



**Landmarks & Urban
Conservation Commission**



**Agenda Number: 4
Case No.: SI-2020-00060
Project 2020-003505
May 13,2020**

Staff Report

Agent		Staff Recommendation APPROVAL of Case SI-2020-00060, Project 2020-003505, a request for a Certificate of Appropriateness for new construction based on the Findings beginning on page 10 and subject to the Conditions of Approval on page 11. Leslie Naji, Senior Planner Staff Planner
Applicant	Kenneth Sandoval	
Request	Certificate of Appropriateness for new construction	
Legal Description	Tract 153, Block 0000	
Address/Location	2004 Old Town Road NW	
Size	0.07 ac.	
Zoning	MX-T	
Historic Location	Old Town Historic Zone	

Summary of Analysis

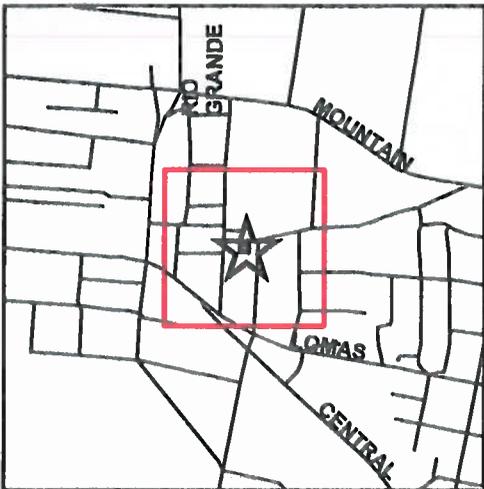
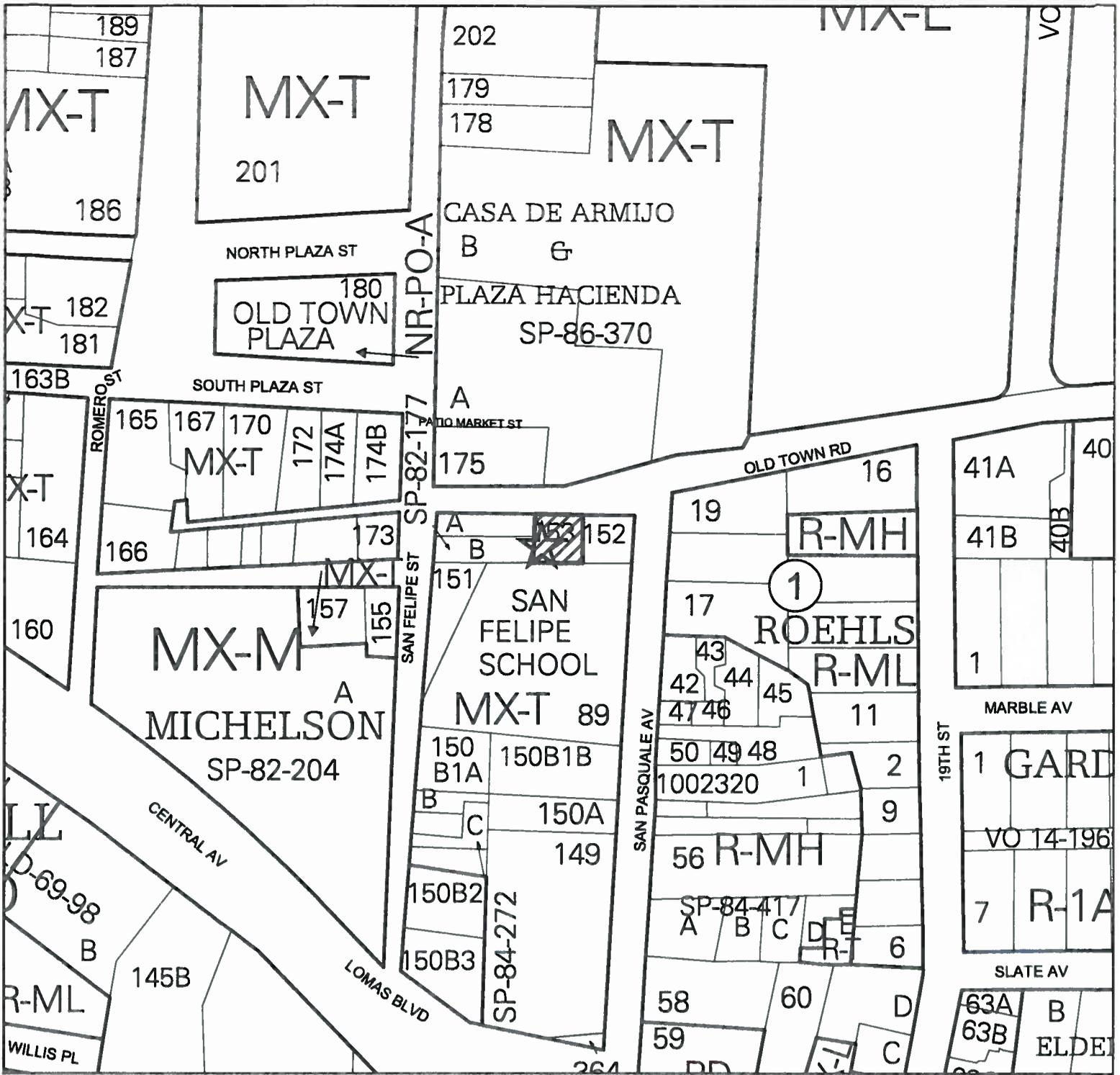
The application is for a Certificate of Appropriateness for an addition to the property; that of three studio apartments to a previous addition to a 1910 adobe house. The earlier addition was approved by the Landmarks Commission. The applicant also proposes a 42" high adobe wall to provide a courtyard space. The form and architectural style of the new buildings are common to the HPO-5 Zone with pitched roofs and corrugated metal roofing material.

The proposal is for three 1-bedroom townhomes extending east from the rear addition of the original adobe house. Units range from approximately 440 square feet to 560 square feet. The architecture is similar to the New Mexico vernacular of the original house on the site, with sash windows, stucco walls and corrugated metal roof. The roof is of the same pitch as the original house. The three townhouses along with the original house create a u-shaped compound with central courtyard.

This request for a Certificate of Appropriateness for new construction has been reviewed against the Old Town Historic Zone Development Guidelines and the criteria for approval of a Certificate of Appropriateness-Major contained in the Integrated Development Ordinance. The applicant's proposal complies with the development guidelines and is eligible for a Certificate of Appropriateness.

