



**Landmarks & Urban
Conservation Commission**



**Agenda Number: 4
Case No.: 16-LUCC-50024
Project # 1010526
August 10, 2016**

Supplemental Staff Report

| | | |
|--------------------------|---|--|
| Agent | Marina Miletic | <p>Staff Recommendation</p> <p>APPROVAL of Case # 16-LUCC-50024, Project #1010526, a request for a Certificate of Appropriateness for alteration based on the Findings beginning on page 6.</p> <p style="text-align: right;">Leslie Najl Staff Planner</p> |
| Applicant | MBA Properties LLC | |
| Request | Certificate of Appropriateness for alteration | |
| Legal Description | Lot 2A Block 51 Terrace Addition | |
| Address/Location | 1512 Gold Avenue SE | |
| Size | | |
| Zoning | SU2/DR | |
| Historic Location | Silver Hill Historic Overlay Zone | |

Summary of Analysis

The subject site contains a two-story flat roofed apartment built in a contemporary style circa 2006/2007. On this site and the adjacent property to the west, two contributing houses were demolished and replaced with contemporary buildings prior to the establishment of the City designated historic overlay zone. In conjunction with the new development, the site was leveled, removing the rise in elevation that is typical of this block.

The applicant is proposing to construct a six foot tall metal fence with a mechanized gate at the front of the property to secure the parking area. After much design review, the proposal includes a short, 2'-4" stucco covered wall with a 44" metal fence resting on top to create a combined height of 6'-0" from ground to top.

This request for a Certificate of Appropriateness for alteration has been reviewed against the relevant guidelines for the Silver Hill Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness contained in the LUC Ordinance.

Staff concludes that the redesign for the project as submitted sufficiently takes into account the neighboring design elements in a way to both blend with the historic characteristics of the streetscape and the contemporary horizontal design of the non-contributing existing building.

As discussed in the analysis, the proposal complies with the applicable guidelines for the historic overlay zone and the criteria for approval of a Certificate of Appropriateness.

PRIMARY REFERENCES: Landmarks and Urban Conservation Ordinance; Design Guidelines for the Silver Hill Historic Overlay Zone.

Development Review Division Report:

SUMMARY OF REQUEST

| | |
|--------------------------|--|
| Requests | <i>Certificate of Appropriateness for alteration</i> |
| Historic Location | <i>Silver Hill Historic 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 | Craftsman Bungalow; Bungalow, Spanish Pueblo Revival; Mediterranean Revival | Contributing and non-contributing; residential |
| Site to the North | 1 | Flat roofed, Southwest Vernacular, 1930's | Non-Contributing; residential |
| Sites to the South | 1 | Flat roofed, Southwest Vernacular circa 1930 | Contributing; residential |
| Sites to the East | 1 | Gable roofed Bungalow, circa 1930's | Contributing; residential |
| Site to the West | 2 | Modern duplex building | Non-contributing; residential |

II INTRODUCTION

This report is supplemental to the report dated July 13, 2016 and is intended to be read in conjunction with that report. This report contains only new information and analysis. At the July 13, 2016 hearing, it was decided to defer a decision on this application in order that the applicant might submit a design more responsive to the streetscape context of the Silver Hill historic district. Specifically, the Commission asked to see some incorporation of the line of the retaining wall which traditionally is at the sidewalk line on the 1500 block of Gold Ave. but was removed from this property when the site was leveled. The Commission also suggested reducing the size of the gate opening which was previously designed at 31'-9".

III NEW INFORMATION FROM THE APPLICANT

The applicant, Marina Miletic for MBA Properties, has provided drawings with a revised design and opening dimensions. This includes a new fence design incorporating a 2'-4" stucco wall under a 44' metal fence for a total height of 6'-0" and a reduction of the gate opening to 20'-0". It also extends the planting area to the full length of the wall/fence.

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III. ANALYSIS

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

Silver Hill Historic Overlay Zone Development Guidelines

The Landmarks and Urban Conservation Commission approved specific development guidelines as delegated by *Resolution –2010-083 in August 2010*. The guidelines to Protect Neighborhood Character: SITE FEATURES AND STREETSCAPES are applicable to this request.

POLICY: Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.

Guidelines

1. Preserve historically significant site features which may include:

- Historic retaining walls, gardens, driveways and walkways. Some fences and street trees are also examples of original site features that should be preserved.
- Sidewalks, parking (planting) strips, street trees and street lighting are examples of historic streetscape elements that should be considered in all civic projects.
- Street medians and other landscaped, public rights-of-way shall be maintained by the City of Albuquerque. Routine maintenance and repair do not require a Certificate of Appropriateness. Any alteration of the public rights-of-way is subject to approval by the Landmarks and Urban Conservation Commission.

The proposed design would require the removal of approximately 8' of driveway width to be replaced by curb and city lawn in the right of way. This will help to minimize the impact of the large gate opening.

Site grading and lot patterns

2. The historic lot pattern creates a rhythm of buildings and the spaces between them and should be maintained.
- Lot sizes should not be consolidated or subdivided except, where lots have been consolidated in the past; replatting to traditional lot size is desirable.

The project is a fence along the sidewalk of two lots which have been previously joined and leveled. The leveling of the site created a disruption in the rhythm of spaces and retaining

walls historically present on this block of Gold Ave. This proposal is attempting to minimize this disruption by incorporating a short wall under the metal fence as a way of mimicking the retaining wall pattern of the neighboring property.

5. Any existing retaining wall within the front yard setback area that faces a public right-of-way shall be maintained, repaired or restored in place, except that existing retaining walls constructed of materials not common to the period of construction may be replaced with more appropriate materials.

The proposal incorporates a short wall consistent with the previous retaining wall, previously removed. It is of similar size and material of retaining walls existing on the block.

Parking (Planting) Strips

8. Maintain the Parking (planting) strip between the sidewalk and the curb.
- Impervious materials such as brick pavers, concrete pavers and concrete are prohibited.
 - City Ordinance prohibits the planting or removal of street trees in the parking strip or other public right-of-way without a permit from the City Forester. Refer to Chapter 6-6-1 (R.O.A. 1994) for information on the removal of street trees.

Right of way planting strip will be maintained.

