3. Project# 1010299
15DRB-70320 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ARCH + PLAN LAND USE CONSULTANTS agent(s) for GERALD ORTIZ Y PINO, DONNA & LAURA BRUZZESE request(s) the above action(s) for all or a portion of Lot(s) A & B, Block(s) 11, PEREA ADDN zoned SU-2/DNA-SF, located on NE CORNER OF ROMA & 13TH ST containing approximately .22 acre(s). (J-13) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE.

4. Project# 1010454
15DRB-70322 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ARCH + PLAN LAND USE CONSULTANTS agent(s) for IVAN & TANYA SANTISTEVAN request(s) the above action(s) for all or a portion of Tract(s) 1, 2, 3 & 4, Block(s) 17,, MONKBRIDGE ADDN zoned C-3/SU-2 NFMX, located on 416 VERANDA RD NW containing approximately .23 acre(s). (G-14) THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA SIGNATURE AND COPY OF 1959 DEED.

- 5. Approval of the Development Review Board Minutes for 9/2/15 and 9/9/15
- 6. Other Matters: None.

ADJOURNED: 9:20

DRB CASE ACTION LOG - BLUE SHEET

Preliminary/Final Plat (P&F)

Site Plan for Subdivision (SPS)

Site Plan for Building Permit (SBP)

This sheet <u>must</u> accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

Site Plans: It is the responsibility of the <u>applicant/agent/developer/owner</u> to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the <u>applicant/agent/developer/owner</u> to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in <u>each</u> copy of the building permit plansets.

Project# 1010299 15DRB-70320 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
PEREA ADDN AGENT: ARCH + PLAN LAND USE CONSULTANTS **Your request was approved on
□ Transportation:
□ ABCWUA:
□ City Engineer:
□ Parks and Recreation :
Planning: AMNFCA sightime, diff
PLATS: Planning must record this plat. Please submit the following items: -The original plat and a mylar copy for the County Clerk. -Tax certificate from the County Treasurer. -Recording fee (checks payable to the County Clerk). RECORDED DATE: -Tax printout from the County Assessor. -County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk. Description: AGIS DXF File approval required. Copy of recorded plat for Planning. ALL SITE PLANS: 3 copies of the approved site plan. Include all pages.

CITY OF ALBUQUERQUE PLANNING DEPARTMENT December 10, 2014 DRB Comments

ITEM # 11

PROJECT # 1010299

APPLICATION # 14-70393

RE: Lots A and B, Block 11, Perea Addition

Conformance with Planning and Zoning is required in Section 14-14-2-2 of the Subdivision Regulations, which means a variance will be required for Lot B, Block 11, which is only 4,200 square feet (min. lot area requirement is 5,000 square feet), and for parking since offstreet parking is being lost.

Randall Falkner 600 2nd Street NW, 3rd Floor Albuquerque, NM 87102 t 505-924-3933 f 505-924-3339

Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental Form (SF)		
SUBDIVISION	• • • • • • • • • • • • • • • • • • • •	NG & PLANNING	
Major subdivision action _★_ Minor subdivision action		Annexation	
Vacation	ν	Zone Map Amendment	•
Variance (Non-Zoning)		Zoning, includes Zoning Development Plans)	g within Sector
SITE DEVELOPMENT PLAN	P	Adoption of Rank 2 or 3	
for Subdivision for Building Permit		Text Amendment to Ad Plan(s), Zoning Code, o	-
Administrative Amendment/Approval IP Master Development Plan	(AA)	Street Name Change (I	local & Collector)
Cert. of Appropriateness (LUCC)		EAL / PROTEST of	
Storm Drainage Cost Allocation Plan		Decision by: DRB, EPC Director, ZEO, ZHE, Bo	
PRINT OR TYPE IN BLACK INK ONLY. The application of application. References to the second services of application.	er, 600 2 nd Street NW, All	buquerque, NM 87102.	
APPLICATION INFORMATION:			
Professional/Agent (if any): PPUH + PLAN I	-and use consu	PHON	VE: 980.8365
ADDRESS: P.O. BOX 25911			
CITY: BUBUQUERQUE	STATE NH ZIP 871	25 E-MAIL: arch.f	plan a comcast.ne
APPLICANT: GERALD ORTIZYPINO, D	ONNA - LAURA BE	LUZZESE PHONE	
ADDRESS: 1225 FOMA AV NW/ 412		FAX:	<u> </u>
CITY: LUBUQUERQUE			
Proprietary interest in site:OWNERS			
DESCRIPTION OF REQUEST: LOT LINE &C			
JESCRIPTION OF REQUEST:	750 51 101 BIO (····	
Is the applicant seeking incentives pursuant to the Famil		•	
SITE INFORMATION: ACCURACY OF THE EXISTING LEG	BAL DESCRIPTION IS CRUCIA	A A	SHEET IF NECESSARY.
Lot or Tract No. LOTS A . B	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	Block:	Unit:
Subdiv/Addn/TBKA: PEREA PON	· · · · · · · · · · · · · · · · · · ·		
	Proposed zoning: N/A-		GCD Map No
Zone Atlas page(s): <u> </u>	UPC Code: 1-013-		
CASE HISTORY:		058 - 407-12	
List any current or prior case number that may be releva	ant to your application (Proj., Ap	pp., DRB-, AX_,Z_, V_, S_, e	tc.): 1010299
CASE INFORMATION: Within city limits? \(\square \) Yes Within 1000F	T of a landfill?		
No. of existing lots: 2 No. of propos	sed lots: 2 Total s	site area (acres): .22	<u>+</u>
LOCATION OF PROPERTY BY STREETS: On or Near	: NE CORNER C	OF POMA EV &	13TH ST NW
	and FP-UI		
Check if project was previously reviewed by: Sketch Plan			w Date: 9.2.15
SIGNATURE DIVICE Archites	>		9.8.15
(Print Name) DEPPICIL SPCHUE		•	nt:
\(\begin{array}{cccccccccccccccccccccccccccccccccccc			Revised: 4/2012
OR OFFICIAL USE ONLY			
I INTERNAL ROUTING Application Applicati	on case numbers スペンペ	Action S.	F. Fees \$275.00
All fees have been collected		CMF	$\frac{1}{s}\frac{1}{2}$
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. dee rebate	~ ~ 11 ~	\sim \sim	Total
Hearing	date Septille,		
9-8-19	Project #	1010299	

