



**Landmarks & Urban
Conservation Commission**

**Agenda Number: 6
Case No.: 16-LUCC-50031
Project # 1010928
August 10, 2016**

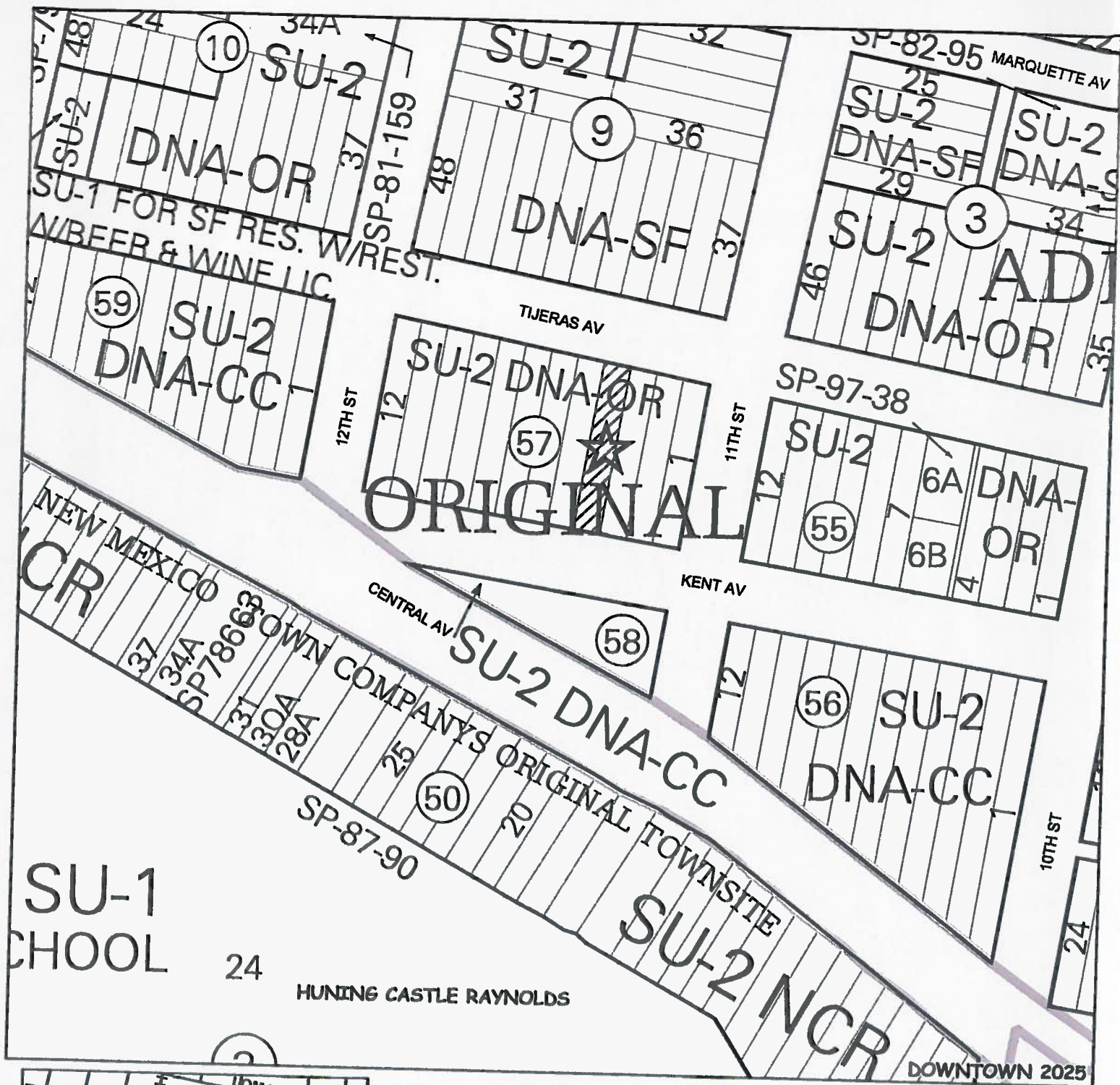
Staff Report

Agent	<i>Affordable Solar for</i>	<p>Staff Recommendation APPROVAL of Case #16 -LUCC-50031, Project #1010928 a request for a Certificate of Appropriateness for alteration based on the Findings beginning on page 10 and subject to the conditions on page 11.</p> <p style="text-align: right;">Leslie Naji Staff Planner</p>
Applicant	<i>Nathan Wallwork</i>	
Request	<i>Installation of solar panels on front and side roof</i>	
Legal Description	<i>Lot 4, Block 57 Original Town site</i>	
Address/Location	<i>1107 Kent Ave. NW</i>	
Size	<i>0.11 acres</i>	
Zoning	<i>SU-2</i>	
Historic Location	<i>Fourth Ward Historic Overlay</i>	