Fences and Free Standing Walls

8. When constructing new fences, use materials that appear similar to those used historically.
- Simple designs consistent with historic iron fencing, wood picket fencing and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.
 - A simple metal fence, similar to traditional "wrought iron" or wire, also may be appropriate.

This proposal is for a new fence. As the Silver Hill Historic District has a variety of fencing types there is no one standard to apply. There is, however, the precedent for retaining walls along Gold Ave, and it is this element which the proposal is adding to maintain the neighborhood character. The metal fence on top of the wall is a simple metal square design in keeping with the simple lines of the non-contributing apartment building it serves.

9. A front yard fence should have a "transparent" quality, allowing views into the yard from the street.

- Using a solid fence, with no spacing between boards, is inappropriate in a front yard.
- A front yard fence should not obscure the character defining features of the house.

The fence provides the required transparency for both visual access to the yard from the street and clear site for traffic entering the street from the property.

10. Fences taller than three feet may be appropriate in side or rear yards. The fence should not begin before the midpoint of the house.

The applicant has received a variance to the height, allowing a 6'-0" fence along the front property for security reasons.

11. CMU block walls shall be stuccoed and architecturally integrated into the building.

The block wall is to be stuccoed and carried into the side walls of the property.

IV. CONCLUSIONS

This request for a Certificate of Appropriateness for alteration has been reviewed against the relevant guidelines for the *Silver Hill Historic Overlay Zone* and the criteria for approval of a Certificate of Appropriateness contained in the *LUC Ordinance*. As discussed in the analysis above, the proposal, following various design modifications, is conforming to the intent of the guidelines for Neighborhood Character of Site Features and Streetscape.

Staff concludes that the fencing as now proposed would introduce a new feature that, though different from its surroundings in fact, makes every effort to blend with the visual character of the historic district. This property is non-contributing and is restricted by various code requirements making the current proposal an appropriate compromise and one which conforms to the majority of Silver Hill Historic Overlay Zone Development Guidelines for new fences.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alteration - Case 16-LUCC-50024 / Project # 1010526 (August 10, 2016)

1. This application is a request for a Certificate of Appropriateness for alteration at 1510 Gold Avenue SE described as Lot 2A Block 1 of the Terrace Addition, a property in the Silver Hill Historic Overlay Zone, zoned SU-2/DR.
2. The subject site contains a two-story flat-roofed apartment building built circa 2010. The building is non-contributing to the historic district.
3. The applicant proposes to construct a six-foot tall fence comprised of a 28" stuccoed wall with a 44" wire mesh fence on top with a mechanized gate at the front of the property.
4. Section 14-12-8(A) of the Landmarks and Urban Conservation Ordinance states that within the boundaries of a historic 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 LUC Ordinance specifies that an application for a Certificate of Appropriateness shall be approved if it complies with several specified criteria. The LUC Ordinance Section 14-12(8) (B) (1) states that a Certificate of Appropriateness shall be approved if "*The change is consistent with the designation ordinance and specific development guidelines for the landmark or historic zone*".
6. The proposed work is not inconsistent with the designation ordinance R-2010-083. The proposed work is consistent with the relevant development guidelines for the historic zone as described in the staff report and in Findings 7 & 8 below.
7. The subject site differs from other properties on the block due to changes in the historic site grading that were made when the property was redeveloped. The subject site is flat while other properties on the block have a change in grade from the sidewalk to the house. The subject site is also much wider than other lots on this block of Gold Ave.
8. The development guidelines state that fence components should be similar in scale to those seen historically in the neighborhood. The short wall with the fence on top is similar in scale to those seen historically in this neighborhood.

9. The LUC Ordinance Section 14-12(8)(B)(2) states that a Certificate of Appropriateness shall be approved if "The architectural character, historical value, or archaeological value of the structure or site itself or of any historic zone or urban conservation overlay zone in which it is located will not be significantly impaired or diminished".

10. As designed and as noted in Findings 7 and 8 above, the proposed fencing has met the requirements for maintaining the architectural integrity of the historic district.

RECOMMENDATION - Case No. 16-LUCC-50024/ Project # 1010526 - (August 10, 2016)

APPROVAL of 16-LUCC-50024/ Project # 1010526, an application for a Certificate of Appropriateness for alteration at 1512 Gold Avenue SE, based on the above 10 findings.

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

CITY OF ALBUQUERQUE AGENCY COMMENTS

ZONING CODE SERVICES DIVISION

BUILDING & SAFETY SERVICES DIVISION

HISTORIC PRESERVATION/ADVANCED PLANNING

COMMENTS FROM OTHER AGENCIES, WHEN APPLICABLE:

PNM

ENVIRONMENTAL HEALTH DEPARTMENT

SOLID WASTE MANAGEMENT DEPARTMENT

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

POLICE DEPARTMENT

PARKS AND GENERAL SERVICES

OPEN SPACE DIVISION

BERNALILLO COUNTY

ALBUQUERQUE FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

APPLICATION MATERIAL

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

| | | | |
|---|------------|---|------------|
| SUBDIVISION | Supp. Form | ZONING & PLANNING | Supp. form |
| <input type="checkbox"/> Major subdivision action | S | <input type="checkbox"/> Annexation | Z |
| <input type="checkbox"/> Minor subdivision action | | <input type="checkbox"/> Downtown 2010 SDP Conditional Use (\$100) | |
| <input type="checkbox"/> Vacation | V | <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning; includes Zoning within Sector Development Plans) | |
| <input type="checkbox"/> Variance (Non-Zoning) | | <input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar | |
| SITE DEVELOPMENT PLAN - EPC, DRB & Administrative Approval | P | <input type="checkbox"/> Text Amendment to Adopted Plan(s), Zoning Code, or Subd. Regulations | |
| <input type="checkbox"/> for Subdivision for Building Permit | | | |
| <input type="checkbox"/> Minor Amendment (Administrative) | | | |
| <input type="checkbox"/> Major Amendment (EPC, DRB) | D | <input type="checkbox"/> Street Name Change (Local & Collector) | |
| <input type="checkbox"/> IP Master Development Plan | | | |
| <input checked="" type="checkbox"/> Cert. of Appropriateness (LUCC) | L | APPEAL / PROTEST | A |
| STORM DRAINAGE (Form D) | | <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other | |
| <input type="checkbox"/> Storm Drainage Cost Allocation Plan | | | |

