Summary of Analysis

The application for a Certificate of Appropriateness (Minor) is for signage. The applicant is seeking approval of one additional sign (A frame) as there is limited visibility from the public right-of-way and, as a result, the applicant has seen a decline in foot traffic. The Landmarks Commission is hearing this case because all applications for signage must come before the Landmarks Commission for approval as the property is located in the Old Town Historic Protection Overlay Zone (HPO-5).

The property is a commercial, storefront building with New Mexico Vernacular, Territorial & Queen Anne trim with the west building built in the 1900’s and the east building in 1930s. The building is a contributing building of State significance.

Staff has reviewed the project and finds that the request will not harm the locally distinctive qualities of the Old Town HPO-5. The request for a Certificate of Appropriateness (Minor) for signage has been reviewed against the relevant guidelines for the Old Town Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness. Subject to conditions, Staff considers the proposal consistent with the guidelines and criteria.

PRIMARY REFERENCES: Integrated Development Ordinance; Design Guidelines for Old Town HPO-5.

Agenda Item:  5  
Case # SI-2022-00073  
Project # PR-2022-006444  
February 9, 2022

Staff Recommendation

SUMMARY OF REQUEST

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<tr>
<th>Request</th>
<th>Certificate of Appropriateness – Minor for Signage</th>
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<tr>
<td>Historic Location</td>
<td>Old Town Historic Protection Overlay Zone (HPO-5)</td>
</tr>
</tbody>
</table>

I AREA HISTORY AND CHARACTER

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

<table>
<thead>
<tr>
<th>General Area</th>
<th># of Stories</th>
<th>Roof Configuration, Architectural Style and Approximate Age of Construction</th>
<th>Historic Classification &amp; Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1-2</td>
<td>Flat; Pitched (gabled and hipped), Carpenter Gothic, Spanish-Pueblo Revival and contemporary interpretations; Territorial Revival, Brick Commercial, 1796 – 1990’s</td>
<td>Contributing; Unclassified, Residential &amp; Commercial</td>
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<thead>
<tr>
<th>Site to the North</th>
<th>1 1/2</th>
<th>Spanish-Pueblo Revival, Brick Commercial</th>
<th>Contributing;</th>
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<tr>
<td>Site to the South</td>
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<td>Queen Anne Cottage, Spanish-Pueblo Style</td>
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<tr>
<td>Sites to the East</td>
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<td>New Mexico Vernacular, Territorial Revival, Old Town Park Plaza</td>
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<tr>
<td>Site to the West</td>
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<td>Walgreens</td>
<td>Non-contributing</td>
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II INTRODUCTION

Proposal and History

The application for a Certificate of Appropriateness (Minor) is for signage. The applicant is seeking approval of one additional sign (A frame) as there is limited visibility from the public right-of-way. The Landmarks Commission is hearing this case because the property is located within the Old Town HPO-5 and all requests for signage must first be reviewed by the Planning staff for appropriateness within the historic district, and then referred to the Landmarks Commission for approval. The subject site is located in an Area of Consistency and zoned MX-T.

The New Mexico Vernacular/Territorial style building was constructed c. 1902 and it was originally a multiple family house of stuccoed adobe, with an intersecting gable and a corrugated tin roof. Exterior details consist of Queen Anne posts on the portal. The property first appears in the 1902 Sanborn map and is considered a contributing building. The use of the building has evolved over the years from residential to shops, and supporting office spaces. Despite the alterations over the years, the building still conveys its historic significance.
Context

The Old Town Historic Protection Overlay Zone encompasses an area roughly between Mountain Road and Central Avenue on the north and south and Rio Grande Boulevard and 19th Street 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 Old Town Historic Preservation Overlay Zone (MX-T).

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 Preservation Overlay Zone. The historic district is the core of the Hispanic 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 other 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.

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.

III. APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

ANALYSIS

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

Integrated Development Ordinance (IDO)

In May 2018, The Integrated Development Ordinance (IDO) replaced the City’s Zoning Code and the property was zoned MX-T.