Summary of Analysis

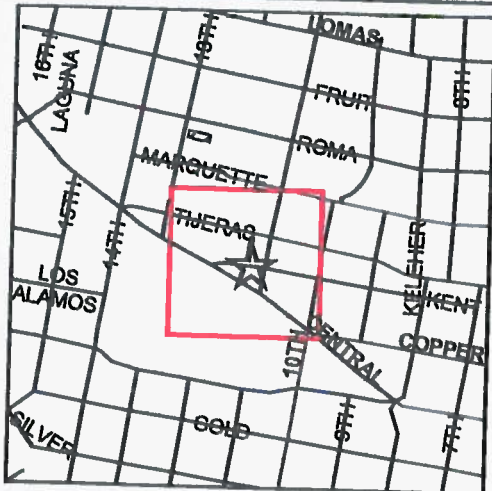
This application is for alterations to the roof through the addition of surface mounted solar panels. This request was reviewed against the relevant guidelines for the Fourth Ward Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness. The proposal is generally consistent with the guidelines and the criteria, as they encourage the use of energy saving technologies, however; the placement location of the panels might be improved. The proposed alterations will affect but not detract from the historic and architectural character of the Fourth Ward Historic District.

PRIMARY REFERENCES: *Landmarks and Urban Conservation Ordinance; Design Guidelines for the Fourth Ward Historic Overlay Zone.*



ZONING MAP

Note: Grey shading indicates County.



1 inch = 126 feet

Project Number:
1010928

Hearing Date:
08/10/2016

Zone Map Page: J-13
Additional Case Numbers:
16LUCC-50031



HISTORY MAP

Note: Grey shading indicates County.



1 inch = 126 feet

Project Number:
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LAND USE MAP

Note: Grey 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 = 126 feet

Project Number:

1010928

Hearing Date:

08/10/2016

Zone Map Page: J-13

Additional Case Numbers:

16LUCC-50031

SUMMARY OF REQUEST

<i>Requests</i>	<i>Certificate of Appropriateness for</i>
<i>Historic Location</i>	<i>Fourth Ward Historic Overlay Zone</i>

AREA HISTORY AND CHARACTER

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

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification & Land Use</i>
<i>General Area</i>	1-2	Simplified Queen Anne, Southwest Vernacular, Cottage,	Contributing; residential
<i>Site to the North</i>	2	1908 Queen Anne form with frame and stucco construction.	Contributing residential
<i>Sites to the South</i>	1	Commercial building, flat roof Faces Central, c.1950s	Non-contributing commercial
<i>Sites to the East</i>	1	1923 simplified Pueblo Revival Frame & stucco, multi-family.	Contributing MF residential
<i>Site to the West</i>	1 ½	Queen Anne style with split brick bay window, diamond wood shingles, 1907	Contributing residential

II INTRODUCTION

Proposal

The house at 1107 Kent Ave. NW is a two story modified Prairie style house, built in 1907 and constructed of wood siding on the ground floor resting upon a cast stone foundation. The second story is comprised of wood shingles. It has a low pitched hipped roof with an enclosed soffit and wide overhang. The upper story is flared and cantilevered slightly over the first story. The windows in the house are wood double hung with one over one glazing.

The house and its neighbors to the east and west, act as an anchor for this fringe corner of the Fourth Ward Historic District.

The applicant plans for the:

- Installation of low profile solar panels in the East and South (front) faces of the roof.
- A service panel for the solar panel production and existing utility is to be located to the rear of the house.

Although this block of Kent Avenue used to have larger homes with a public park across the street to the south, it has suffered from demolition of two homes to the west of the property which have been replaced with a single story strip office complex and a parking lot. The park across the street has been used for a filling station and is currently a single story commercial property and has been since the mid-1950s.

Context, Background and History

The Fourth Ward Historic District is described in the State and National Register nomination written in 1980 as "primarily important for its architecture, for its great variety of fine homes built between 1880 and 1930. As Albuquerque's finest residential area between about 1905 and 1923, it also has cultural significance as the home of many of the city's most influential citizens. Currently Fourth Ward is valuable as a stable, well-preserved neighborhood on the fringes of the downtown business district."

The original Fourth Ward comprised a much larger area than it does now. The city had been divided into 4 quadrants demarcated by the railroad running North and South and Central Avenue, then called Railroad Avenue, running East and West. The current Fourth Ward district represents an area located between Villa de Albuquerque or Old Town and the New Town built around the railroad itself.

The area of the current Fourth Ward Historic District, although available for development after being sold by the Perea estate after his death in 1887 to the Albuquerque Townsite Company, did not begin to flourish until after 1900. By 1908, a number of large homes had been making it the more fashionable neighborhood of town. Although it was never exclusively upper-middle class it was exclusively residential contrary to other city neighborhoods. The area prospered until after the Second World War when resources went into building up new neighborhoods to the east of the city.