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

APPLICATION INFORMATION:

Professional/Agent (if any): Marina Miletic PHONE: (505) 217-3500

ADDRESS: 2270D Wyoming Blvd. NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: MBP.abq@gmail.com

APPLICANT: MB Properties LLC PHONE: (505) 217-3500

ADDRESS: same FAX: _____

CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

Proprietary interest in site: owner List all owners: Marina Miletic, Stephen Bond

DESCRIPTION OF REQUEST new fence and gate

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

Lot or Tract No. 2A Block: 51 Unit: _____

Subdiv/Addn/TBKA: TERRACE ADDITION

Existing Zoning: SU2-DR Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): K15 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____

15ZHE-80190, Project# 1010526, Hearing Date: 8-18-15, Decision: Approval of Variance Request

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? No Yes

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 0.21 acres

LOCATION OF PROPERTY BY STREETS: On or Near: 1512 Gold Ave. SE

Between: Maple and Ash

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

SIGNATURE _____ DATE _____

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

| | | | |
|----------------------------------|------------|-------|-----------------------|
| Application case numbers | Action | S.F. | Fees |
| <u>16LUCC 50024</u> | <u>COA</u> | _____ | <u>\$ 35.00</u> |
| _____ | <u>ADV</u> | _____ | <u>\$ 35.00</u> |
| _____ | <u>CME</u> | _____ | <u>\$ 10.00</u> |
| _____ | _____ | _____ | <u>\$ _____</u> |
| _____ | _____ | _____ | <u>\$ _____</u> |
| Hearing date <u>June 8, 2016</u> | _____ | _____ | Total <u>\$ 80.00</u> |

[Signature]

5-16-16
Staff signature & Date

Project # 1010626

Applicant: Agent:
Revised: 4/2012

FORM L: LANDMARKS AND URBAN CONSERVATION COMMISSION

- CERTIFICATE OF APPROPRIATENESS PUBLIC HEARING
- CERTIFICATE OF APPROPRIATENESS STAFF DECISION
- CERTIFICATE OF COMPLIANCE (HH-Edo UCOZ)

- Historic Zone or Designation:**
- Historic Old Town
 - Historic Old Town Buffer Zone
 - Huring Highland
 - Fourth Ward
 - Eighth & Forrester
 - City Landmark
 - HH-Edo UCOZ
 - Silver Hill

- Type of Request:**
- Alteration
 - New Construction
 - Sign (Please read the note below)*
 - Relocation
 - Demolition
 - National Register Nomination Review
 - City Landmark Designation
 - City Overlay Designation
 - Other Fencing

Number and Classification of structures on property:

- # Significant Structures
- # Contributing Structures
- # 1 Noncontributing Structures
- # Unclassified Structures

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

Attention applicants:

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

LUCC public hearing applications:

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

Administrative (Staff) Approval checklist:

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

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

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

Applicant name (print)

Applicant signature/date

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
16LUCC 50024

Form revised October 2012

[Signature] 5-16-16

Dev Review Division signature/date

PROJECT# 1010526



LAND USE MAP

Note: Gray shading indicates County.