PRIMARY REFERENCES:

Integrated Development Ordinance; Design Guidelines for the Old Town Historic Protection Overlay Zone.



IDO ZONING MAP

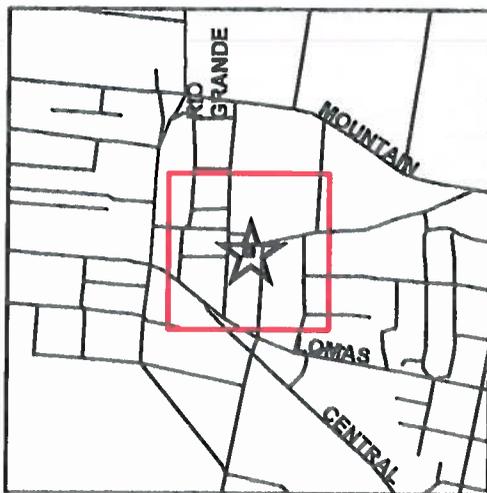
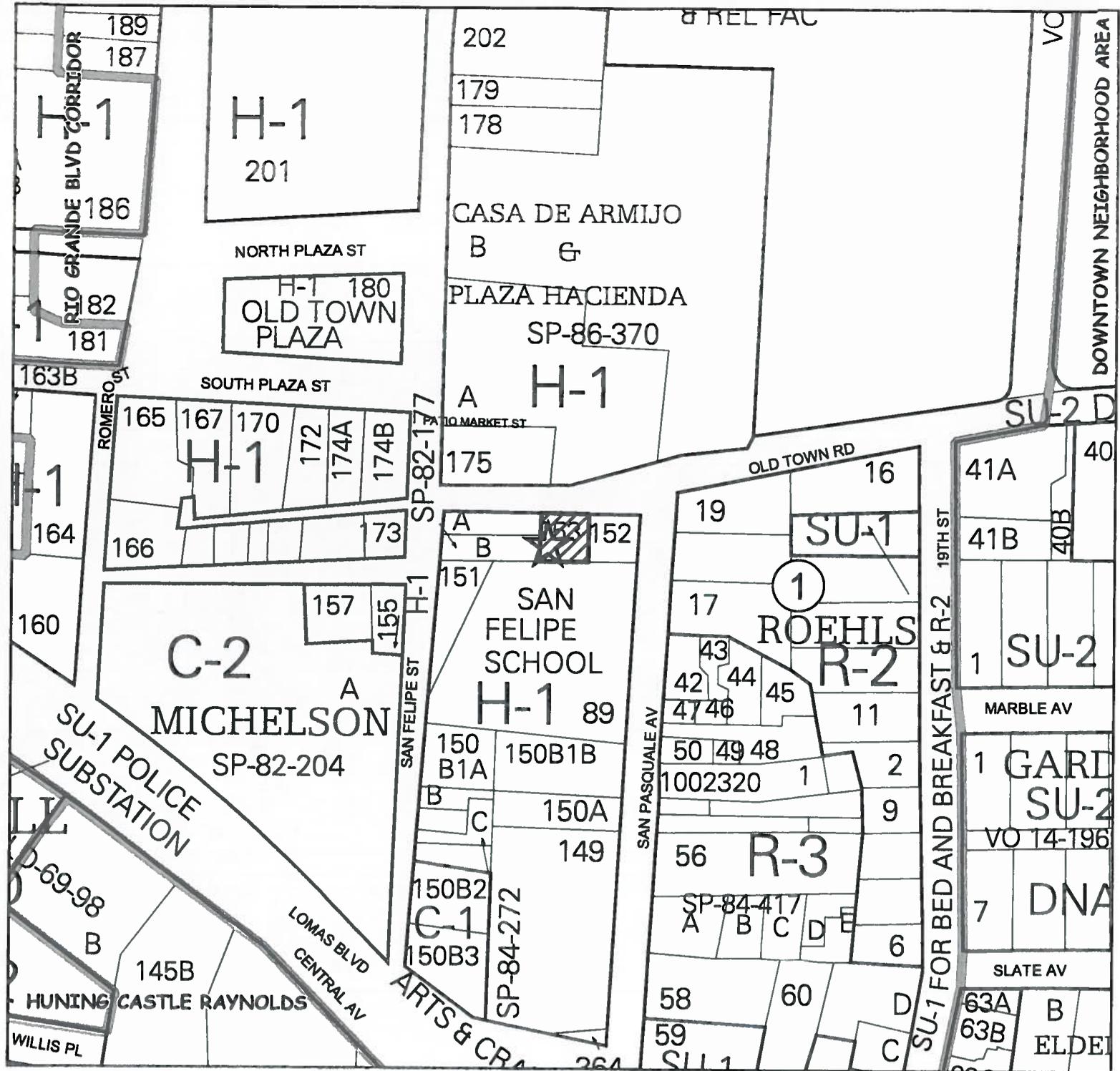
Note: Gray shading indicates County.



1 inch = 150 feet

Hearing Date:
5/13/2020
Project Number:
PR-2020-003605
Case Numbers:
SI-2020-00060