The National Registry nomination goes on to say that, "The architectural character and interest of the Fourth Ward District comes from the leisurely pace with which it developed and the high quality of houses built there over the years, so that the neighborhood boasts a great variety of styles and forms, finely executed. While only one or two houses can claim to be mansions, most are substantial; the well-designed homes of well-to-do people. Styles range from Italianate to Period Revival and Prairie School to Bungalow to Pueblo Revival, with building dates for significant and contributing buildings from 1882-1941."

APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES

III. ANALYSIS

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

Comprehensive Zoning Code

The property is zoned SU2/DNA-OR (Office-Residential) in the Downtown Neighborhoods Area Plan. The intent of the DNA-OR zone as described in the Plan is to provide a transition between the higher intensity corridor of Central Ave and the neighborhood to the north. The SU2/DNA-OR zone recognizes the existing mix of residential and office present in the neighborhood and provides an opportunity for the development of a limited number of neighborhood-serving commercial uses through the Conditional Use process. The addition of solar panels does not require any special zoning variance.

The proposal meets the SU2/DNA-OR regulations.

The subject property is located within the Fourth Ward Historic Overlay Zone. The Comprehensive Zoning Code §14-16-2-28 establishes controls and procedures for Overlay Zones. §14-16-2-28 (D)(1) states that the area's distinctive characteristics and general preservation guidelines for the area shall be identified by the City Council in the resolution applying the Historic or Urban Conservation Overlay Zone to any given area. Specific development guidelines for each Overlay Zone area shall be adopted by the Landmarks and Urban Conservation Commission. Any construction, alteration or demolition which would affect the exterior appearance of any structure within said Overlay Zone shall not be undertaken until a Certificate of Appropriateness has been approved by the Landmarks and Urban Conservation Commission. The Code also provides that the adopted specific development guidelines may provide exemptions to the requirement or provide for City staff approval in lieu of Landmarks and Urban Conservation Commission approval. Procedures relating to the issuance of a Certificate of Appropriateness are prescribed in Chapter 14, Article 12, Landmarks and Urban Conservation.

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

Resolution-46 -1991 Designating the Fourth Ward and Eighth and Forrester Historic Overlay Zones (1991)

This resolution designated, mapped, and provided general guidelines for the establishment of the Fourth Ward and Eighth and Forrester Historic Overlay Zones. For this case, this resolution will be referred to only as it applies to the Fourth Ward Historic Overlay Zone and the subject property contained therein, excluding references to the Eighth and Forrester Historic Overlay Zone.

Contained within this resolution are general guidelines, of which the specific Fourth Ward Historic Overlay Zone Design Guidelines are derived.

Section 4.A of the designation ordinance states "Alterations or renovations to structures listed as contributing in the Historic Overlay Zones should strive to retain significant, character-defining architectural features of the structure and utilize exterior materials similar to those originally found on the structure. Additions to structures listed as contributing in the Historic Overlay Zones should utilize exterior materials and window alignment similar to those of the original structure and should match the general style and massing of that structure, with the regulations of the underlying zoning determining the maximum allowable building size."

The proposal is not inconsistent with the designation ordinance.

Fourth Ward Historic Overlay Zone Design Guidelines

The Landmarks and Urban Conservation Commission approved specific development guidelines in 1991 as delegated by Resolution -46-1991 and they have been revised twice since that time. The guidelines were revised in 1998, and again in 2016 when the uniform guidelines for New Town Neighborhoods were adopted.

The guidelines for contributing buildings state:

"Retain original significant architectural features (such as stairs, porches, gables, chimneys, fascia boards, etc.) if possible. If replacement is required, the new feature should match the original as closely as possible in design and material.

Retain original doors and windows wherever possible. If the original doors and windows cannot be used, replacements should match the originals as closely as possible in size, proportion and materials. The addition of any new doors or windows should be consistent with the original rhythm of the building's existing door and window openings.

Match exterior materials as closely as possible to those originally used on the structure. Materials traditionally found in the area include wood, stucco, stone, adobe, brick and cast stone. Plastic, vinyl, aluminum siding or other metals are generally not appropriate, with the exception of metal window frames in some situations.

Choose wood or metal security grilles, storm windows, screens, etc. that blend with existing door or window surrounds so the appearance of the structure is not significantly altered.

Additions should have exterior materials and window alignment similar to those of the original structure and should match the general style and massing of that structure (the regulations of the underlying zoning determine the maximum allowable building size). Place additions to the rear of the original building whenever possible."

The proposed alterations to the house do not involve any changes or additions to the house and, therefore, conform to its requirements.

The guidelines for Miscellaneous Site Features for Maintaining Neighborhood Characteristics state:

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

23. The use of ground-based solar panel arrays are encouraged. Consider solutions that respect the building's historic setting yet provide solar access in the present and over time. Arrays should be located in an inconspicuous location such as a rear or side yard, be low to the ground, and screened to limit visibility. Care should be taken to respect any historic landscape, including materials and grading.

The proposed solar panels are not ground based.