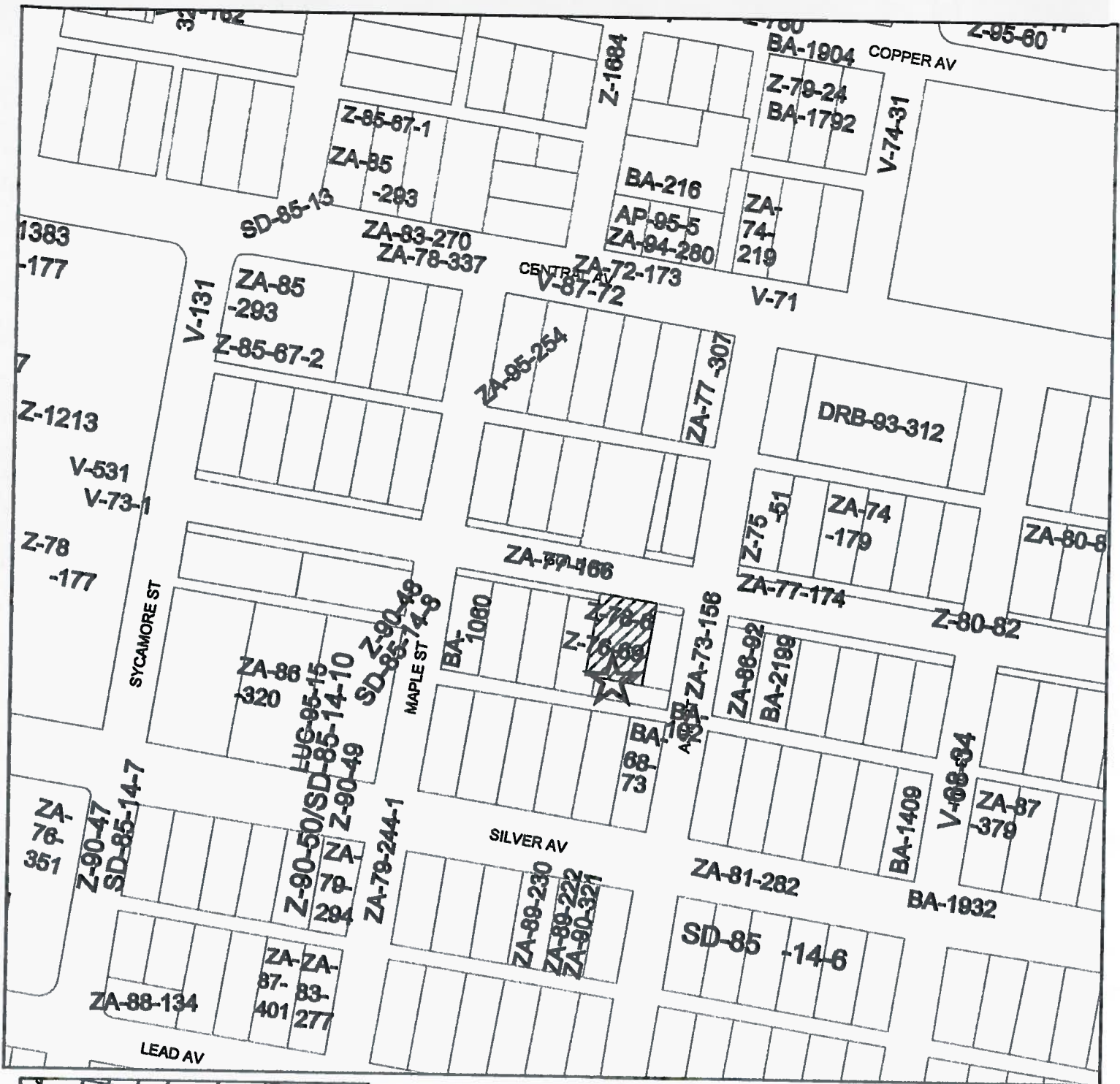
KEY to Land Use Abbreviations

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



1 inch = 178 feet

Project Number:
1010526
Hearing Date:
08/10/2016
Zone Map Page: K-15
Additional Case Numbers:
16LUCC-50024



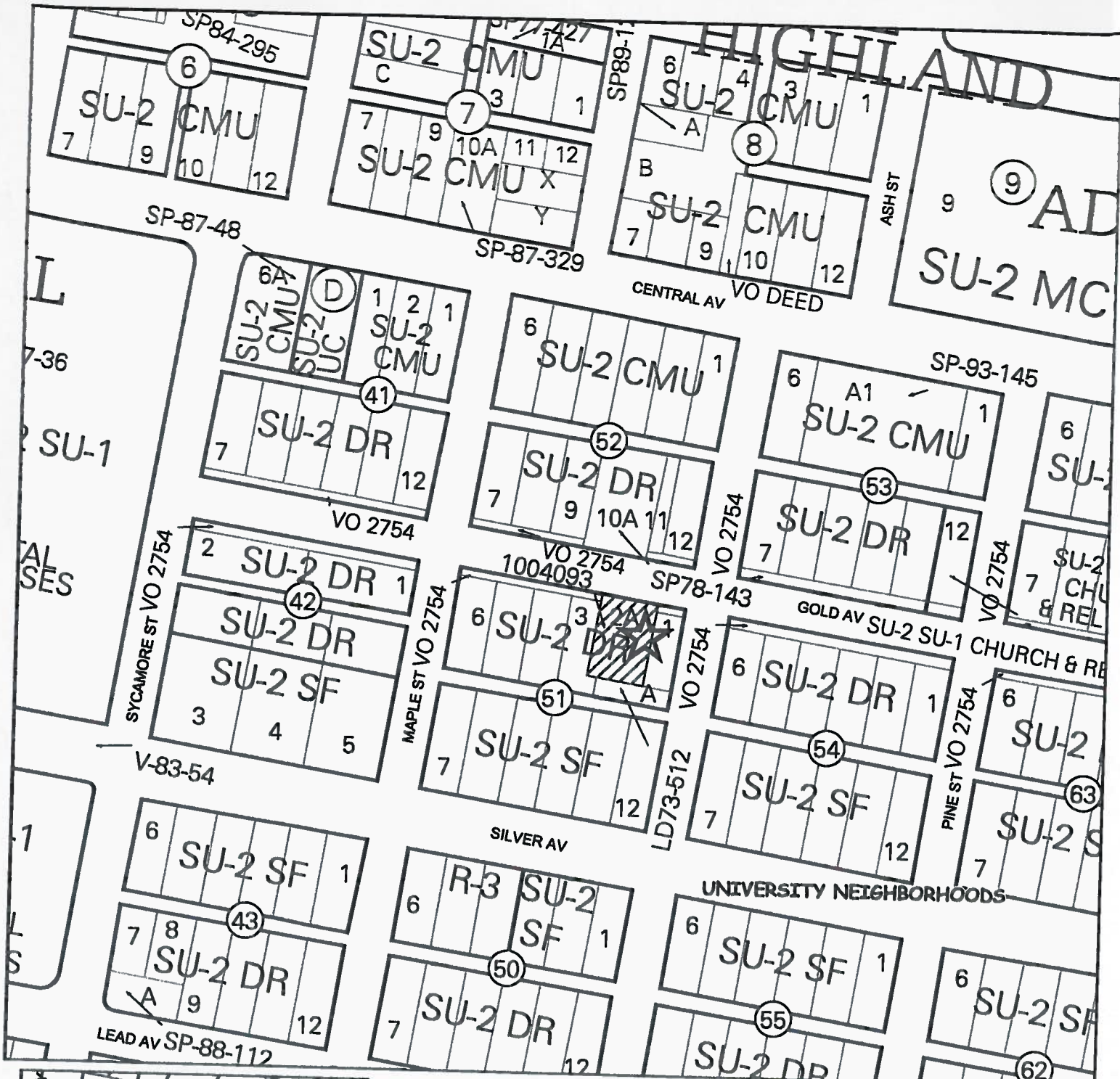
HISTORY MAP

Note: Gray shading indicates County.



1 inch = 178 feet

Project Number:
1010528
Hearing Date:
08/10/2016
Zone Map Page: K-15
Additional Case Numbers:
16LUCC-50024



ZONING MAP

Note: Grey shading
Indicates County.