Zone Map Page:
J-13



OLD ZONING MAP

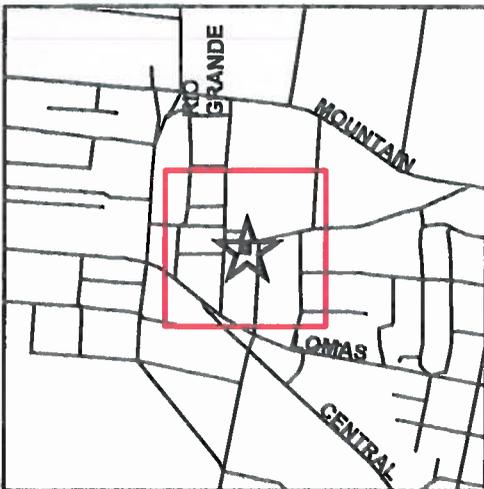
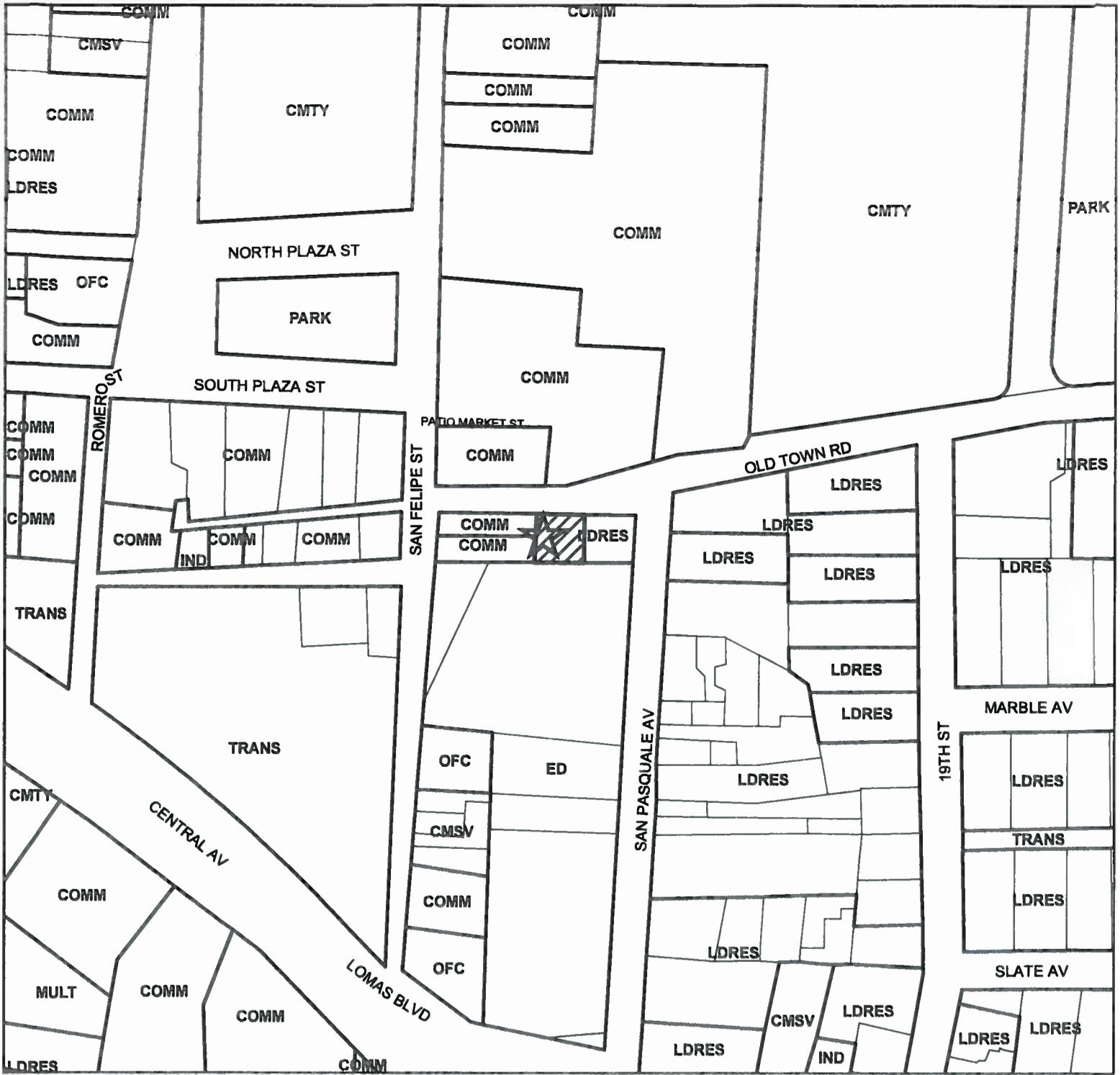
Note: Gray shading indicates County.



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J-13



LAND USE MAP

Note: Gray shading indicates County.

- | | |
|--------------------------------------|--------------------------------|
| Key to Land Use Abbreviations | APRT Airport |
| LDRES Low-density Residential | TRANS Transportation |
| MULT Multi-family | AGRI Agriculture |
| COMM Commercial Retail | PARK Parks and Open Space |
| CMSV Commercial Services | DRNG Drainage |
| OFC Office | VAC Vacant |
| IND Industrial | UTIL Utilities |
| INSMED Institutional / Medical | CMTY Community |
| ED Educational | KAFB Kirtland Air Force Base |



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Zone Map Page:
J-13

Development Review Division Report:

SUMMARY OF REQUEST

Requests	<i>Certificate of Appropriateness for New construction</i>
Historic Location	<i>Old Town Historic Protection Overlay Zone</i>

AREA HISTORY AND CHARACTER

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

	# of Stories	Roof Configuration, Architectural Style and Approximate Age of Construction	Historic Classification & Land Use
General Area	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
Site to the North	1	Southwest Revival, flat roof, adobe, crenelated parapet, 1924	Unclassified
Sites to the South	1	Parking lot San Felipe School	Unclassified
Sites to the East	1	New Mexico Vernacular, hipped roof, adobe, galvanized metal roof, 1930's	Contributing
Site to the West	1	Spanish Pueblo, flat roof, projecting vigas, adobe, c. 1870	Contributing

II. INTRODUCTION

Proposal

The request is for a Certificate of Appropriateness for new construction of three one-bedroom apartments in the side yard of a 1910 adobe house. The original house was granted a Certificate of Appropriateness by the Landmarks Commission in 2017 which included restoration of the original portion of the house and reconstruction of a rear addition. In this proposal, the applicant shows three ne-bedroom townhouses connecting to the rear addition of the original house and creating a U-shaped compound with front adobe wall enclosing the front yard.

The proposed units consist of stucco walls, aluminum clad single hung windows with painted wood trim and a corrugated metal roof with side gabled end, pitch to match original structure. The

proposed units also incorporate stucco dormers which define them as separate from the original building.

Context

The Historic Old Town Zone 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 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.

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.

History

The 1913 Sanborn map first shows the property, labeled as adobe/earth roof. It remains as such until the 1931 Sanborn which shows a covered porch which, by 1942 was shown as an enclosed

addition, that which is to be renovated. The only other changes to the property include the addition of a bathroom, dating to the 1970's.

In 2017 the Landmarks Commission reviewed and approved a request for a renovation of the original house and the reconstruction of the later rear addition to include a new bathroom, entrance and second floor loft.

Little has changed with the property which has a large side yard enclosed with a chain-link fence. It is the intension of the property owner, with this application, to build three small studio apartments in the side yards and enclose the front yard with a 42' stucco wall.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III. ANALYSIS

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

Albuquerque-Bernalillo County Comprehensive Plan of 2017

This site is an Historic Asset in terms used in the Comprehensive Plan. The plan sets out goals and policies concerning land use, environmental protection and heritage conservation. Chapter 11, Section 2, Historic Assets (pp. 11-25 – 11-26) states:

“Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.”