24. Place solar panels in areas that minimize their visibility from a public thoroughfare, such as below a parapet, behind a dormer or on a rear-facing roof. The primary façade of a historic building is generally the most distinctive and thus most important elevation. To the greatest extent possible, avoid placing panels on street-facing facades and roofs, including front and side-street elevations.

The current panel layout does not conform to the guidelines, as it utilized the front face on the south side of the building for the placement of 14 PV solar panels.

25. Installations should not result in the permanent loss of significant character-defining features on historic structures. Solar panels should not be located in areas that require alterations to character-defining features, such as changing an existing roofline or dormer. Also avoid solutions that obstruct views of significant features, such as windows and decorative detailing, or views of neighboring historic properties in an historic district.

The solar panels will not permanently change or block any architectural features of the house and, therefore, comply with the guidelines.

26. Installations should not require or result in the removal or permanent alteration of historic fabric. Solar panel installations should be reversible. Use of solar roof tiles, laminates, glazing and other technologies that require the removal of historic fabric or would permanently damage such fabric should be avoided. Consider the type and condition of the material upon which installation is proposed as well as the method of installation and removal later on. It may also be possible, through the use of brackets, to minimize the points of attachment to a structure.

The solar panels will be minimally attached to the existing roof structure and be reversible as per the design guidelines.

27. Low profile panels are encouraged. Solar panels should be flush or mounted no higher than a few inches above the roofing surface and should not be visible above the roofline of a primary façade.

Although the solar panels are low profile they are still visible from the main street and are not in accordance with the guidelines.

28. On flat roofs, set solar panels back from the edge. Flat roofs often provide an ideal surface for solar arrays. To minimize visibility, ensure that the panels are set back from the edge and adjust the angle and height of the panels as necessary.

The existing roof design is not flat.

29. Disjointed and multi-roof solutions are not appropriate. Panels should be set at angles consistent with the slope of the supporting roof. For example, avoid solutions that would set panels at 70 degree angle when the roof slopes at a 45 degree angle. In addition, panels should be located on a single roof and arranged in a pattern that matches the configuration of the roof upon which they are mounted.

The proposed panel layout is to be flush against the roof so as to maintain the existing roof slope and is configured to match the roof it is mounted to.

30. Ensure that solar panels, support structures and conduits blend into the resource. The visibility of solar panels and support structures can be substantially reduced if the color matches the historic resource and reflectivity is minimized.

The proposal does not indicate color or reflectivity of the panels; however, they are set close to the roof.

Landmarks and Urban Conservation Ordinance

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

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

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

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

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

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

As discussed in the analysis above, the proposal does not entirely conflict with the development guidelines or the designation ordinance. Relative to actual placement of the solar panels the guidelines prefer an alternate location if available.

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

As discussed in the analysis above, the use of solar panels, although not historical by nature, are viewed as a positive addition even in historic neighborhoods so long as they do not significantly diminish the value of the property or damage or remove original architectural detailing or character. This proposal will not significantly impair the property; however, the intension of the historical guidelines is to minimize visual impact from the front elevation. This would require the relocation of panels from the front roof plane to the side.

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

Not applicable.

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

As discussed in the staff report, the original character of the house has had little modification over the years and this alteration will not affect the architectural integrity of the house and would be completely reversible.

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

The proposal does not include the removal of any original architectural features.

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

Not applicable

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

Not applicable.

Neighborhood Notification and other Considerations

The Downtown Neighborhoods Association was notified of this application by certified mail. The property was posted with the requisite sign with notification of this application. No comments on this application were received as of the writing of this report.

Conclusion

This request for a Certificate of Appropriateness for alteration has been reviewed against the relevant guidelines for the *Fourth Ward 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 is generally consistent with the guidelines and substantially consistent with the criteria for approval of a Certificate of Appropriateness. However, the placement of solar panels on the front roof plane is contrary to the Design Guidelines. Staff proposed that the client look at placing panels on the west facing roof plane to limit the impact to the street facing front elevation. Such a configuration was found to be doable but would produce an estimated 2,248 kWh less per year than the original design.

FINDINGS for APPROVAL of a request for a Certificate of Appropriateness for alteration - Case 16-LUCC-50031 / Project # 1010928 (August 10, 2016)

1. This application is a request for a Certificate of Appropriateness for alteration 1107 Kent Ave. NW described as Lot 4, Block 57 of the Original Townsite of Albuquerque, a contributing property in the Fourth Ward Historic Overlay Zone, zoned SU-2/DNA-OR.
2. The proposed alterations consist of installation of solar panels on the roof of a historic house.
3. The subject house is in fair condition and appears to be structurally sound. The historic house is a modified prairie style with some craftsman detailing. It has a hipped roof and a wood shingle covered second story which flares out to cantilever over the first floor.
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 consistent with the designation ordinance R-46-1991. The proposed work does not conflict with the development guidelines for the historic zone in as much as the proposal does not include the removal of significant architectural features.
7. 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*".
8. The architectural character, historical value of the Fourth Ward Historic Overlay Zone will not be significantly impaired or diminished due to the proposed alterations. All changes are reversible but placement on the side rather than front roof face would further limit the impact of the panels.
9. The LUC Ordinance Section 14-12(8) (B) (2) 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.*"

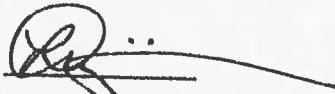
10. The structures' original quality and character will not be altered.

