amount of space that may be painted, the designs allowed? And where does it stop? It has always been the goal to keep the Plaza and Old Town looking historic and not commercial. It is my strong belief that these painting betray that goal.

If you have any questions, please feel free to contact me.

Sincerely,

George Cook
President

APPLICATION MATERIALS

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☐ Administrative Amendment/Approval (AA)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ☐ Annexation
☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plan boundaries)
☐ Sector Plan (Phase I, II, III)
☐ Amendment to Sector, Area, Facility or Comprehensive Plan
☐ Text Amendment (Zoning Code/Sub Regs)
☐ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- ☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): TBS Family Limited Partnership PHONE: 505 553-2727
ADDRESS: 2020 South Plaza FAX: _____
CITY: ALBU STATE NM ZIP 87104 E-MAIL: Santa Fe South Plaza LLC

* APPLICANT: STEVE WHITE PHONE: 505 250-9787
ADDRESS: 2014 South Plaza NW FAX: 505 243-9120
CITY: ALBU STATE NM ZIP 87104 E-MAIL: warpathtrading@yahoo.com
Proprietary interest in site: _____ List all owners: Tom Jaramello

DESCRIPTION OF REQUEST: Native American Dance "AKA" Kachinas
on outside of Building

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 172C Block: _____ Unit: _____
Subdiv/Addn/TBKA: _____
Existing Zoning: H-2 Proposed zoning: - MRGCD Map No 38
Zone Atlas page(s): J-13 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO
No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____
LOCATION OF PROPERTY BY STREETS: On or Near: 2014 302 PLAZA
Between: ROMERO and SAN FELIPE

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: _____

SIGNATURE Steve White DATE 10/4/12
(Print Name) Steve White Applicant ☐ Agent: ☐

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>12 LUCC 50059</u>	<u>COA</u>	—	\$ <u>25.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	—	\$ <u>10.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	—	\$ <u>35.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	—	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	—	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	—	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	—	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	—	\$ _____
	Hearing date <u>2/13/13</u>			Total
				\$ <u>70.00</u>

12-17-12
Staff signature & Date

Project # 1004180

Revised: 6/2011

FORM L: LANDMARKS AND URBAN CONSERVATION COMMISSION

- ☒ CERTIFICATE OF APPROPRIATENESS PUBLIC HEARING
☐ CERTIFICATE OF APPROPRIATENESS STAFF DECISION
☐ CERTIFICATE OF COMPLIANCE (HII-Edo UCOZ)

Historic Zone or Designation:

- ☒ Historic Old Town
☐ Historic Old Town Buffer Zone
☐ Huning Highland
☐ Fourth Ward
☐ Eighth & Forrester
☐ City Landmark
☐ HH-Edo UCOZ

Type of Request:

- ☒ Alteration
☐ New Construction
☐ Sign (Please read the note below)*
☐ Relocation
☐ Demolition
☐ National Register Nomination Review
☐ City Landmark Designation
☐ City Overlay Designation
☐ Other _____

Number and Classification of structures on property:

- # _____ Significant Structures
 # _____ Contributing Structures
 # _____ Noncontributing Structures
 # _____ Unclassified Structures

- Does this request involve a residential property?
☐ Yes ☒ No
 Are tax credits or preservation loan funds applied for in connection with this proposal?
☐ Yes ☒ No

Attention applicants:

A conference with the LUCC Planner is advised prior to application. Call the LUCC Administrative Assistant at 924-3883 for an appointment. At the conference, the planner will determine if your project may be approved administratively or if a public hearing before the Commission is required. The planner will also determine what materials are required to complete an application. These requirements will be indicated on the "Project Drawing Checklist" that the planner will complete during your pre-application conference. For public hearings, the applicant will prepare packets containing one each of the items with drawings folded to fit into an 8.5" by 14" pocket.

☐ **LUCC public hearing applications:**

- ☐ Project drawing checklist completed during a consultation with LUCC planner
☐ All materials indicated on the project drawing checklist. **15 packets for residential projects 18 for nonresidential or multi-use projects.**
☐ Letter detailing the scope of the proposal including:
 1. Extent of work to be done 2. Use(s) of existing and/or proposed site(s) and structure(s) 3. Square footage of proposed structure(s) 4. Proposed phasing of improvements and provisions for interim facilities 5. Relevant historic facts
☐ Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
☐ Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
☐ Sign Posting Agreement (provided upon application)