POLICY 11.2.1 Gentrification: Balance the objectives of historic preservation and conservation of affordable housing. [ABC]

a) Work to maintain a range of housing options and affordability levels to ameliorate the displacement of low-income households.

b) Encourage renovation and rehabilitation to preserve and enhance the existing housing stock.

There is a limited housing stock within Old Town. The house on this property is currently vacant. The addition of three new small townhouses and the renovation of the original house will provide four new houses units which will not result in displacement but may provide housing accessible to a variety of incomes.

Policy 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

The project directly addresses the ABC Comprehensive Plan by redeveloping a historic neighborhood while emphasizing the existing architecture. Creating new residential property will assist in creating community beyond tourists in the Old Town district.

Integrated Development Ordinance (IDO)

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was changed from H-1 zoning to MX-T.

The property is located within the Old Town Historic Protection Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (J) identifies standards and guidelines for HPO 5 Old Town.

3-5(J)(2) Building Height

Building height, maximum: 26 feet, unless the Landmarks Commission (LC) requires a lower height to protect the historic character of the area.

The proposed townhouses have a building height (measured to the center of the roof pitch) of 14 feet, well within the Old Town HPO height restriction.

3-5(J)(3)(a) Parking and Loading, Minimum
None.

No parking is required and none is provided.

6-6(D)(3) Review and Decision Criteria

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

The proposed townhouses are of simple, traditional architectural style, with a pitched, gabled roof to complement the principal dwelling.

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

The proposal will cause no harm to the significance of the existing house and the distinctive qualities of the Historic District will be undiminished. Although the new construction will connect to the new addition of the historic building, it is visually distinguishable through the change of roof. The roof is higher than the original house as the townhouses have a second floor.

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

Not applicable

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

The proposal will cause no harm to the original, distinguishing qualities of the contributing building. Should this new construction ever be removed in the future, the historic building would be unaffected.

6-6(D)(3)(e) 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 material and design.

Not applicable.

6-6(D)(3)(f) 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 HPO zone.

The architectural language of the new structure references historic characteristics of the neighboring contributing buildings and the historic building on-site.

Design Guidelines (as amended April, 1998) have been adopted by the Landmarks and Urban Conservation Commission for building projects in the Old Town Historic Preservation Overlay Zone. The guidelines include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character. Design Standards and Guidelines (amended 2018) also apply to new and replacement signage.

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

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.

Following the restoration one of the few early buildings in Old Town to original standards, the applicant is proposing new construction on the lot with similar architectural style and detailing. The original site use was residential and it will continue to be so.

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.

The proposed construction will place small units on open, unused portions of the site. Their construction will provide housing where there is currently a view of the adjacent school's parking lot.

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 conjectural designs of different architectural features from other buildings.

The new construction will reflect the historic detailing of the original house.

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.

Not Applicable

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.

Not Applicable

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.

This property makes no pretense of being anything other than a simple adobe house. The proposed townhouses have a similar simplicity

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.

The new construction of the project is compatible with Old Town architectural styles for residential architecture of the early 1900's

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.

Not Applicable

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.

The proposed new construction is not meant to be an addition of the original house. Although the new townhouses will have a shared wall with the reconstructed rear addition of the original house, they are essentially separate. Should the townhouses be removed, the original house would continue to stand on its own, with integrity.

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.

The proposed courtyard wall is shown in two different locations. As a projecting wall, there is not sufficient sidewalk clearance and vehicular viewpoints might be obstructed. Placement of the wall flush with the front face of the existing house as was determined in the previous LC hearing, will better address the need of public safety.

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.

Not Applicable

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.

Not Applicable

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.

The new buildings are designed in vernacular styles, with a pitched roof of galvanized metal. The building will have stucco finish exterior and windows with 1/1 lights and wood exterior trim. The design and scale of the new buildings are similar to the majority of buildings in the Old Town Historic Protection Overlay Zone, HPO-5.

The drawings submitted for this project are illustrative; heights of major features are not given. The front adobe wall, as previously mentioned, is indicated to be extended towards the street. This would encroach upon the narrow sidewalk area. Subsequent drawings for building permit should be provided for staff review and official LC records.

It is worth mentioning that at the time of construction, it will be expected that the front sidewalk be cleared and brought up to code.

V. Neighborhood/Public Concerns

The application was legally advertised in the newspaper. A sign was posted on the property with notice of the application and hearing date. The applicant notified the Historic Old Town Property Owners Association of the request as well as property owners within 100 feet minus right of way. Two comments from neighbors have been received regarding this application, both in support of the project. (See Attachment A)

Conclusions

This request for a Certificate of Appropriateness for new construction has been reviewed against the *Old Town Historic Zone Development Guidelines* and the criteria for approval of a Certificate of Appropriateness contained in the *Integrated Development Ordinance (IDO)*. The new construction complies with both.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for new construction - Case SI-2020-00060 / Project # 2020-003505 (May 10, 2020)

1. This application is a request for a Certificate of Appropriateness for the property described as Lot 153 of the Old Albuquerque Town site, MRGCD Map 38, in the Old Town Historic Protection Overlay (HPO-5) Zone.
2. The subject property is approximately 0.07 acres and contains an existing building. It is listed as a contributing building in the state registered Old Albuquerque Historic District.
3. The proposal is for three 1-bedroom townhomes extending east from the rear addition of the original adobe house. Units range in size from approximately 440 square feet to 560 square feet.
4. Section 14-16-3-5(D) of the Integrated Development Ordinance states that within the boundaries of an HPO zone, 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.
5. Section 14-16-6-6(D) of the Integrated Development Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The IDO Section 14-16-6-6(D)(3)(a) 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 the specific HPO zone where the property is located".
6. This application is consistent with the specific design guidelines of the Old Town HPO. Materials and details are similar to those of the original house on the site.
7. Subject to conditions of approval, the proposed project is consistent with designation ordinance R-46-1991. The proposed work complies with a number of the relevant development guidelines for the historic zone as described in the staff report.
8. The IDO Section 14-16-6-6(D)(3)(b) 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”.

9. The IDO Section 14-16-6-6(D)(3)(d) states that a Certificate of Appropriateness shall be approved if “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.”

10. The architectural style of the new buildings are common to the historic zone and compatible with the surroundings. Traditional exterior details and materials are used throughout. The overall character of the historic area will not be diminished.