RECOMMENDATION - Case No. 15-LUCC-50031/ Project # 1010928- (August 10, 2016)

APPROVAL of 16-LUCC-50031/ Project # 1010928, an application for a Certificate of Appropriateness for alteration, located at based on the above 11 findings and subject to the following conditions:

Conditions of Approval Recommended

1. Applicant is responsible to acquire, and approval is contingent upon, approval of all applicable permits and related approvals.
2. Final placement of solar panels shall be relocated from the front roof plane and subject to review and approval by LUCC staff.



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

Attachments

- 1) HBI form circa 1979

CITY OF ALBUQUERQUE AGENCY COMMENTS

***ZONING CODE SERVICES DIVISION
BUILDING & SAFETY SERVICES DIVISION
HISTORIC PRESERVATION/ADVANCED PLANNING***

COMMENTS FROM OTHER AGENCIES, WHEN APPLICABLE:

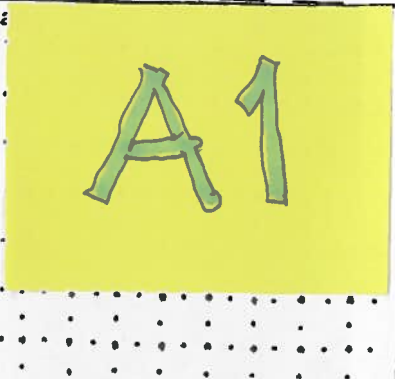
***PNM
ENVIRONMENTAL HEALTH DEPARTMENT
SOLID WASTE MANAGEMENT DEPARTMENT
FIRE DEPARTMENT/Planning
TRANSIT DEPARTMENT
POLICE DEPARTMENT
PARKS AND GENERAL SERVICES
OPEN SPACE DIVISION
BERNALILLO COUNTY
ALBUQUERQUE FLOOD CONTROL AUTHORITY
ALBUQUERQUE PUBLIC SCHOOLS
MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS***

surveyed by MIKE PIERSON by 2/7/79 county Bern. ID no. J-13-337
 field map () number UTM reference easting northing
 zone

location description
1107 KENT NW
 city/town Albuquerque
 land grant/reservation Albuquerque

building name legal description
 tns p N S range E W sec 1/2 1/2

film roll ? negative nos. loc. of neg. plan sheet
 by MP no. 1 10 HPB



date of construction estimate 1907 actual

source City Directory

use present residential

historic residential

condition excellent good
 fair deteriorating

degree of remodeling minor moderate major
 describe:

style MODIFIED PRAIRIE STYLE
 foundation material cast stone
 wall material/surface wood siding (1st) / wood shingle (2nd) / FRAME

architectural features
HIPPED ROOF w/ ASPHALT SHINGLES, enclosed soffit w/ wide overhang; ^{wd.} double hung windows; base of second story cantilevered out; 2nd story windows joined by flat sill board;

surroundings residential

relationship to surroundings similar not similar

district potential IN 4th yes no WARD H.D.

significance eligible of none
 if eligible, interest

why?

associated buildings? yes
 what type? Single Garage

if inventoried, list ID nos.

see back? yes

comments RECORDS INFO: Block 57; Lot #: South 34; Addition: original Townsite; owner of record: Joe C & Nick C. Castillo
HISTORIC INFO: 1st listing City Directory. 1907-1909: William L. Edgar, secretary/treasurer of the Imperial Laundry company.

APPLICATION MATERIAL

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
 - Huning Highland
 - Fourth Ward
 - Eighth & Forrester
 - City Landmark
 - HH-Edo UCOZ

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

Number and Classification of structures on property:

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

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

Attention applicants:

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

Lucc public hearing applications:

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

Administrative (Staff) Approval checklist:

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

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

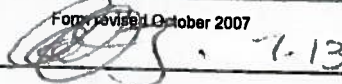
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Kelsey Morgan
 Applicant name (print)

Kelsey Morgan 7/11/16
 Applicant signature/date

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

Application case numbers
16 - Lucc 50031

Form revised October 2007

 Dev Review Division signature/date
 PROJECT# 1010928



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

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.

July 13, 2016

Kelsey Morgan
Affordable Solar
4840 Pan American E Fwy NE
Phone: 505-944-4279

Dear Kelsey:

Thank you for your inquiry of **July 13, 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 #4 BLOCK 57 SUBDIVISION ORIGINAL TOWNSITE OF ABQ EXISTING ZONING SU2/DNA OR LOCATED ON KENT AVENUE NW BETWEEN 11TH STREET NW AND 12TH STREET NW zone map J-13.**

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

DOWNTOWN N.A. (DNA) "R"
*Reba Eagles
1500 Lomas Blvd. NW, Ste. B/87104 604-3434 (c)
David McCain
1424½ Lomas Blvd. NW/87104 250-8757 (c)

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 dcarmona@cabq.gov.