In 2018, the Old Town Historic Zone became the Old Town Historic Protection Overlay Zone and it was expanded to include a primarily residential area to the south-east. The block was developed
in the early 20th century and it is bounded by Old Town Road and Lomas Blvd to the north and south, and San Pasquale Ave. and 19th Street to the west and east. The zoning district classification was changed from H-1 to MX-T. Signage, architectural style and permissive uses are controlled through the MX-T Zoning.

Any alteration, construction, or demolition of a sign, which would affect the exterior appearance of any structure within the Old Town Historic Protection Overlay Zone shall not be undertaken until the Landmarks Commission has approved a Certificate of Appropriateness.

The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5(K) identifies standards and guidelines for HPO-5 Old Town.

The Integrated Development Ordinance – Part 14-16-6-5(B) establishes procedures and review criteria for a Certificate of Appropriateness – Minor in Historic Protection Overlay Zones (HPO) and for City Landmarks.

**Integrated Development Ordinance (IDO) 14-16-6-5(B)(3) – Review and Decision Criteria for Historic Certificate of Appropriateness – Minor.**

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

6-5(B)(3)(a) The change is consistent with the designation ordinance and specific development guidelines for the landmark or HPO zone.

> The proposal is consistent with the designation ordinance and specific development guidelines for the historic protection overlay zone.

6-5(B)(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 not impair or diminish the architectural character, historical value, or archaeological value of the Old Town historic zone.

6-5(B)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

> Not applicable.

6-5(B)(3)(d) The structure or site's distinguished original qualities or character will not be altered, where “original” means both those included at the time of initial construction and those developed over the history of the structure.

> The placement of the A-frame sign will not alter the original qualities of the building and its’ original special qualities will be preserved.
6-5(B)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, to the maximum extent practicable. If replacement is necessary, the new material shall match the original as closely as possible in like material and design.

Not applicable. No deteriorated architectural features will be removed by the proposed changes.

**Development Guidelines for the Old Town Historic Zone**

Design Guidelines (as amended through April 9, 1998) have been adopted by the Landmarks Commission for building projects in the Old Town History Protection Overlay Zone (HPO-5). 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.

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.

Not applicable. The request is for signage, no alterations will be required.

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.

Not applicable.

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 the original features, substantiated by physical or pictorial evidence rather than on conjectural designs of the availability of different architectural features from other buildings.

Not applicable.

4. 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.
5. The design and general appearance of any development or alteration in the Old Town Historic District 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.

Not applicable.

6. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were removed in the future, the essential form and integrity of the original building would be unimpaired.

The request is for an additional A-frame sign therefore the essential form and integrity of the original building would be unimpaired.

7. 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.

Every effort has been made to safeguard the public welfare and the request for the A-frame sign presents no potential hazards.

8. Any security devices that prevent major features of doors and windows such as ornament, panels, glass panes, and mullions from being seen are prohibited.

Not applicable.

9. Property owners who 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 the building.

Not applicable.

POLICY – Signage

Harshly illuminated, oversized and poorly located signage is inappropriate to the historic context of Old Town. Visually intrusive signage of this kind introduces a starkly modern, urban ambience which diminishes the locally distinctive qualities of the area.
Integrated Development Ordinance (IDO) – 14-16-3-5(K) - Old Town Historic Protection Overlay (HPO-5).

Other Development Standards:

3-5(K)(3)(c) Signs
1. Sign Sub-Area
   The following map illustrates the Sign Sub-Area, which contains the area within 150 feet in any direction of the Old Town Plaza Park. Where the Sign Sub-area boundary crosses a lot line, sign standards in this Subsection 14-16-3-5(K)(3)(c) that reference the Sign Sub-area apply only to portions of the lot that are within the Sign Sub-area.

   The A-frame sign will not be placed within the Old Town Sign Sub-Area as the subject site is 205 feet from the Old Town Plaza Park.

2. Prohibited Signs
   a. Internally lit signs.
   b. Signs that flash or blink or signs with visible bulbs, neon tubing, luminous paint, or plastics (with the exception of vinyl lettering), except for neon signs allowed pursuant to Subsection 14-16-3-5(K)(3)(c)4.b below.
   c. Signs with wind-activated parts or signs that rotate or move in any manner.
   d. Signs or part of any sign that changes its message or picture.
   e. Signs displayed on railings.
   f. Streamers

   Not applicable.