RECOMMENDATION - Case No. SI-2020-00060/ Project # 2020-003505

APPROVAL of an application for a Certificate of Appropriateness for new construction located at the 2004 Old Town Road, described as Lot 153 of the Old Albuquerque Town site, zoned MX-T based on the above 10 Findings and subject to the following conditions.

Conditions of Approval Recommended for *SI-2020-00060/ Project # 2020-003505*

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals, including but not limited to the additional front wall height requested.

2. Applicant shall provide LC staff with floor plans and elevations as drawn for building permit.

3. Final selection of windows are subject to LC staff review and approval.

4. Front adobe courtyard wall shall be setback to align with front face of the existing house.

**Leslie Naji, Senior Planner,
Urban Design and Development Division**



Please check the appropriate box and refer to supplemental forms for substantial requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness - Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness - Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan - EPC including any Variances - EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan - DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land - Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land - Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map - EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map - Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance - DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance - ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: <u>KENNETH SANDOVAL</u>		Phone: <u>505 379 0891</u>
Address: <u>907 FORESTER AVE NW</u>		Email: <u>QUENTASNET.COM</u>
City: <u>ABQ</u>	State: <u>NM</u>	Zip: <u>87102</u>
Professional/Agent (if any): <u>NA</u>		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List all owners:	

BRIEF DESCRIPTION OF REQUEST

ADDITION OF 3 RESIDENTIAL UNITS

SITE INFORMATION (Accuracy of the existing legal description is critical! Attach a separate sheet if necessary.)

Lot or Tract No.: <u>153</u>	Block: <u>11A</u>	Unit: <u>1A</u>
Subdivision/Addition: <u>MRGCD</u>	MRGCD Map No.: <u>3B</u>	UPC Code: <u>1013-5816929620507</u>
Zone Atlas Page(s): <u>213</u>	Existing Zoning: <u>HROS HxT</u>	Proposed Zoning:
# of Existing Lots: <u>1</u>	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: <u>2004 OLD TOWN ED</u>	Between: <u>SAN PASQUALE ST.</u>	and: <u>SAN FELIPE ST.</u>
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <u>[Signature]</u>	Date: <u>3.10.20</u>
Printed Name: <u>KENNETH SANDOVAL</u>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Number	Action	Fees
<u>PR-2019-00355</u>		
<u>SI-2020-00060</u>	<u>COA</u>	<u>\$195</u>
Meeting/Hearing Date: <u>April 8, 2020</u>	Fee Total: <u>\$195</u>	
Staff Signature: <u>[Signature]</u>	Date: <u>3-11-2020</u>	Project # <u>PR-2020-003505</u>

Form L: Historic Preservation and Landmarks Commission LC)

Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDERS@cahn.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
Number and Classification of Structures on Property		<input type="checkbox"/> Huring Highland – HPO-4	<input type="checkbox"/> East Downtown – CPO-4
Contributing Structures: /		<input checked="" type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Noncontributing Structures:		<input type="checkbox"/> Silver Hill – HPO-6	<input type="checkbox"/> City Landmark
Unclassified Structures:		Residential Property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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

HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision

- ___ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- ___ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ___ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- ___ Sign Posting Agreement

INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS

- ___ Interpreter Needed for Hearing? N If yes, indicate language: _____
- ___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- ___ Proof of emailed notice to affected Neighborhood Association representatives
- ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ___ Sign Posting Agreement

DEMOLITION OUTSIDE OF HPO Requires Public Hearing

- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing

- ___ All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- ___ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing

- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ___ Proposed Design Standards and Guidelines
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-8(E)(3)

ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing

- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature:	Date: 3.11.2020
Printed Name: KENNETH SANDOVAL	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
PR-2020-003505	SI-2020-00060
Staff Signature:	
Date: 3-11-2020	

APPLICATION MATERIALS

March 21, 2020

Greetings,

This letter is to notify you of my intention to add on to my structure on **2004 Old Town** road. I was approved by the LUCC to renovate the existing structure and lot in 2017, and would now like to get the approval to construct on the remaining part of the property.

It is my intention to add three residential structures of about 750sf each which would be consistent with the Historic Protection Overlay Zone and will be in harmony with other historical structural values that have existed in the old town area for generations. The original structure will remain, and will not be impacted by the addition. Its historical condition will be thoughtfully, and carefully preserved.

The proposed construction will be compatible with its historical style and will follow all guidelines outlined by the HPO Zone and will promote an authentic, New Mexico territorial look, with a central courtyard to allow for native landscape and paving. The exterior finish will be stucco to match the original structures material finish, and will contain a corrugated metal roof similar to the historical structure as well as other roofs in the Old Town area. Windows will be double hung clad to closely match the style of the area. It is my intention to develop a site that will blend in with its environment, and showcase the uniqueness of our Old Town Neighborhood.

There is no demolition proposed with this application for the addition requested. Demolition was approved during the initial LUCC hearing in 2017.

The hearing for this matter was scheduled on weds. April 08, 2020 at 3pm. @ 600 2nd st. NW., however with the concerns surrounding the covid-19 virus, the date has been cancelled and will be rescheduled to a later date determined by the City of Albuquerque.

I look forward to contributing to the beauty and uniqueness of our Old Town Plaza.

Please feel free to reach out if you have any questions,

Sincerely,

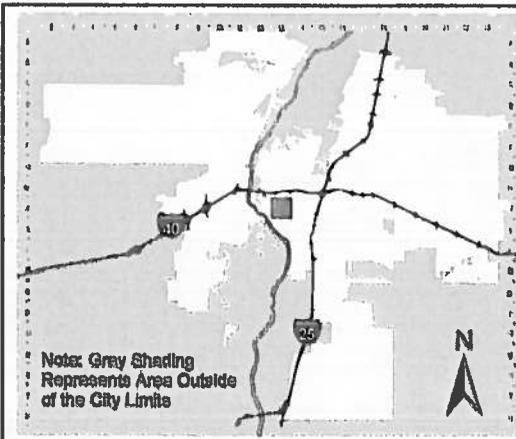
Kenneth M. Sandoval

505 379 0891

quiensandoval@gmail.com



For more current information and details visit: www.cabq.gov/gis



Note: Gray Shading
Represents Area Outside
of the City Limits

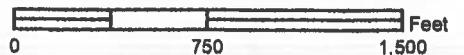
Address Map Page:

J-13-Z

Map Amended through:
3/17/2017



These addresses are for informational
purposes only and are not intended
for address verification.