☐ **Administrative (Staff) Approval checklist:**

- ☒ Project drawing checklist completed during consultation with LUCC planner
☒ All materials indicated on the project drawing checklist and required by the LUCC planner
☒ Letter detailing the scope of the proposal including:
 1. Extent of work to be done 2. Use(s) of existing and/or proposed site(s) and structure(s) 3. Square footage of proposed structure(s) 4. Proposed phasing of improvements and provisions for interim facilities 5. Relevant historic facts
☒ Zone Atlas map with the entire property precisely and clearly outlined and crosshatched
☐ Administrative Approval (LUCCS) Sign Posting Agreement *sp*
☐ LUCC building permit waiver signed by the applicant (provided upon approval)

***PLEASE NOTE:** Approval of a signs in the overlay zones also require a sign permit from Zoning in addition to LUCC approval.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Steve White
 Applicant name (print)
Steve White 12/29/12
 Applicant signature/date

☒ Checklists complete

Application case numbers

Form revised October 2007

☒ Fees collected

12 - LUCC 50059 *12-17-12*

☒ Case #s assigned

_____-_____-_____-
 Dev Review Division signature/date

☒ Related #s listed

_____-_____-_____-
 PROJECT# 1004180

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 1-29-13 To 2-13-13

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]
(Applicant or Agent)

12/17/12
(Date)

I issued 1 signs for this application, 12-17-12 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1004180

WARPATH TRADERS INC

303 ROMERO ST NW ALBUQUERQUE, NM 87104 505-243-6993

10/22/2012

Steve White
Warpath Traders Inc
303 Romero St NW Albuquerque, NM 87104 505-243-6993

Albuquerque Landmarks and Urban Conservation Commission
City of Albuquerque Planning Department
Plaza Del Sol Building, 600 Second Street NW 3rd floor
Albuquerque, NM 87103

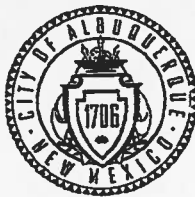
Dear Madams/Sirs

I am applying for an application for consideration of a proposal to modify the appearance of the exterior of my business located at 2014 south Plaza NW in Old Town Albuquerque. We would like to paint the front of the building to add some curb appeal (if you wish), so the appearance is not so sterile. The front was previously white washed and quite bland. (I am talking in past tense as I have already painted the front of my business.) I was completely unaware that I needed to get a certificate of appropriateness before modifying the appearance of the building. So I acquired my landlord's approval thinking that was all I needed. I am sorry. I did not intentionally paint the building knowing that I needed an approval from the LUCC. I have been a merchant in Old Town since 1994 and have always done business in accordance with the zoning laws. The artist that did the painting was quite enthusiastic with his paintings. The Kachinas are representations of the Native American Culture that we are so surrounded by here in the southwest. I would like to find out what part of the painting/paintings would be deemed permissible and what needs to be changed. I look forward to meeting with you to discuss what I will be allowed to do to the front of the property located at 2014 South Plaza.

After doing business in Old Town for almost 20 years, with now 5 locations, I have a very high regard for the image that Old Town and its merchants portray to the public and our clientele. I want to see Old Town as a commerce area that we as Albuquerqueans are more than proud to show off to the entire world

Thank You for your Considerations

Steve White
Vice President
Warpath Traders Inc



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

October 4, 2012

Steve White
Warpath Traders, Inc.
303 Romero Street NW, Suite S-204
Phone: 505-250-9887/Fax: 505-243-9170

Dear Steve:

Thank you for your inquiry of **October 4, 2012** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(LUCC SUBMITTAL) – TRACT 172, MRGCD MAP 38 AT 2014 SOUTH PLAZA NW BETWEEN SAN FELIPE NW AND ROMERO STREET NW** zone map J-13.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATIONS THAT NEED TO BE CONTACTED IN REGARDS TO THIS LUCC SUBMITTAL – please attach this letter and Attachment A to your application packet – siw.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

**LETTERS MUST BE
SENT TO BOTH
CONTACTS OF EACH
NA/HOA FOR THIS
PLANNING SUBMITTAL.**

'ATTACHMENT A'

Steve White
Warpath Traders, Inc.
303 Romero Street NW, Suite S-204
Phone: 505-250-9887/Fax: 505-243-9170
Zone Map: J-13

HISTORIC OLD TOWN PROPERTY OWNERS ASSOC.

Jim Hoffsis
2012 S. Plaza St. NW/87104 242-7204 (w)
Kathy Hiatt
110 San Felipe St. NW/87104 243-3639 (h)

*** President of Association**

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ☒ **ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- ☐ **The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.**
- ☒ **Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- ☒ **Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@caba.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 10/04/12 Time Entered: 11:55 a.m. ONC Rep. Initials: siw

CERTIFIED MAIL[®] RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

ALBUQUERQUE NM 87104

Postage	\$0.45
Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$2.35
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.75

0101

12



Sent To

Jim H. H. S.