3. Maximum Number of Signs
   A maximum of 2 signs that meet the type, dimension, and location requirements in Table 3-5-1 are allowed per establishment, with the following exceptions:
   a. The following sign types do not count toward the maximum number of signs that are allowed:
      i. Window signs
      ii. Temporary signs displayed on the day of an outdoor demonstration of the creation of retail goods

   The applicant has one wall sign on the western portion of the building facing Rio Grande Boulevard that is within the parameters of the applicable IDO regulations (see Table 3-5-1).

   b. Additional signs are allowed as follows:
      iii. The LC may approve 1 additional sign per establishment where the LC determines that there is not reasonable visibility of the establishment from the public right-of-way or adjacent property without such an additional sign. Such signs shall not exceed the maximum sign area in Table 3-5-1 as relevant to the type and location of the sign.
The visibility of the establishment is diminished from the public right-of-way and located 205 feet from the Old Town Park Plaza. The size of the A-frame is 46” h x 25” w x 1.5” d (folded is 3” thick). The proposed sign is within the parameters of portable signs pursuant to Table 3-5-1.

4. On-premises Signs
   a. Sign types are allowed pursuant to Table 3-5-1.
   b. Neon signs are allowed as window signs but shall not flash or blink.
   c. No sign shall exceed the height of the façade, eaves, or fire wall of a building, whichever is lower.

<table>
<thead>
<tr>
<th>Table 3-5-1: On-premises Signs in Old Town HPO-5</th>
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<tbody>
<tr>
<td><strong>Sign Type</strong></td>
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<tr>
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<td>Wall Sign:</td>
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<td>Window Sign:</td>
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<tr>
<td>Canopy Sign:</td>
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<tr>
<td>Projecting Sign:</td>
</tr>
<tr>
<td>Freestanding Sign:</td>
</tr>
<tr>
<td>Temporary Sign on the Day of an Outdoor Demonstration of Retail Goods:</td>
</tr>
<tr>
<td>Portable Sign:</td>
</tr>
</tbody>
</table>

[1] For window signs, the maximum size in this table is the sign area allowed per establishment and may be achieved through one or multiple signs.

**Neighborhood Notification and other Considerations.**

Notification requirements are found in 14-16-6-4, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organization is the Historic Old Town Property Owners Association. Property owners within 100 feet of the subject site were also notified, as required (see attachments). As of this writing, Staff has not received any comments in support or opposition to the request.
Conclusions

The request for a Certificate of Appropriateness for signage has been reviewed against the HPO-5 Historic Old Town Development Standards & Guidelines and the criteria for approval of a Certificate of Appropriateness – Minor in the Integrated Development Ordinance (IDO). The proposed A-frame signage conforms to the development guidelines and is considered appropriate.

The subject building is classified as a contributing building in the Old Town HPO-5. The New Mexico Vernacular/Territorial style building was constructed c. 1900 and was originally a multiple family house of stuccoed adobe, with an intersecting gable; corrugated tin roof. Exterior details consist of Queen Anne posts on the portal. The property first appears in the 1902 Sanborn map and is considered a contributing building. The use of the building has evolved over the years from residential to shops, and supporting office spaces. Despite the alterations over the years, the building still conveys its historic significance.

1. The application is a request for a Certificate of Appropriateness for signage to a building, located at 2047 S. Plaza Street NW, described as Tract 181, Map 38, a property in the Old Town Historic Protection Overlay Zone, zoned MX-T.

2. The subject property is approximately 0.33 acres.

3. The New Mexico Vernacular/Territorial style building was constructed c. 1900 and it was originally a multiple family house of stuccoed adobe, with an intersecting gable; corrugated tin roof. Exterior details consist of Queen Anne posts on the portal.

4. Section 14-16-6-5(B) 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. The IDO Section 14-16-6-5(B)(3) 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”.

6. The IDO Section 14-16-6-5(B)(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”.

The placement of the A-frame sign will not alter the original qualities of the building and its’ original special qualities will be preserved.