Sincerely,
Dalaina L. Carmona
Dalaina L. Carmona
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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



4840 Pan American East FWY NE
Albuquerque, NM 87109

July 13, 2016

Reba Eagles
1500 Lomas NW Ste. B
Albuquerque, NM 87104

RE: Neighborhood Notification Letter

Dear Sirs:

I am writing you on behalf of our client, your neighbor Nathan Wallwork, who is applying for Certificate of Appropriateness (LUCC) for the installation of a roof mounted solar PV system. The street address of the subject property is 1107 Kent Avenue NW, Albuquerque, NM 87102. The legal description of the property is Lot 4, Original Townsite of ABQ, located on Kent Avenue between 11th Street and 12th Street NW, zone map J-13.

As an agent of the application, I am required to notify you of this application under the provisions of 14-8-2-7 of the Neighborhood Association Recognition Ordinance as a Neighborhood and/ or Homeowner Association who would be affected by the proposed project.

We are submitting for a Site Development approval to allow for the installation of a 6.38 kW DC roof mounted solar PV solar system. The system will consist of 22 solar modules that are mounted flush against the Southern (front of the house) and Eastern facing roof surfaces. The system is designed to be code compliant and will be installed in accordance with all jurisdictional and utility requirements and interconnected to the electric grid.

I am more than happy to speak with you to discuss the project and answer any questions that you may have regarding the project. You can reach me directly at (505)944-4279.

Thank you for your considerations.

Sincerely,

Kelsey Morgan
Project Manager
Affordable Solar
(505)944-4279
Kelsey.morgan@affordable-solar.com

GO SOLAR AND SAVE



4840 Pan American East FWY NE
Albuquerque, NM 87109

July 13, 2016

David McCain
1424½ Lomas Blvd. NW
Albuquerque, NM 87104

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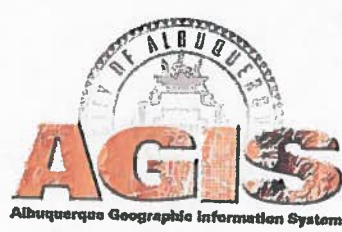
Sincerely,

Kelsey Morgan
Project Manager
Affordable Solar
(505)944-4279
Kelsey.morgan@affordable-solar.com

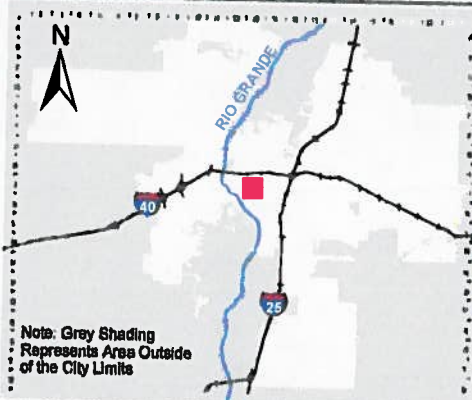
GO SOLAR AND SAVE



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



Map amended through: 1/28/2016



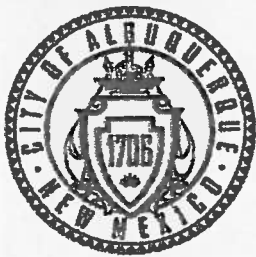
Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-13-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



DEVELOPER INQUIRY SHEET

(To be completed prior to application submittal)

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 – will need the following information **BEFORE** neighborhood and/or homeowner association information will be released to the applicant/agent on any project being presented to the Planning Department of the City of Albuquerque. If you have any questions, please feel free to contact our office at (505) 924-3914. Your Developer Inquiry is for the following:

- Cell Tower Submittal: [] Free-Standing Tower -OR- [] Concealed Tower
- [] EPC Submittal [] DRB Submittal [x] LUCS Submittal [] Liquor Submittal
- [] Administrative Amendments (AA's) Submittal [] City Project Submittal

CONTACT NAME: KEUSEY MORGAN

COMPANY NAME: AFFORDABLE SOLAR

ADDRESS/ZIP: 4840 PAN AMERICAN EAST FREEWAY NE 87109

PHONE: 944-4279 FAX: 244-9222

LEGAL DESCRIPTION INFORMATION

PLEASE FORWARD INFORMATION ON ANY NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION IN THE AREA OF THE PROPERTY DESCRIBED BELOW:

LOT 4 BLOCK 57

ORIGINAL ALBUQUERQUE TRUNSITE

LEGAL DESCRIPTION

LOCATED ON 1107 KENT AVE NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN 12th St. NW AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

11th St. NW

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS PAGE (_____).