Street, Apt. No.,
or PO Box No.

2012 South PARA ST NW

City, State, ZIP+4

ABQ NM 87104

PS Form 3800, August 2006

See Reverse for Instructions

U.S. Postal Service[®]

CERTIFIED MAIL[®] RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

ALBUQUERQUE NM 87104

Postage	\$0.45
Certified Fee	\$2.95
Return Receipt Fee (Endorsement Required)	\$2.35
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$5.75



Sent To

Kathy HAYAH

Street, Apt. No.,
or PO Box No.

110 SAN FELIPE ST NW

City, State, ZIP+4

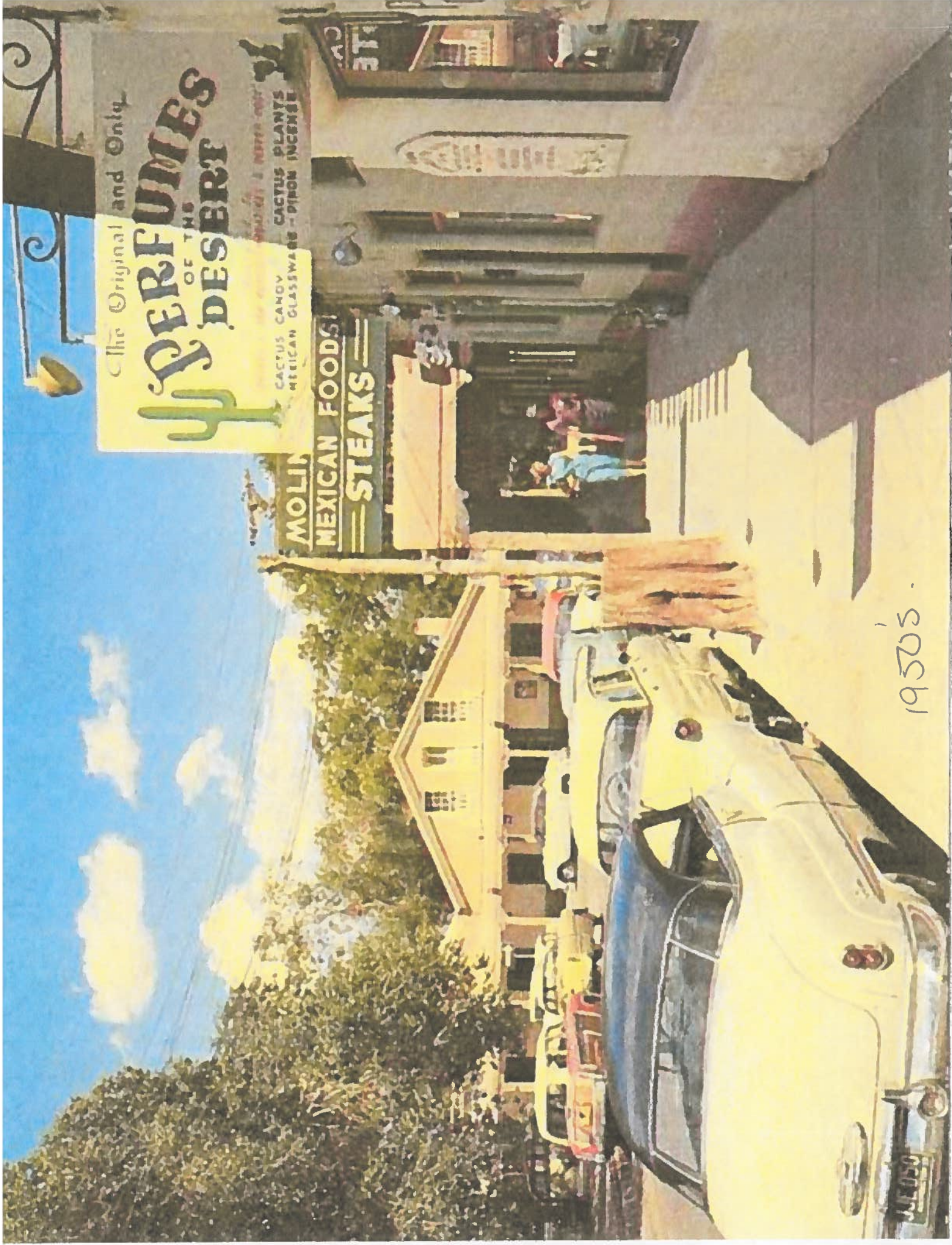
ABQ NM 8704

PS Form 3800, August 2006

See Reverse for Instructions







1950's