7. The proposal complies with the relevant development guidelines for the historic zone as described in the Staff report.

RECOMMENDATION


APPROVAL of Case SI-2022-00073/Project #PR-2022-006444, an application for a Certificate of Appropriateness for signage, located at 2047 S. Plaza Street NW, described as Tract 181, Map 38, a contributing building in the Old Town Historic Protection Overlay Zone, based on the above seven (7) Findings and subject to the following Conditions:
Recommended Conditions of Approval

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Historic Preservation Planner
Urban Design and Development Division
Figure 1: 2047 S. Plaza Street NW – The Breaking Bad Store

Figure 2: Wall sign – Breaking Bad Store

Figure 3: A-Frame – Breaking Bad Store
Figure 4. View towards Rio Grande Blvd

Figure 5: Neighborhood Context – south view towards Romero Street NW.

Figure 6: Neighborhood Context – view towards Old Town Plaza
Figure 7: Neighborhood Context

Figure 8: Neighborhood Context

Figure 9: Neighborhood Context
APPLICANT INFORMATION
Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

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<tr>
<th>Administrative Decisions</th>
<th>Policy Decisions</th>
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<td>□ Historic Certificate of Appropriateness – Major (Form L)</td>
<td>□ Historic Design Standards and Guidelines (Form L)</td>
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<td>□ Archaeological Certificate (Form P3)</td>
<td>□ Master Development Plan (Form P1)</td>
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<td>□ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)</td>
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<td>□ Alternative Signage Plan (Form P3)</td>
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<td>□ WTF Approval (Form W1)</td>
<td>□ Site Plan – EPC including any Variances – EPC (Form P1)</td>
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<td>□ Site Plan – DRB (Form P2)</td>
<td>□ Amendment of IDO Text (Form Z)</td>
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<td>□ Minor Amendment to Site Plan (Form P3)</td>
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<td>Decisions Requiring a Public Meeting or Hearing</td>
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<td>□ Conditional Use Approval (Form ZHE)</td>
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<td>□ Amendment of IDO Text (Form Z)</td>
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<tr>
<td>□ Variance – DRB (Form V)</td>
<td>□ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)</td>
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<td>□ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)</td>
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<tr>
<td>□ Subdivision of Land – Minor (Form S2)</td>
<td>□ Amendment to Zoning Map – Council (Form Z)</td>
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<td>□ Site Plan – EPC including any Variances – EPC (Form P1)</td>
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<tr>
<td>□ Variance – DRB (Form V)</td>
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APPLICATION INFORMATION

Applicant: The Bagging Bag Store ABA
Phone: 505-242-6844
Email: BreakingBadStore@Aba.mk
Address: 2047 S. Plaza St NW
City: Albuqueque NM
State: NM
Zip: 87104

Professional/Agent (if any):
Address:
City:
State:
Zip:

Proprietary Interest in Site: List all owners:

BRIEF DESCRIPTION OF REQUEST

USE OF "A" FRAME SIGN TO IDENTIFY/INDIVIDUALS IN OLD TOWN OF OUR LOCATION

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

Lot or Tract No.: Block: Unit: MRGCD Map No.: UPC Code:
Subdivision/Addition: Zone Atlas Page(s):
Existing Zoning:
# of Existing Lots:
# of Proposed Lots:
Proposed Zoning:
Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2047 S. Plaza Between: Rio Grande and S. Plaza Corner

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: [Signature]
Printed Name: Mark Smith

Date: 01/08/21
Applicant or Agent

FOR OFFICIAL USE ONLY

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Meeting/Hearing Date: Fee Total:
Staff Signature: Date: Project #
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 PLNDRS@ceba.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.