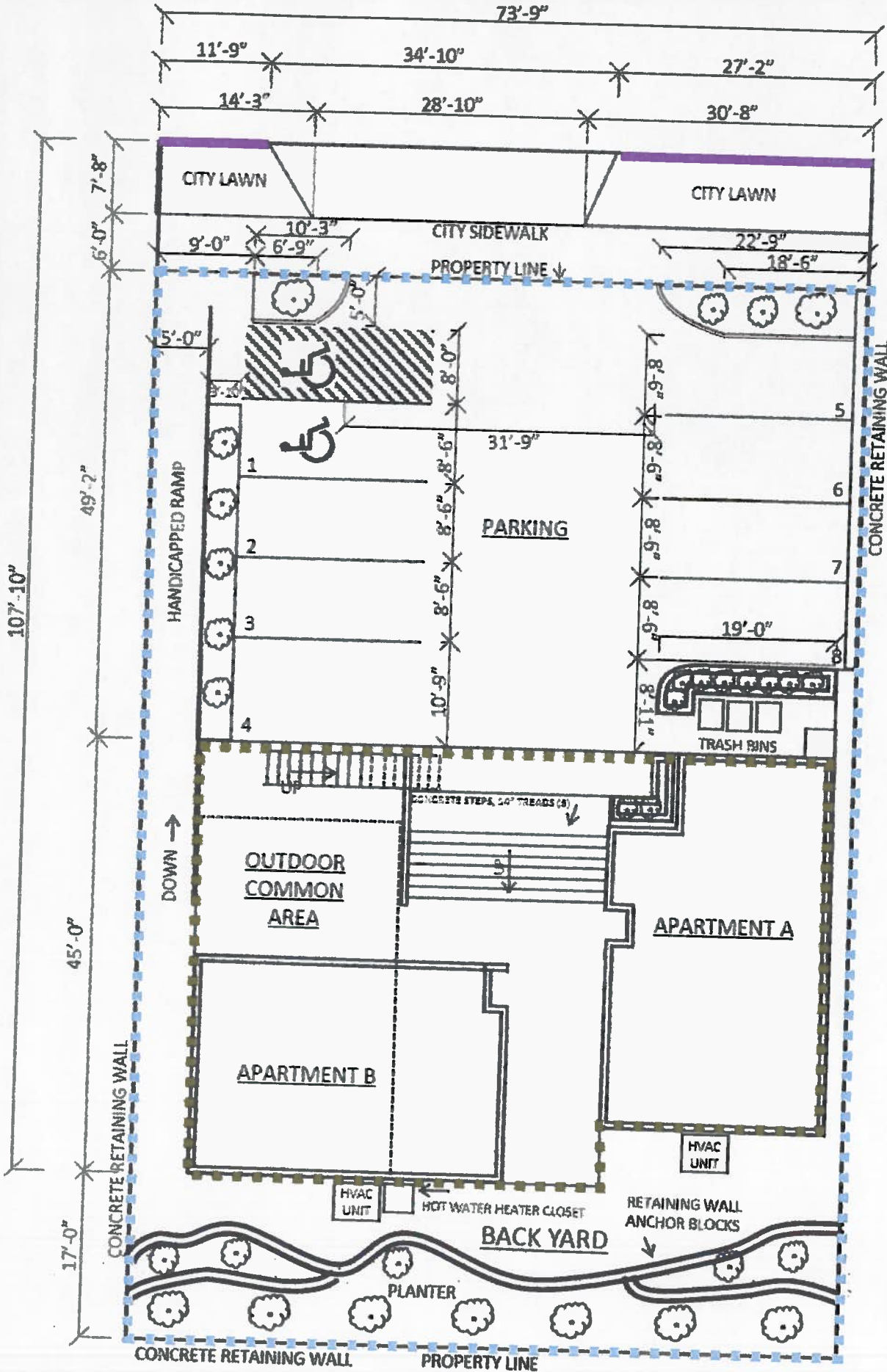


1 inch = 178 feet

Project Number:
1010526
Hearing Date:
08/10/2016
Zone Map Page: K-15
Additional Case Numbers:
16LUCC-50024

1512 Gold Ave SE Current Site Map

G O L D A V E N U E S E

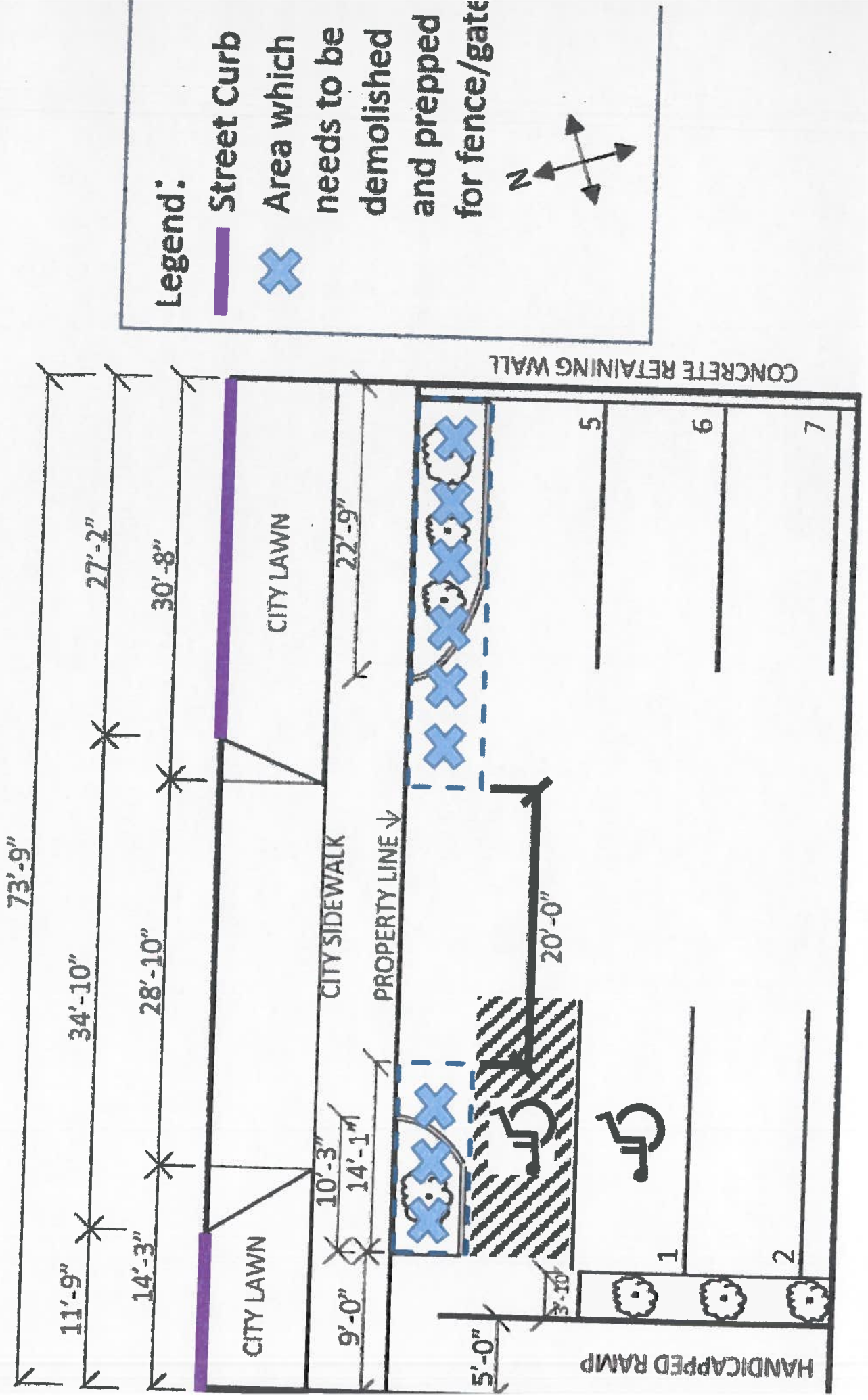


Legend:

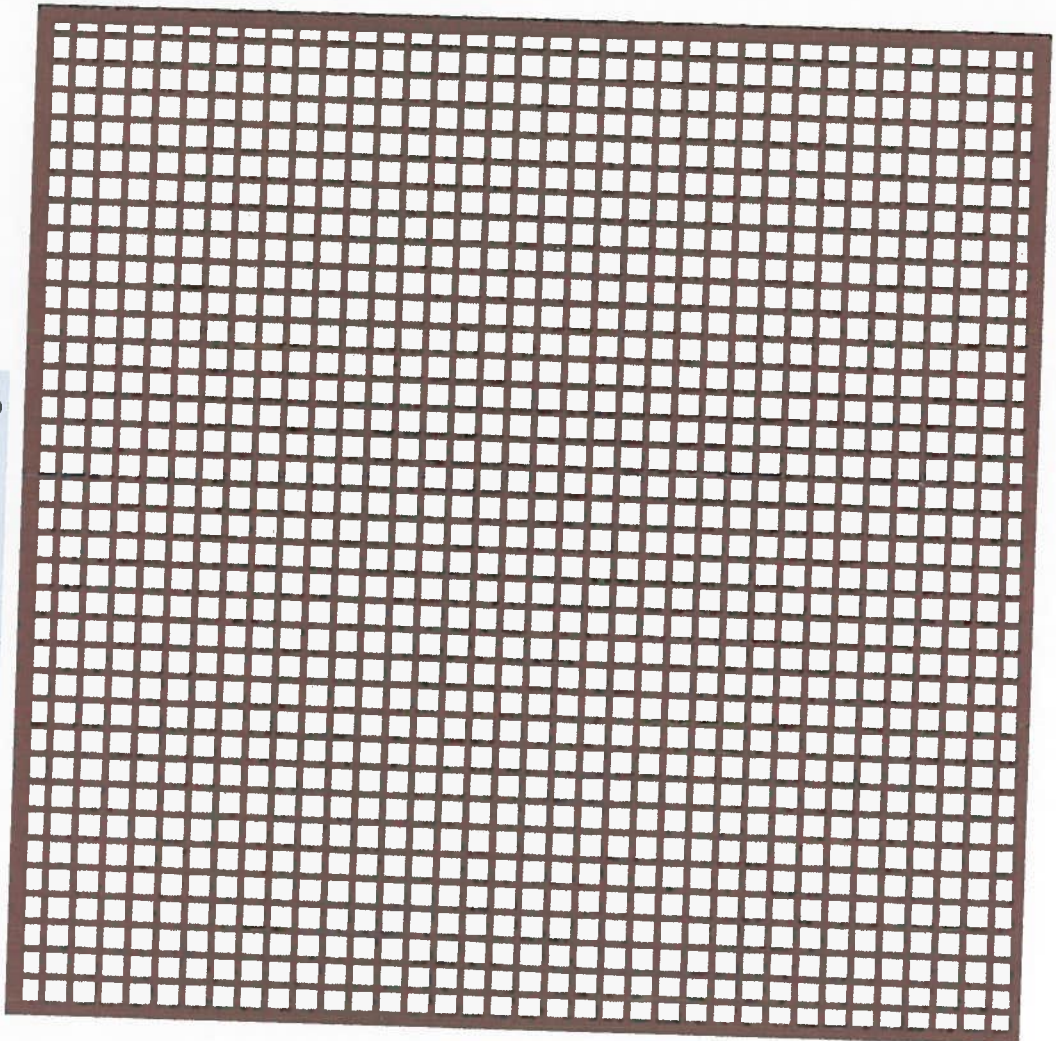
- Property Line
- Street Curb
- Building