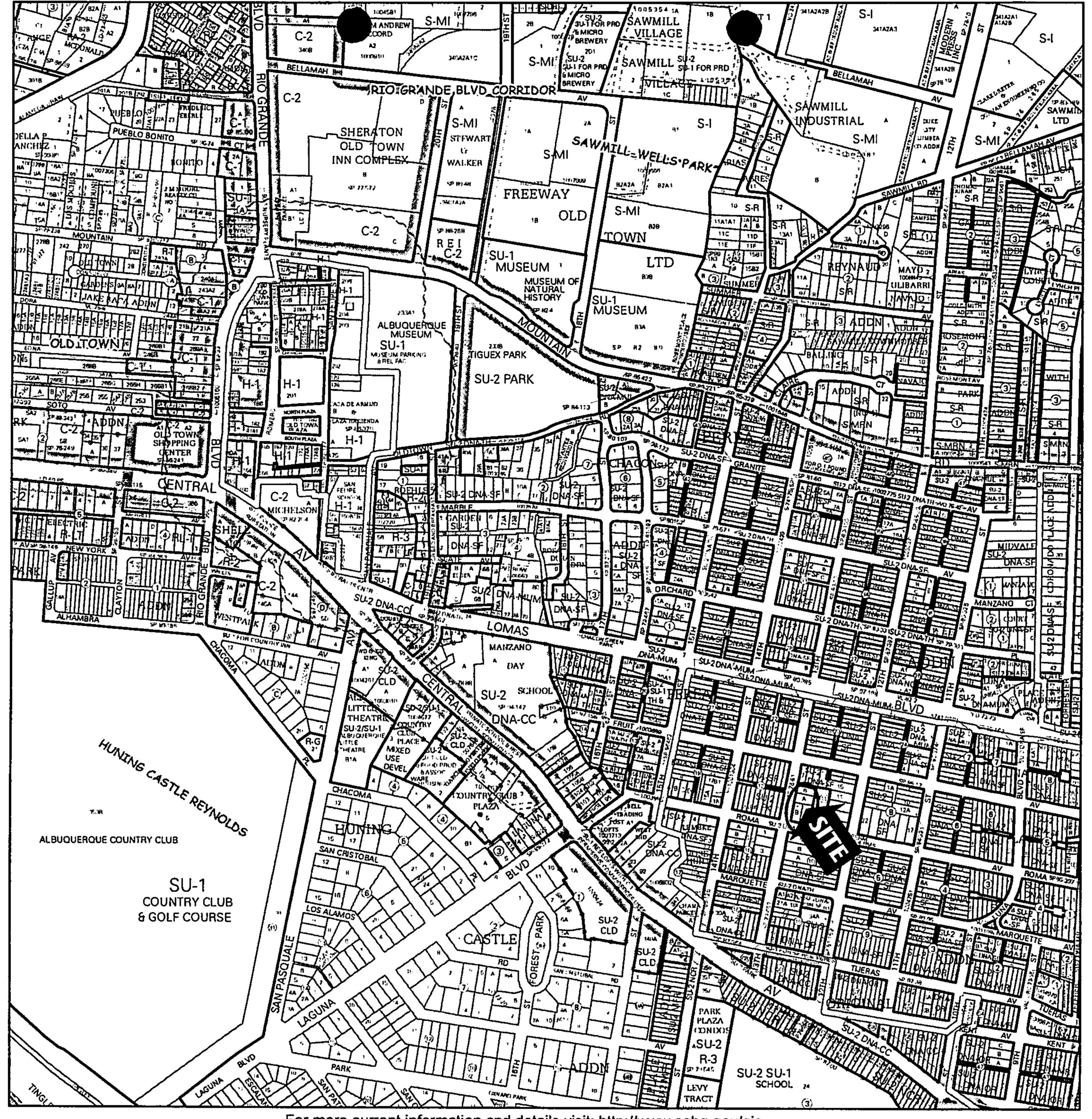
Staff signature & Date

FORM S(3): SUBDIV	ISION R.B. MEETING	(UNADVERTISED)	OR INTERNAL ROUTING
A Bulk Land Variance	equires application on FORM	I-V in addition to applic	ation for subdivision on FORM-S
Scale drawing of the Site sketch with me improvements, Zone Atlas map with Letter briefly description.	IEW AND COMMENT (DRB)	22) ded to fit into an 8.5" by 1. parking, Bldg. setbacks, (folded to fit into an 8.5" Outlined	Your attendance is required
DEXTENSION OF MA required. Preliminary Plat rec	JOR PRELIMINARY PLAT	(DRB08)	Your attendance is
Copy of DRB appro Copy of the LATES List any original and	the entire property(ies) clearly sing, explaining, and justifying the ved infrastructure list. Tofficial DRB Notice of approvation related file numbers on the complete states.	e request I for Preliminary Plat Exte	nsion request
MAJOR SUBDIVISIO	N FINAL DI AT ADDONA.	• — ·	
Signed & recorded F Design elevations & Zone Atlas map with	inal Pre-Development Facilities cross sections of perimeter wall	Fee Agreement for Residus S 3 copies	Your attendance is required. dential development only eyor's signatures are on the plat
List any original and	And EHD signature line on the Mylor related file numbers on the copy of final plat data for AGIS is re	ar if property is within a la	eyor's signatures are on the plat
ensure property Signed & recorded Figure Design elevations an Site sketch with measure improvements, if X Zone Atlas map with Letter briefly describing Bring original Mylar or Landfill disclosure and Fee (see schedule) List any original and/or Infrastructure list if recorded.	owner's and City Surveyor's signal Pre-Development Facilities For cross sections of perimeter was surements showing structures, pathere is any existing land use (for explaining	8.5" by 14" pocket) 6 co atures are on the plat price. Fee Agreement for Residents (11" by 17" maximum) arking, Bldg. setbacks, acolded to fit into an 8.5" by atlined request owner's and City Survey or if property is within a larger application	Sential development only 3 copies diacent rights-of-way and street 14" pocket) 6 copies
AMENDMENT TO PRE PLEASE NOTE: There ar amendments. Significant Proposed Amended P pocket) 6 copies Original Preliminary P Zone Atlas map with the Letter briefly describin Bring original Mylar of List any original and/or	LIMINARY PLAT (with mind e no clear distinctions between s changes are those deemed by the reliminary Plat, Infrastructure Lis	er changes) (DRB03) Significant and minor charge DRB to require public ret, and/or Grading Plan (folded to fit intellined equest owner's and City Surveyor	to an 8.5" by 14" pocket) 6 copies
e applicant, acknowledge mation required but not this application will likely rral of actions.	Stibmittod	will for	cant name (print) Lucki 9.8.15 t signature / date
Checklists complete Fees collected Case #s assigned	Application case numbers 15 - 085 - 1032		Planner signature / date