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<th>Historic Zone or Designation</th>
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<td>□ East Downtown – HPO-1</td>
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<td>□ Downtown Area</td>
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<td>□ New Construction</td>
<td>□ City Landmark Designation</td>
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<td>□ Eighth &amp; Forrester – HPO-2</td>
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<td>□ Downtown Neighborhood Area – CPO-3</td>
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<td>□ City Overlay Designation</td>
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<td>□ Huning Highland – HPO-4</td>
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<td>□ Nob Hill/Highland – CPO-8</td>
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<td></td>
<td>□ Silver Hill – HPO-6</td>
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<td>□ City Landmark</td>
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<td></td>
<td>Residential Property?</td>
</tr>
</tbody>
</table>

*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? 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
   □ Proposed Design Standards and Guidelines
   □ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(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: 01/08/21
Printed Name: MARY SMITH

FOR OFFICIAL USE ONLY

Project Number: 
Case Numbers:

Staff Signature: __________________________ Date: 

Effective 5/17/18
Site: 2041 S. Plaza

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

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.
Be The One Who Shops

The "Breaking Bad" Store ABQ
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 January 25, 2022 To February 9, 2022

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.

(Applicant or Agent)   1/21/22
(Date)
I issued sign for this application, 1/19/22, Silvia Bolivar (Staff Member)


Rev. 1/2022
NOTIFICATION
OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Certificate of Appropriateness Major
Decision-making Body: Landmarks Commission

Pre-Application meeting required: ☒ Yes ☐ No
Neighborhood meeting required: ☐ Yes ☒ No
Mailed Notice required: ☒ Yes ☐ No
Electronic Mail required: ☒ Yes ☐ No
Is this a Site Plan Application: ☐ Yes ☒ No  Note: if yes, see second page

PART II – DETAILS OF REQUEST
Address of property listed in application: 2047 S. PLAZA ST NW, ABQ, NM 87104
Name of property owner: OLD TOWN 2 LLC
Name of applicant: THE BREAKING BAO STORE ABQ
Date, time, and place of public meeting or hearing, if applicable:

Address, phone number, or website for additional information:
www.cabq.gov/planning/boards-commissions/landmarks-commission

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
☒ Zone Atlas page indicating subject property.
☒ Drawings, elevations, or other illustrations of this request.
☐ Summary of pre-submittal neighborhood meeting, if applicable.
☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

(Applicant signature) 01/08/21 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)/(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860
www.cabq.gov
Printed 11/1/2020
### PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- **a.** Location of proposed buildings and landscape areas.
- **b.** Access and circulation for vehicles and pedestrians.
- **c.** Maximum height of any proposed structures, with building elevations.
- **d.** For residential development: Maximum number of proposed dwelling units.
- **e.** For non-residential development:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.
Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice*: 01-JANUARY 05/2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: OLD TOWN 1, LLC

Mailing Address*: 6024 JAGGED PEAK RD. NW, ABO, NM 87114

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 2047 S. PLAZA ST. NW, ABO, NM 87104
   Location Description: CORNER OF RIO GRANDE AND S. PLAZA ST NW

2. Property Owner* OLD TOWN 1, LLC

3. Agent/Applicant* [if applicable] THE BREAKING BAD STORE ABQ

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Zoning Map Amendment
   X Other: ________________________________

   Summary of project/request1*:
   USE OF "A" FRAME SIGNAGE IN FRONT OF BUSINESS

5. This application will be decided at a public hearing by*:
   □ Environmental Planning Commission (EPC)  □ City Council
   This application will be first reviewed and recommended by:
   □ Environmental Planning Commission (EPC)  □ Landmarks Commission (LC)
   □ Not applicable (Zoning Map Amendment – EPC only)

   Date/Time*: ________________________________
   Location*2: ________________________________

---

1 Attach additional information, as needed to explain the project/request.
2 Physical address or Zoom link

CABQ Planning Dept. 1 Printed 11/1/2020
Mailed Public Notice to Property Owners – Policy Decisions
[Note: Items with an asterisk (*) are required.]