PROPOSED SITE PLAN

5/17/12

RESIDENTIAL PROJECT
SANDOVAL
2004 OLD TOWN ROAD
ALBUQUERQUE, NEW MEXICO

5/17/12

RENTON & SUGRAL
properties, llc
Architectural Firm
10000 1st Avenue
Albuquerque, NM 87112

SHEET A1
SHEET NO. 001
OF 001

DATE: 5/17/12

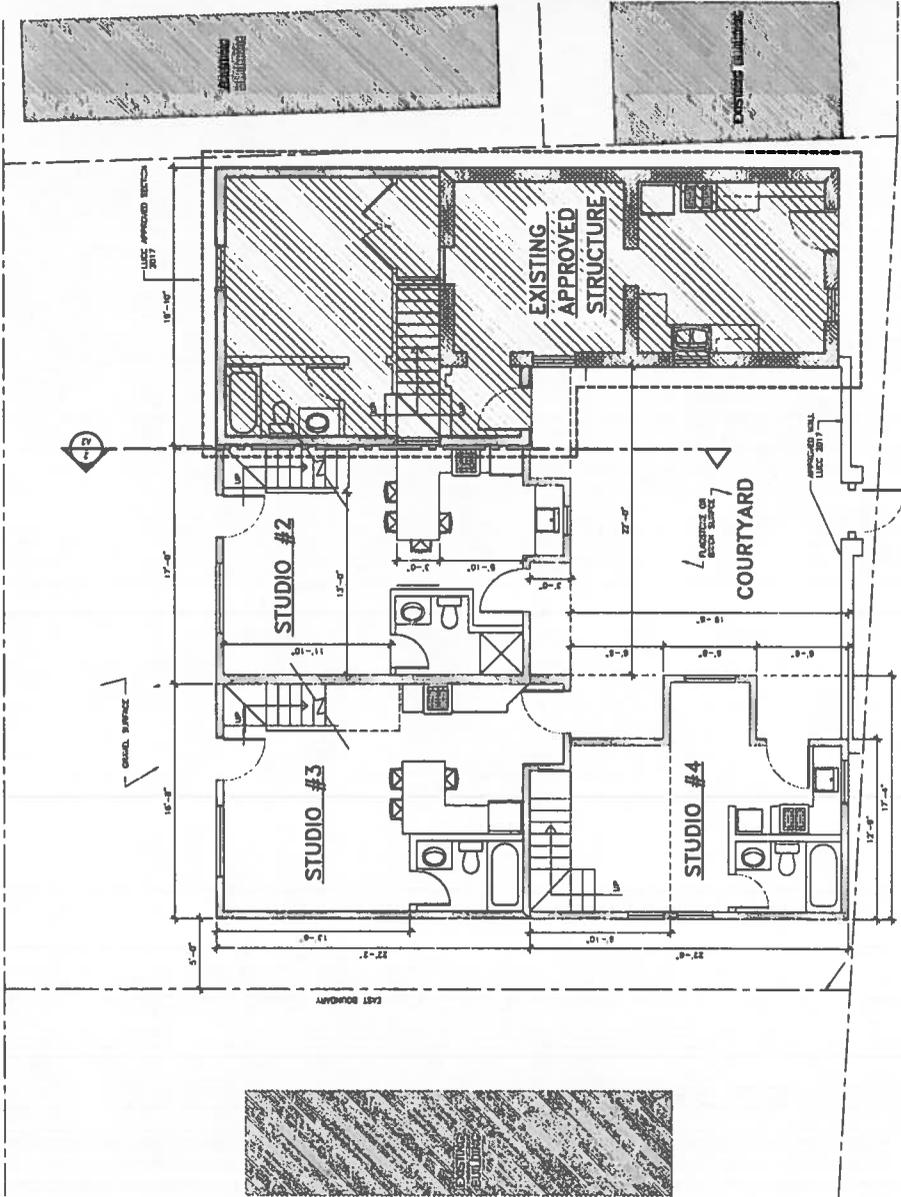
SCALE: 1/8" = 1'-0"