(PLEASE MARK/HATCH ZONE MAP WHERE PROPERTY IS LOCATED)

(Zone Map **MUST** be provided with request)

7014 2120 0004 7722 6566

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To David McCain
 Street & Apt. No.,
 or PO Box No. 1424 1/2 Lomas Blvd. NW
 City, State, ZIP+4 Albuquerque, NM 87104

PS Form 3800, July 2014 See Reverse for Instructions

7014 2120 0004 7722 6575

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

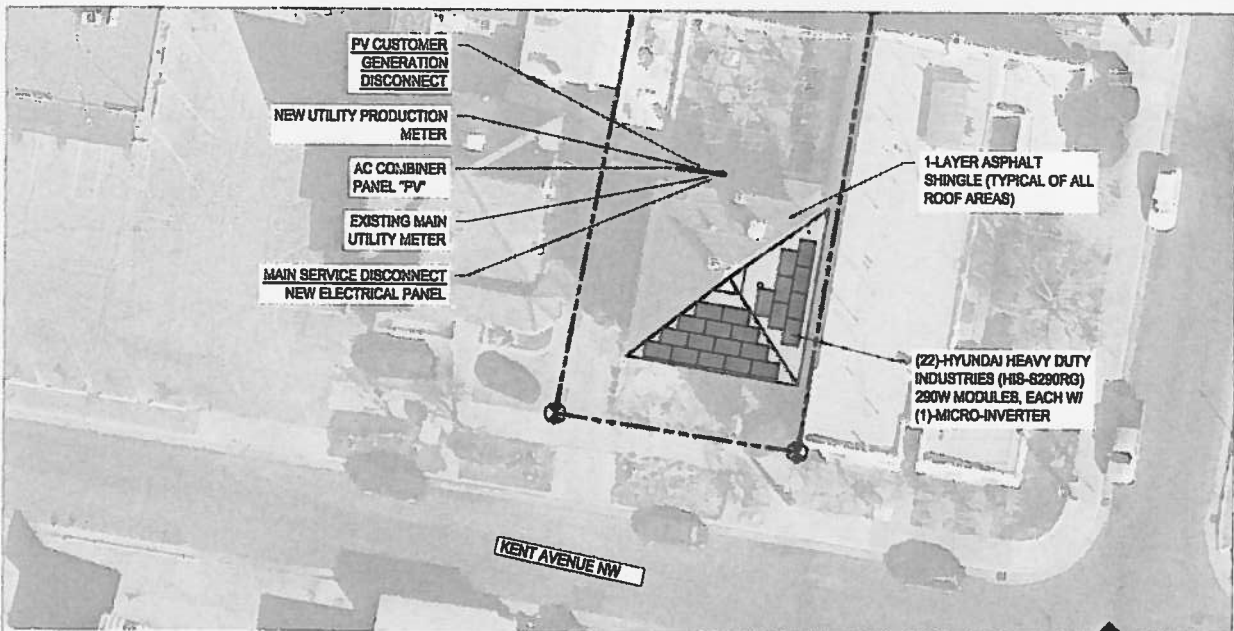
OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Reha Eagles
 Street & Apt. No.,
 or PO Box No. 1500 Lomas New Ste B
 City, State, ZIP+4 Albuquerque, NM 87104

PS Form 3800, July 2014 See Reverse for Instructions





PV - SITE PLAN



GENERAL NOTES:

1. CONTRACTOR SHALL PROVIDE ALL MARKINGS AND LABELING IN ACCORDANCE WITH NEC ARTICLE 680 IV.
2. PV ARRAY SHALL BE MOUNTED ON EXISTING STRUCTURE AND WILL NOT EXCEED 26'-0"
3. REC METER AND CUSTOMER GENERATION DISCONNECT ARE ACCESSIBLE AT ALL TIMES WITHOUT ESCORT.