1512 Gold Ave SE – Prep/Demolition Needed

G O L D A V E N U E S E



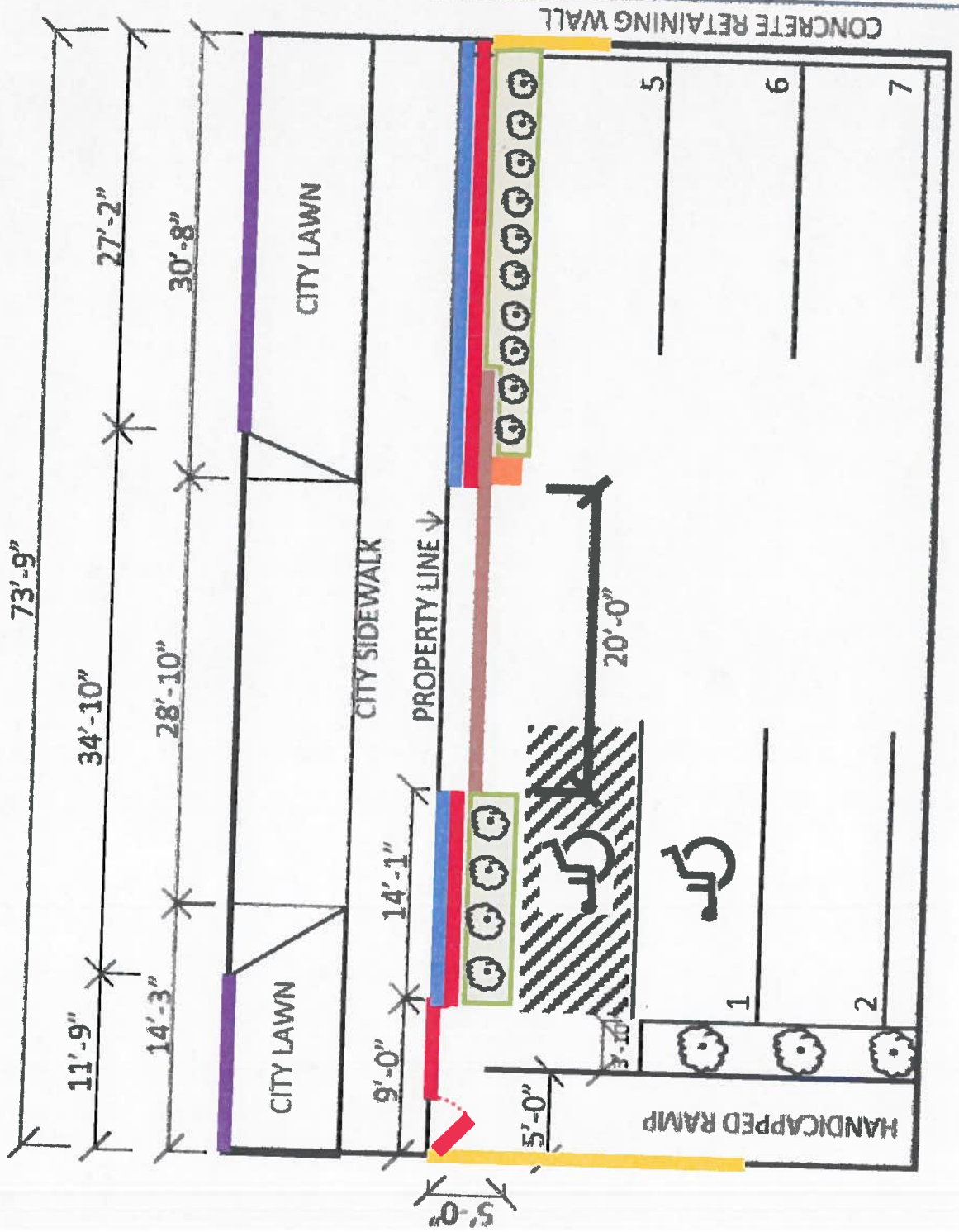
2" Square Mesh Design



1512 Gold Ave SE – Gate and Fence Layout

Gate Closed

G O L D A V E N U E S E



Legend:

- Street Curb
- 10" Concrete Inset
- 28" Tall Stucco Wall with 44" Tall Fence on top
- Fencing placed on top of existing stucco wall to bring overall height to 6'
- 6' Tall Metal Gate
- Pedestrian Door
- Gate Actuator
- Landscaping with mulch





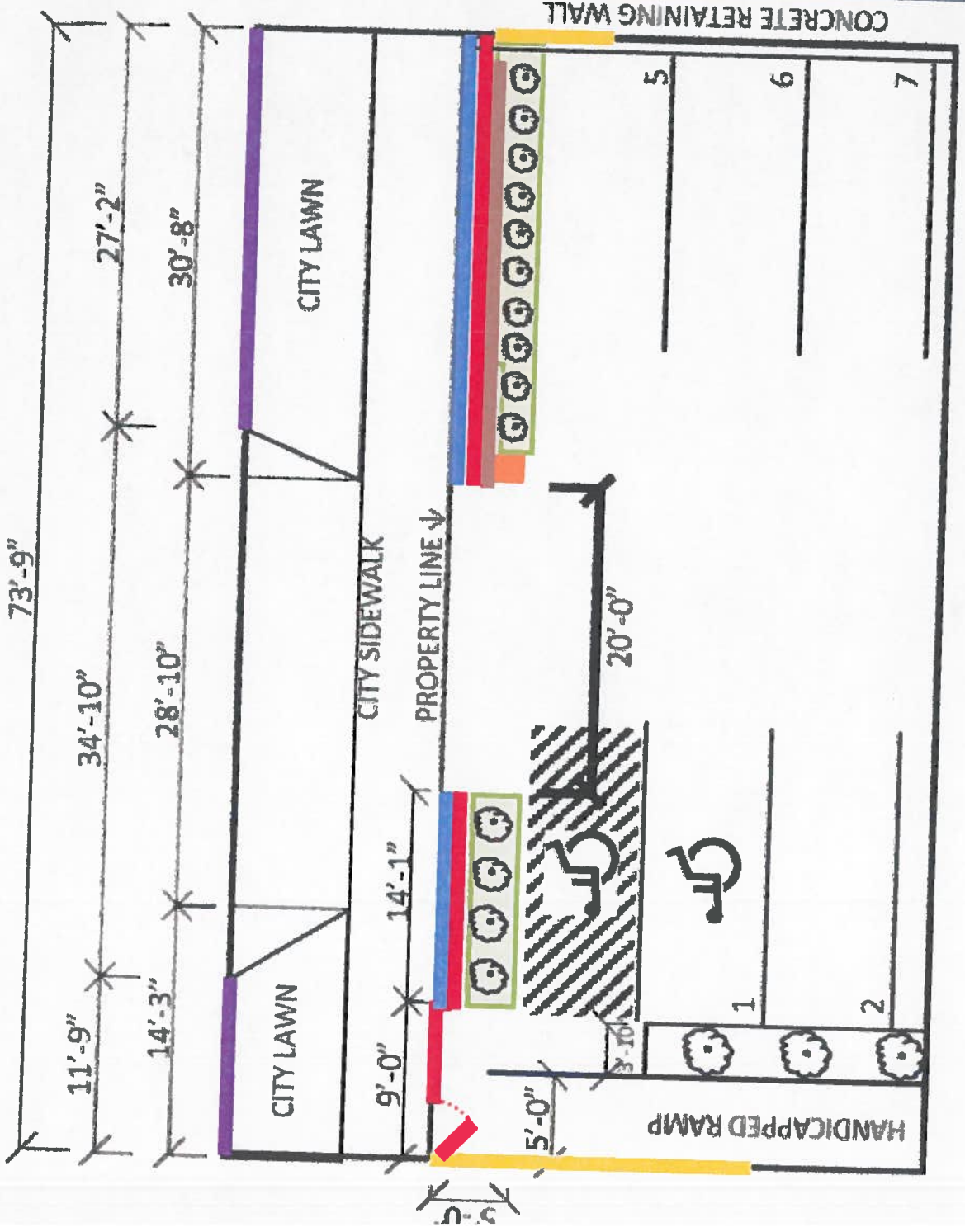
1512

1512

1512 Gold Ave SE – Gate and Fence Layout

Gate Open

G O L D A V E N U E S E



Legend:

- Street Curb
- 10" Concrete Inset
- 28" Tall Stucco Wall with 44" Tall Fence on top
- Fencing placed on top of existing stucco wall to bring overall height to 6'
- 6' Tall Metal Gate
- Pedestrian Door
- Gate Actuator
- Landscaping with mulch





1512



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

July 6, 2016

Marina Milelic
MB Properties, LLC
2270-D Wyoming Boulevard NE
Phone: 505-217-3500

Dear Marina:

Thank you for your inquiry of July 6, 2016 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(LUCC SUBMITTAL) LOT 2 A, BLOCK 51, TERRACE ADDITION, LOCATED AT 1512 GOLD AVENUE SE, BETWEEN ASH STREET SE AND MAPLE STREET SE** zone map K-15.

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

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL - please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's - siw.

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by certified mail, return receipt requested, before the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at swinklepleck@cabq.gov.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

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

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

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

Information from the Office of Neighborhood Coordination

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

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

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

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

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 07/06/16 Time Entered: 1:55 p.m. Rep. Initials: siw

(LUCC SUBMITTAL) LOT 2 A, BLOCK 51, TERRACE ADDITION, LOCATED AT 1512 GOLD AVENUE SE, BETWEEN ASH STREET SE AND MAPLE STREET SE zone map K-15 for Marina Milelic

SILVER HILL N.A. "R"

***James Montalbano**

1404 Silver Ave. SE/87106 243-0827 (h)

Elizabeth Doak

1606 Silver SE/87106 242-8192 (h)

SPRUCE PARK N.A. INC "R"

***Peter Feibelman**

1401 Sigma Chi NE/87106 242-1946 (h)

Alan Paxton

1603 Roma Ave. NE/87106 244-0980 (h)

SYCAMORE N.A. "R"

Peter Schillke

1217 Coal Ave. SE/87106 243-8368 (h)

Mardon Gardella

411 Maple St. NE/87106

UNIVERSITY HEIGHTS N.A. "R"

***Joe Gallegos**

301 Harvard SE, #59/87106 450-6096 (c)

Julie Kidder

120 Vassar SE/87106 269-3967 (c)

VICTORY HILLS N.A. "R"

***Robert Stenbridge**

P.O. Box 40298/87196 459-6893 (c)

Patty Willson

505 Dartmouth SE/87106 266-8944 (h & w)

***President of NA/HOA/Coalition**

Silver Hill Neighborhood Association
James Montalbano
1409 Silver Ave. SE
Albuquerque, NM 87106
(505) 243-0827

Marina Miletic
MB Properties
2270 D Wyoming Blvd. NE
Albuquerque, NM 87112
(505) 217-3500

Dear James:

I am sending you this letter to notify you of our re-application for a Certificate of Appropriateness to place a 6' tall fence and motorized gate on our property line at our 5 plex apartment building located at 1512/1514 Gold Ave SE, Albuquerque, NM 87106. We are re-applying now after developing new designs for the fence/gate based on the feedback received from the November 15th 2015 LUCC hearing (Agenda #6, Case Number 15-LUCC-50036, Project 1010526). Please see one attached proposed design.

This fence/gate will be a costly expense to us and we have carefully considered the reasons for this modification. We would not make this change to our property unless it were absolutely necessary for the safety of our tenants and their property.

This fence and motorized gate is to enclose our parking lot and walkway ramps for two main purposes:

1. To help prevent future vehicle break-ins and property theft. Over the past 2 years at least three vehicles have been broken into in our parking lot, 1 bicycle has been stolen, 2 other bicycles have had parts stolen, at least 4 package thefts have occurred, and numerous personal articles have been stolen from the backyard.
2. To help prevent tenant harassment/potential apartment break-ins. Homeless people and strangers repeatedly wander onto the property, check to see if tenants are home, leave their backpacks, and generally harass tenants and myself.

Currently we have an average of one thief/trespasser on the property every 3.5 days. Currently, anyone can walk up to any car or any apartment door to see if valuables can be stolen. Some of these criminals are carrying weapons such as baseball bats in their hands. These individuals are on the premises for about 60 seconds, which is long enough to walk around, go into the backyard, find something to steal, and leave. Please see the attached photographs of these criminals.

The Albuquerque Police have been notified about all of these incidents, local and federal police reports have been filed, security camera footage has been submitted to the Police, and extra patrolling has been requested for our building, yet these crimes continue.

Although all properties in the area are potential targets to thieves and vandals, our property is unusual because it is a relatively higher rent building (\$1095/mo), very open and accessible, very easy to walk up to, with relatively expensive vehicles in the parking lot. This makes our property an attractive target to thieves.

The fence and gate we are proposing have been approved for a Variance by ZHE and it has been approved by Traffic Engineering. The next door neighbors have also approved this fence and gate addition. Our neighbor to the east simply asks that the gate not be too loud.

Please help us protect our property and our tenants by supporting this request. This project will be considered at the Landmarks and Urban Conservation hearing on June 8th at 3 pm at Plaza del Sol 600 2nd St. NW.

Address of property:

1512/1514 Gold Ave SE, Albuquerque, NM 87106

Legal Description of Property:

Lot Numbered Two-A (2-A) in Block Numbered Fifty-one (51) of Terrace Addition as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 11, 2005, in Volume 2005C, folio 149.

Physical Description:

Located one lot west of the corner of Gold and Ash on the South Side of the street. The property is between Ash and Maple on Gold Ave.

Sincerely,



Marina Miletic
MB Properties
2270 D Wyoming Blvd. NE #314
Albuquerque, NM 87112
(505) 217-3500
Mbp.abq@gmail.com

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Sent to **TULIE KIDDER**
Street & Apt. No. **120 VASSAR AVE SE**
or PO Box No. **NOQ, NY 87106**
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ELIZABETH DOAK
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ROBERT STEMBRIDGE
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