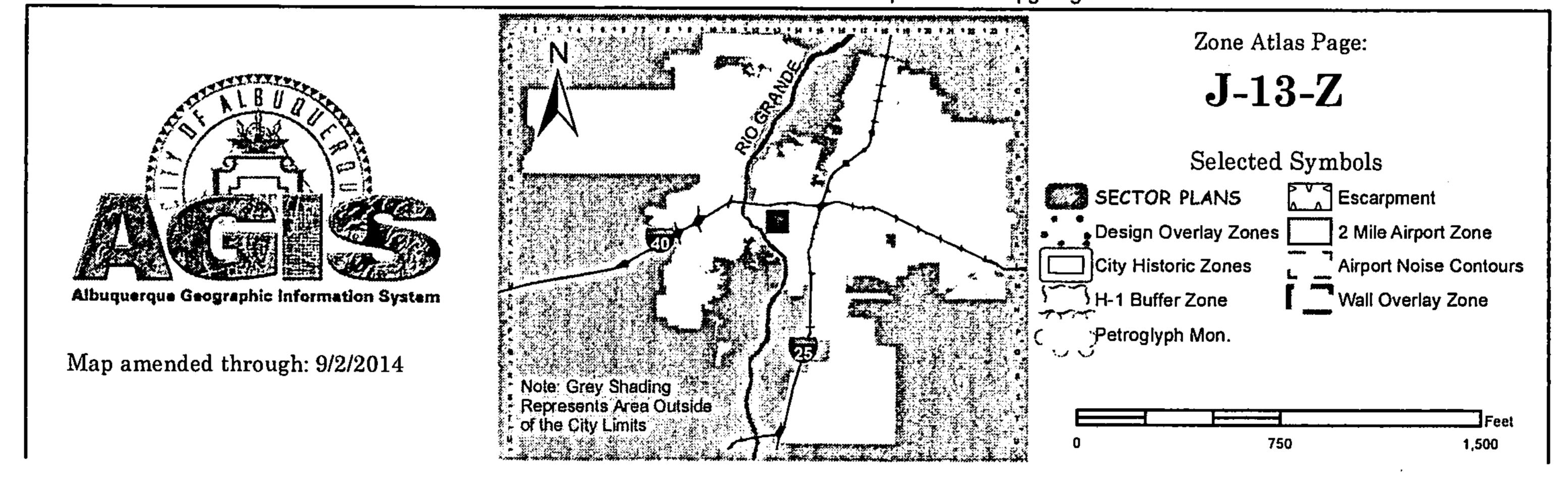
Related #s listed

Planner signature / date

Project#



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



ARCH + PLAN LAND USE CONSULTANTS ALBUQUERQUE NM

September 8, 2015

Jack Cloud, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: Lots A & B, Block 11, Perea Addition located at 412 13th St NW & 1225 Roma Av NW Project 1010299/15DRB-70293

Mr. Cloud and members of the Board:

I would like to request Final Plat review for a minor subdivision for the above referenced properties.