DATE: 5/17/12



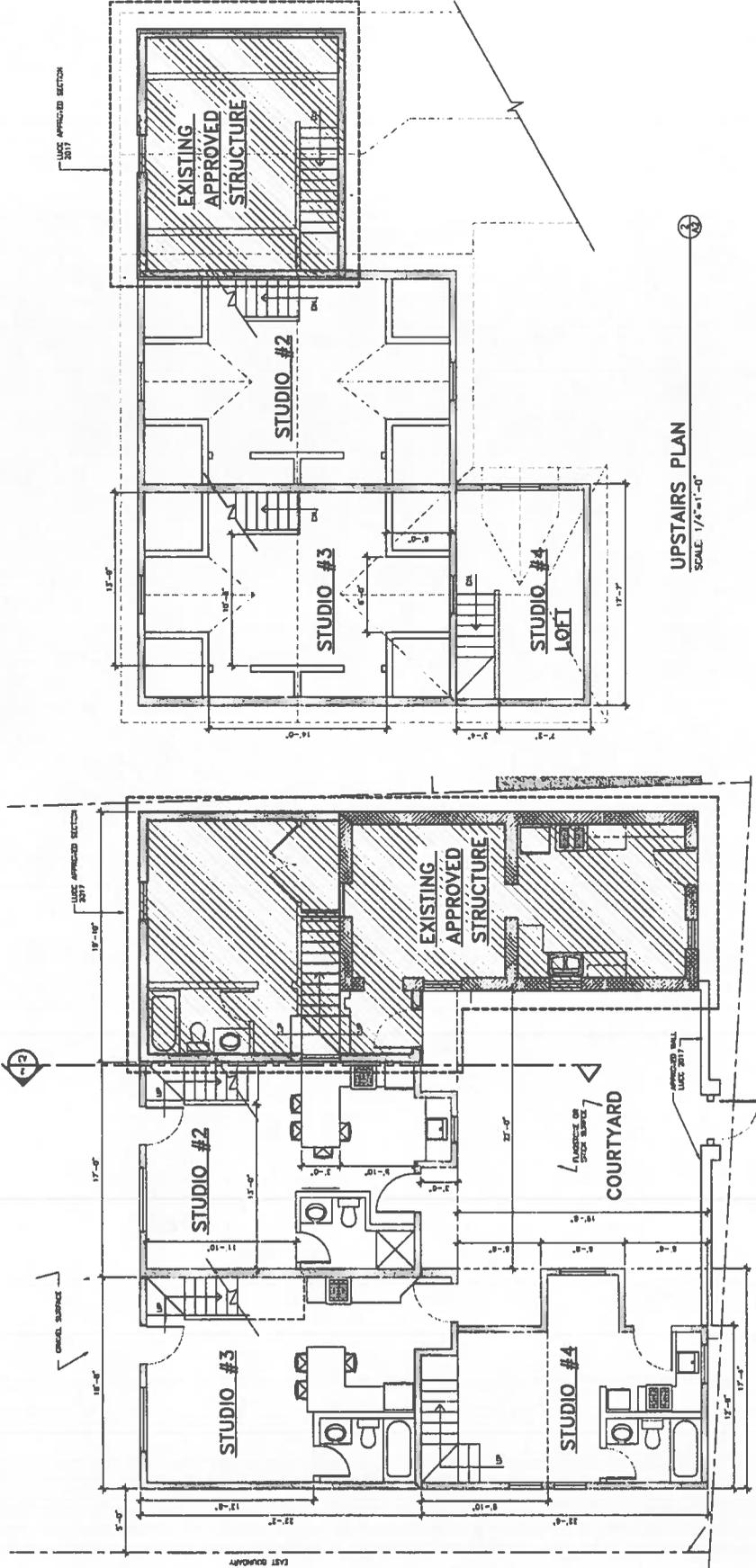
NORTH

AERIAL VIEW
W/S



NORTH

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



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 March 24, 2020 to April 8, 2020

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.

1.96
(Applicant or Agent)

3.11.20
(Date)

I issued 1 signs for this application,

3.11.2020
(Date)

[Signature]
(Staff Member)

PROJECT NUMBER: _____

NOTIFICATIONS

March 11, 2020

Greetings,

This letter is to notify you of my intention to add on to my structure on **2004 Old Town** road. I was approved by the LUCC to renovate the existing structure and lot in 2017, and would now like to get the approval to construct on the remaining part of the property.

It is my intention to add three residential structures of about 750sf each which would be consistent with the Historic Protection Overlay Zone and will be in harmony with other historical structural values that have existed in the old town area for generations. The original structure will remain, and will not be impacted by the addition. Its historical condition will be thoughtfully, and carefully preserved.

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The hearing for this matter will be held on weds. April 08, 2020 at 3pm. @ 600 2nd st. NW.

I look forward to contributing to the beauty and uniqueness of our Old Town Plaza.

Please feel free to reach out if you have any questions,

Sincerely,

Kenneth M. Sandoval
505 379 0891
quiensandoval@gmail.com

Naji, Leslie

From: quien@taosnet.com
Sent: Thursday, March 12, 2020 10:17 AM
To: Naji, Leslie
Subject: RE: 2004 OLD TOWN ROAD
Attachments: daniel Guitierrez.pdf; jim clark.pdf; Jim Hoffsis.pdf; Kathy Hiatt.pdf

Hello Leslie-
here are the forms for the associations regarding the Public Notice Inquiry.
do i just email them to each individual and cc you?

sorry for all of my lack of understanding.

ken
505 379 0891

=====
This message has been analyzed by Deep Discovery Email Inspector.

[Note: Items with an asterisk (*) are required.]

3/11/2020

[Date*]

Kenneth M. Sandoval

[Name* of Property Owner or Neighborhood Association (NA) Representative, Name of NA]

907 forrester rd. nw Albuquerque, NM 87102

[Address* of Property Owner or NA Representative]

RE: Public Notice of Proposed Project

Dear Kathy Hiatt [Name* of Property Owner or NA Representative],

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance

(IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a

Property Owner



[Property Owner or NA Representative] that

_____ [Name of Agent/Property Owner/Developer]

will be submitting the following application(s): [Application(s) per Table 6-1-1 in the IDO]



to be reviewed and decided by [Decision-making body per Table 6-1-1]

Landmarks Commission



The application(s) is/are for [description of project/request]

residential addition

1. Property Owner* Kenneth M. Sandoval
2. Agent* [if applicable] _____
3. Subject Property Address* 2004 Old Town Road
4. Location Description between San Pasquale rd. and San Felipe rd.
5. Zone Atlas Page 113 [Available here: <http://data.caba.gov/business/zoneatlas/>]
6. Legal Description lot 153 MRGCD Map 38
7. Area of Property [typically in acres] 1/8 acre
8. IDO Zone District MX-T

[Note: Items with an asterisk (*) are required.]

- 9. Overlay Zone(s) [if applicable] _____
- 10. Center or Corridor Area [if applicable] _____
- 11. Current Land Use [vacant, if none] residential _____
- 12. Deviations Requested [if applicable] _____
- 13. Variances Requested [if applicable] _____

The anticipated public hearing [meeting or hearing] for this request will be on 4/8/2020 [date] at 3:00 pm [time] in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102.*

You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

NOTE: Anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at (505) 379-0891 [phone number*] or via quien@taosnet.com [email*].

More information about the project can be found here: [project webpage*, if applicable]

Useful Links

Integrated Development Ordinance (IDO):
<http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

Sincerely,

Kenneth M. Sandoval [Agent/Property Owner/Developer]

Cc: _____ [Other Neighborhood Associations, if any]

[Note: Items with an asterisk (*) are required.]

3/11/2020

[Date*]

Kenneth M. Sandoval

[Name* of Property Owner or Neighborhood Association (NA) Representative, Name of NA]

907 forrester rd. nw Albuquerque, NM 87102

[Address* of Property Owner or NA Representative]

RE: Public Notice of Proposed Project

Dear Jim Hoffsis [Name* of Property Owner or NA Representative],

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance

(IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a

Property Owner [Property Owner or NA Representative] that

[Name of Agent/Property Owner/Developer]

will be submitting the following application(s): [Application(s) per Table 6-1-1 in the IDO]



to be reviewed and decided by [Decision-making body per Table 6-1-1]

Landmarks Commission



The application(s) is/are for [description of project/request]

residential addition

1. Property Owner* Kenneth M. Sandoval
2. Agent* [if applicable]
3. Subject Property Address* 2004 Old Town Road
4. Location Description between San Pasquale rd. and San Felipe rd.
5. Zone Atlas Page 113 [Available here: <http://data.caba.gov/business/zoneatlas/>]
6. Legal Description lot 153 MRGCD Map 38
7. Area of Property [typically in acres] 1/8 acre
8. IDO Zone District MX-T



[Note: Items with an asterisk (*) are required.]

- 9. Overlay Zone(s) [if applicable] _____
- 10. Center or Corridor Area [if applicable] _____
- 11. Current Land Use [vacant, if none] residential _____
- 12. Deviations Requested [if applicable] _____
- 13. Variances Requested [if applicable] _____

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IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

Sincerely,

Kenneth M. Sandoval [Agent/Property Owner/Developer]

Cc: _____ [Other Neighborhood Associations, if any]

[Note: Items with an asterisk (*) are required.]