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

________________________________________

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*^\(^4\) __________________________

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

   □ Deviation(s)          □ Variance(s)          □ Waiver(s)

   Explanation*:
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: □ Yes   □ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

---

^ Address (mailing or email), phone number, or website to be provided by the applicant
^ Available online here: http://data.cabq.gov/business/zoneatlas/

CABQ Planning Dept. 2 Mailed Public Notice to Property Owners – Policy Decisions Printed 11/1/2020
Additional Information:

From the IDO Zoning Map:

1. Area of Property [typically in acres]

2. IDO Zone District

3. Overlay Zone(s) [if applicable]

4. Center or Corridor Area [if applicable]

Current Land Use(s) [vacant, if none]

NOTE: For Zoning Map Amendment – EPC only, pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

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

Available here: https://tinyurl.com/idozoningmap
Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice*: 01- JANUARY 08/ 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Property Owner within 100 feet*: OLD TOWN 1, LLC

Mailing Address*: 6024 JAGGED PEAK RD. NW, ABO, NM 87114

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 2047 S. PLAZA ST. NW, ABO, NM 87104

   Location Description: CORNER OF RIO GRANDE AND S. PLAZA ST. NW

2. Property Owner* OLD TOWN 1, LLC

3. Agent/Applicant* [if applicable] THE BREAKING BAD STORE ABQ

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   - Zoning Map Amendment
   - Other: _____________________________

   Summary of project/request*: USE OF "A" FRAME SIGNAGE IN FRONT OF BUSINESS

5. This application will be decided at a public hearing by*:
   - Environmental Planning Commission (EPC)
   - City Council
   - This application will be first reviewed and recommended by:
     - Environmental Planning Commission (EPC)
     - Landmarks Commission (LC)
   - Not applicable (Zoning Map Amendment – EPC only)

   Date/Time*: ____________________________

   Location*: ____________________________

---

1 Attach additional information, as needed to explain the project/request.
2 Physical address or Zoom link

CABQ Planning Dept. 1
Mailed Public Notice to Property Owners – Policy Decisions

Printed 11/1/2020
[Note: items with an asterisk (*) are required.]

Agenda/meeting materials: [http://www.cabq.gov/planning/boards-commissions](http://www.cabq.gov/planning/boards-commissions)

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:

__________________________________________________________________________

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)*: ______________________________________

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:
   - □ Deviation(s)  □ Variance(s)  □ Waiver(s)
   
   *Explanation*:
   
   ______________________________________

   ______________________________________

   ______________________________________

4. A Pre-submittal Neighborhood Meeting was required by **Table 6-1-1**: □ Yes  □ No

   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   
   ______________________________________

   ______________________________________

   ______________________________________

   ______________________________________

---

3 Address (mailing or email), phone number, or website to be provided by the applicant
Additional Information:

From the IDO Zoning Map:

1. Area of Property [typically in acres]
2. IDO Zone District
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
   Current Land Use(s) [vacant, if none]

NOTE: For Zoning Map Amendment – EPC only, pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

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

5 Available here: https://tinyurl.com/idozoningmap
Good morning.

We are applying for approval from the Planning Department for placement of an "A" frame (sandwich board) sign in front of our business.

Attached is the notice for the public meeting.

If you have any questions, please let us know.

Thank you for your time,
Marq Smith/Edward Candelaria
Owners

--
Edward Candelaria
Marq Smith
The Breaking Bad Store ABQ
2047 S. Plaza St NW
Albuquerque, NM 87104
505-242-6944
breakingbadstoreabq@gmail.com
www.breakingbadstoreabq.com
Glen,

Good morning. My apologies I misspelled your email address on the first email to everyone.

We are applying for approval from the Planning Department for placement of an "A" frame (sandwich board) sign in front of our business.

Attached is the notice for the public meeting.

If you have any questions, please let us know.

Thank you for your time,
Marq Smith/Edward Candelaria
Owners

--
Edward Candelaria
Marq Smith
The Breaking Bad Store ABQ
2047 S. Plaza St NW
Albuquerque, NM 87104
505-242-6944
breakingbadstoreabq@gmail.com
www.breakingbadstoreabq.com
CHAVES RICHARD, et al.