2							
1							
0	6/28/16	PNM INTERCONNECTION DOCS	RM	JB	DN	JB	
REV	DATE	DESCRIPTION	BY	CHK	APR	APR	

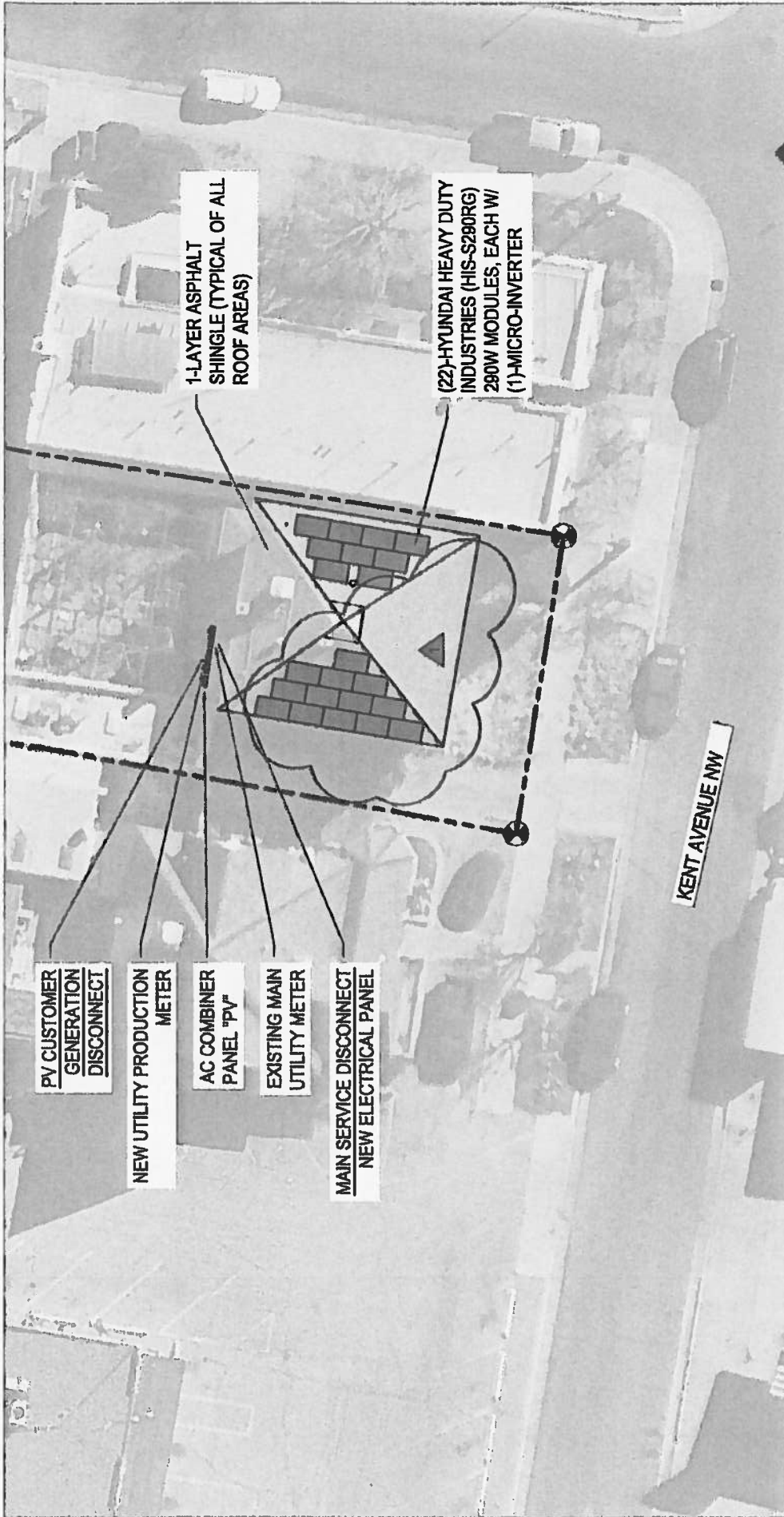
affordable solar
 4840 Pan American East Fwy NE
 Albuquerque, New Mexico 87109-2220
 (505) 244-1154 - www.affordable-solar.com

PROJECT NAME	NATHAN O WALLWORK 1107 KENT AVE NW ALBUQUERQUE, NM 87102	
PROJECT NO.	309 C 0181	DATE 6/28/2016

SUPPLEMENTAL DRAWING NO.
PV-1

- SYSTEM SPECIFICATIONS**
- RACKING - UNIRAC 8M W/ FLAT FLASHINGS
 - (22) - ENPHASE (M250) 240W MICRO-INVERTERS
 - (5.28) - KW-TOTAL INVERTER CAPACITY
 - (22) - HYUNDAI HEAVY DUTY INDUSTRIES (H18-S290RG) 290W MODULES
 - AZIMUTH ANGLE - 98° AND 189°
 - MODULE TILT - FLUSH, ROOF TILT - 26°

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF AFFORDABLE SOLAR. THIS PLAN IS NOT A DESIGN DOCUMENT. IT DOES NOT DEPICT EVERY DETAIL AND IS ONLY FOR CONSTRUCTION BY AFFORDABLE SOLAR. THE ENGINEER'S SIGNATURE (IF PRESENT) IS ONLY FOR THE INSTALLATION BY AFFORDABLE SOLAR AND DOES NOT APPLY TO THE INSTALLATION OF THIS DESIGN BY ANYONE OTHER THAN AFFORDABLE SOLAR. AFFORDABLE SOLAR EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF AFFORDABLE SOLAR.



PV - SITE PLAN

GENERAL NOTES:

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REV	DATE	DESCRIPTION	BY	CHK	APR	JB	DN	JB
2	7/21/16	LAYOUT CHANGE						
0	6/28/16	PNM INTERCONNECTION DOCS						

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PROPOSED PLACEMENT



FRONT ELEVATION

STAFF RECOMMENDATION

VIEW FROM WEST SIDE OF EAST