3/11/2020

[Date*]

Kenneth M. Sandoval

[Name* of Property Owner or Neighborhood Association (NA) Representative, Name of NA]

907 forrester rd. nw Albuquerque, NM 87102

[Address* of Property Owner or NA Representative]

RE: Public Notice of Proposed Project

Dear Jim Clark [Name* of Property Owner or NA Representative],

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a

Property Owner [Property Owner or NA Representative] that [Name of Agent/Property Owner/Developer]

will be submitting the following application(s): [Application(s) per Table 6-1-1 in the IDO]



to be reviewed and decided by [Decision-making body per Table 6-1-1]

Landmarks Commission



The application(s) is/are for [description of project/request] residential addition

1. Property Owner* Kenneth M. Sandoval
2. Agent* [if applicable]
3. Subject Property Address* 2004 Old Town Road
4. Location Description between San Pasquale rd. and San Felipe rd.
5. Zone Atlas Page j13 [Available here: <http://data.caba.gov/business/zoneatlas/>]
6. Legal Description lot 153 MRGCD Map 38
7. Area of Property [typically in acres] 1/8 acre
8. IDO Zone District MX-T



[Note: Items with an asterisk (*) are required.]

9. Overlay Zone(s) [if applicable] _____
10. Center or Corridor Area [if applicable] _____
11. Current Land Use [vacant, if none] **residential** _____
12. Deviations Requested [if applicable] _____
13. Variances Requested [if applicable] _____

The anticipated public hearing [meeting or hearing] for this request will be on 4/8/2020 [date] at 3:00 pm [time] in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2nd St NW, Albuquerque, NM 87102.*

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<https://tinyurl.com/IDOzoningmap>

Sincerely,

Kenneth M. Sandoval [Agent/Property Owner/Developer]

Cc: _____ [Other Neighborhood Associations, if any]

[Note: Items with an asterisk (*) are required.]

3/11/2020

[Date*]

Kenneth M. Sandoval

[Name* of Property Owner or Neighborhood Association (NA) Representative, Name of NA]

907 forrester rd. nw Albuquerque, NM 87102

[Address* of Property Owner or NA Representative]

RE: Public Notice of Proposed Project

Dear Daniel Guterrez [Name* of Property Owner or NA Representative],

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance

(IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a

Property Owner



[Property Owner or NA Representative] that

[Name of Agent/Property Owner/Developer]

will be submitting the following application(s): [Application(s) per Table 6-1-1 in the IDO]



to be reviewed and decided by [Decision-making body per Table 6-1-1]

Landmarks Commission



The application(s) is/are for [description of project/request]

residential addition

1. Property Owner* Kenneth M. Sandoval
2. Agent* [if applicable]
3. Subject Property Address* 2004 Old Town Road
4. Location Description between San Pasquale rd. and San Felipe rd.
5. Zone Atlas Page j13 [Available here: <http://data.caba.gov/business/zoneatlas/>]
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IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

Sincerely,

Kenneth M. Sandoval [Agent/Property Owner/Developer]

Cc: _____ [Other Neighborhood Associations, if any]

ARCHDIOCESE OF SANTA FE REAL
ESTATE CORP/SAN FELIPE
4000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120-1714

SILVER HAWK LLC
42 PENNY LN
CEDAR CREST NM 87008-9723

BENAVIDEZ EDWARD L & BRUSUELAS
KIMBERLY S
312 SAN PASQUALE AVE NW
ALBUQUERQUE NM 87104-1432

SHARIFI HAMAYOON & SORAYA
202 SAN FELIPE ST NW
ALBUQUERQUE NM 87104

PATIO MARKET LLC
4333 PAN AMERICAN FWY NE SUITE A
ALBUQUERQUE NM 87107-6833

SAND N SUN LLC
2908 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87107-2929

DENNETT MICHAEL F
PO BOX 7456
ALBUQUERQUE NM 87194

GARCIA GASPAR JR ETAL
3322 GABALDON PL NW
ALBUQUERQUE NM 87104-2716

OLD TOWN PLAZA LLC
1919 OLD TOWN RD NW SUITE 1
ALBUQUERQUE NM 87104

HARTMAN GERALD S & HARTMAN
TIMOTHY R
3812 PEDRONCELLI RD NW
ALBUQUERQUE NM 87107-3084

SANDOVAL KENNETH
2004 OLD TOWN RD NW
ALBUQUERQUE NM 87104-1413

ARCHDIOCESE OF SANTA FE REAL
ESTATE CORP/ SAN FELIPE
4000 ST JOSEPHS PL NW
ALBUQUERQUE NM 87120-1714



2004 Old Town Rd



Legend
□ Bernalillo County Parcels



Notes

Buffer Map: 135 Ft.
ROW Old Town: 35 Ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
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2/6/2020

1:3,608

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Amelia Hamilton &
Spencer
305 S. 1st St. N. W.
Atlanta, GA 30303

Deborah Brown &
Robert Miller
312 S. Peach St. N. W.
Atlanta, GA 30303

Anna Marie Smith
312 S. Peach St. N. W.
Atlanta, GA 30303

Gracie Smith LLC
45 Peach St. N. W.
Atlanta, GA 30303

Paula Smith
45 Peach St. N. W.
Atlanta, GA 30303

Old Town Hall
125 S. 1st St. N. W.
Atlanta, GA 30303

Deborah Miller &
Robert Miller
312 S. Peach St. N. W.
Atlanta, GA 30303

Deborah Miller &
Robert Miller
312 S. Peach St. N. W.
Atlanta, GA 30303

Deborah Miller &
Robert Miller
312 S. Peach St. N. W.
Atlanta, GA 30303

Deborah Miller &
Robert Miller
312 S. Peach St. N. W.
Atlanta, GA 30303

March 11, 2020

Greetings neighbors,

This letter is to notify you of my intention to add on to my structure on 2004 old town road. I was approved by the LUCC to renovate to the existing structure and lot in 2017, and would now like to get the approval to construct on the remaining part of the property. It is my intention to add three residential structures of about 750sf each which would be in harmony with other structures that have existed in the old town area for generations. The proposed construction will follow all guidelines outlined by the city of albuquerque, and would promote an authentic, New Mexico territorial look, with a central courtyard to allow for native landscape and paving.

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Sincerely,



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