BARBARA GRIFFITH

1501 AIRCRAFT AVE SE

ALBUQUERQUE NM 87106-4289

TAFOYA BARBARA F

106 RIO GRANDE BLVD NW

ALBUQUERQUE NM 87104

MCCARTNEY CHRISTY GENE

202 RIO GRANDE BLVD NW

ALBUQUERQUE NM 87104

BENNETT PROPERTIES LLC C/O

ELIZABETH FISHER

4333 PAN AMERICAN FWY NE SUITE A

ALBUQUERQUE NM 87107-6833

SYLVAIN STEINLAUF & JANET & FARR

THOMAS G & JUDY A

10104 MASTERS DR NE

ALBUQUERQUE NM 87111-5893

OLD TOWN LLC

1883 FORT UNION DR

SANTA FE NM 87505-7531

PETERTSON PROPERTIES C/O WALGREEN

CO RE PROPERTY TAX DEPT

PO BOX 1159

DEERFIELD IL 60015-6002

OLD TOWN ABQ LLC

7516 N CAMINO SIN VACAS

TUCSON AZ 85718-1251

VARELA FRANK LAWRENCE & DAVILA

PAULINE V & VARELA-SCHUM

BARBARA J

10510 STEWARD ST NW

ALBUQUERQUE NM 87114-5058
Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: 01 - JANUARY 08, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: ___________________________________________

Name of NA Representative*: ___________________________________________

Email Address* or Mailing Address* of NA Representative*: ____________________________

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 2017 S. PLAZA ST. NW, ABO, NM 87104
   Location Description: CORNER OF RIO GRANDE AND S. PLAZA ST NW

2. Property Owner*: OLD TOWN 1, LLC

3. Agent/Applicant* [if applicable] THE BREAKING BAD STORE ABO

4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
   □ Conditional Use Approval
   □ Permit ____________________________ (Carport or Wall/Fence – Major)
   □ Site Plan
   □ Subdivision ____________________________ (Minor or Major)
   □ Vacation ____________________________ (Easement/Private Way or Public Right-of-way)
   □ Variance
   □ Waiver
   x Other: USE OF "A" FRAME SIGN

Summary of project/request*:

USE OF "A" FRAME SIGN

1 Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

2 Attach additional information, as needed to explain the request.
5. This application will be decided at a public meeting or hearing by*: 
   □ Zoning Hearing Examiner (ZHE) □ Development Review Board (DRB) 
   □ Landmarks Commission (LC) □ Environmental Planning Commission (EPC) 
   Date/Time*: ________________________________
   Location*: ________________________________

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: 
   __________________________________________

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(j)(b):

1. Zone Atlas Page(s)*
   ________________________________

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*: 
   □ Deviation(s) □ Variance(s) □ Waiver(s) 
   Explanation*: ________________________________
   __________________________________________
   __________________________________________
   __________________________________________

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: □ Yes □ No
   Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
   __________________________________________
   __________________________________________
   __________________________________________
   __________________________________________
   __________________________________________

__________________________
5 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/

CABQ Planning Dept.  2 Printed 11/1/2020
Emailed/Mailed Public Notice to Neighborhood Associations
5. **For Site Plan Applications only**, attach site plan showing, at a minimum:
   - a. Location of proposed buildings and landscape areas.
   - b. Access and circulation for vehicles and pedestrians.
   - c. Maximum height of any proposed structures, with building elevations.
   - d. **For residential development**: Maximum number of proposed dwelling units.
   - e. **For non-residential development**:
     - Total gross floor area of proposed project.
     - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map:

1. Area of Property [typically in acres]
2. IDO Zone District
3. Overlay Zone(s) [if applicable]
4. Center or Corridor Area [if applicable]
   - Current Land Use(s) [vacant, if none]

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4(L)], property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

**Useful Links**

- **Integrated Development Ordinance (IDO):**
  - [https://ido.abc-zone.com/](https://ido.abc-zone.com/)

- **IDO Interactive Map**
  - [https://tinyurl.com/IDOzoningmap](https://tinyurl.com/IDOzoningmap)

Cc: ________________________________ [Other Neighborhood Associations, if any]
Breaking Bad Store ABQ
2047 S. Plaza St NW
ABQ, NM 87104

Old Town 1, LLC
6024 Jagged Peak Rd NW
ABQ, NM 87114
ZONING

Please refer to IDO Sub-section 14-16-2-4(A) for the Mixed-Use – Transition Zone District (MX-T)

Please refer to IDO Sub-section 14-16-3-5(K) for the Old Town – HPO-5