The property owners would like to realign the lot between existing Lots A & B, resulting in a 0.13± acre lot for 412 13th St NW (proposed Lot A-1) and a 0.09± acre lot for 1225 Roma Av NW (proposed Lot B-1).

Both parcels are currently developed each with a single family residence.

The property is zoned SU-2/DNA-SF and is governed by the Downtown Neighborhood Area Sector Plan and Central Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan which support the application.

The property owner secured lot size variance subject to 15ZHE-80007 and a parking variance subject to 15ZHE-80006 in February 2015.

Included is also an exhibit that reflects discharge and supports drainage is self-contained.

Thank you for your time and consideration of the proposed request.

Sincerely,

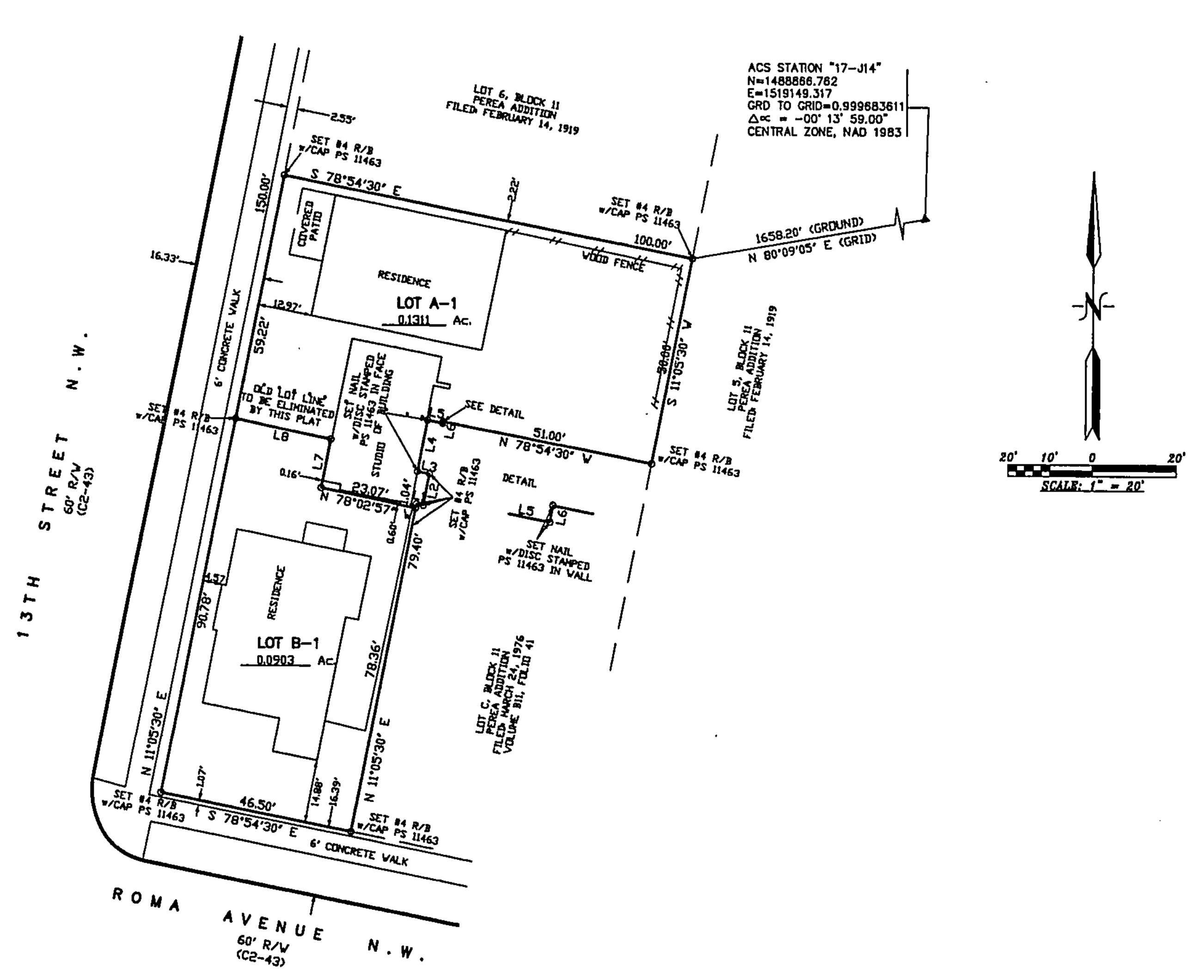
Derrick Archuleta, MCRP

Principal

PLAT OF

LOTS A-1 AND B-1, BLOCK 11 PEREA ADDITION

WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2015



LINE TABLE

NUMBER	DIRECTION	DISTANCE
LI	S 78"54'30" E	1.70
L2	N 11.02.30. E	7.70'
L3	N 78"54'30" V	3.00,
L3 L4	N 11.02.30, E	12.50
L5	S 78'54'30' E	3.804
L6	N 11,02,30, E	0,401
L7	N 10"55"19" E	11.77'
LB	N 78'09'25' V	23.40

TO THE BURNES SURVEYING INC. PRONE: (505) 889-800 TO THE HONROS STREET N.E. FLE: (505) 689-8645



CITY OF ALBUQUERQUE OFFICE OF ADMINISTRATIVE HEARINGS ZONING HEARING EXAMINER NOTIFICATION OF DECISION

LAURA BRUZZESE requests a special exception to PG. 92 DNA SDP (D)(2): a VARIANCE request of 1800 square feet to the required 5000 square feet for a proposed lot split for all or a portion of Lot B, Block 11, PEREA ADDN zoned SU-2 DNA-SF, located on 1225 ROMA AV NW (J-13)

Special Exception No: Project No:	15ZHE-80007 Project# 1010339
Hearing Date:	February 20, 2015 February 20, 2015

On the 20th day of February, 2015 (hereinafter "Hearing") LAURA BRUZZESE (hereinafter "Applicant") appeared before the Zoning Hearing Examiner (hereinafter "ZHE") requesting a Variance of 1800 square feet to the required 5000 square feet for a proposed lot split (hereinafter "Application") upon the real property located at 1225 ROMA AV NW ("Subject Property"). Below are the findings of facts:

FINDINGS:

25. Applicant is requesting a Variance of 1800 square feet to the required 5000 square feet for a proposed lot split.

26. The City of Albuquerque Zoning Code of Ordinances Section § 14-16-4-2 (C) (2) "SPECIAL EXCEPTIONS – VARIANCE" reads in part: "A variance application shall be approved by the Zoning Hearing Examiner, if and only if, the Zoning Hearing Examiner finds all of the following:

(a) The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;

(b) There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;

(c) Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable soning district; and (d) Substantial justice is done.

27. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that the Application is not going to be: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property/improvements located in the nearby vicinity of the Subject Property. Specifically, the Applicant provided testimony that this lot line adjustment between 412 13th Street NW ("Property 1") and 1225 Roma Ave NW ("Property 2") has

created the new to apply for two variances, and that a variance to the request of 1 offstreet parking stall to the required 1 parking space for an existing residential dwelling unit will not burden or create problems for the neighbors adjacent to Property 1 and Property 2 [as required pursuant to Section § 14-16-4-2 (C) (2) (a)]. The Applicant testified that she was not aware of any detrimental impact that this parking variance would cause to the two properties or neighboring properties. Further, the Application and testimony of the Applicant at the Hearing suggest that there is no neighborhood

opposition to the Application.

28. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that there are "special circumstances" applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity. Specifically, the Applicant provided testimony that the existing boundary to the property line runs through a common building and down "the driveway" (letter to ZHE), with one side belonging to Property 1 and one side belonging to Property 2. Additionally, the Applicant testified that the two properties are both uniquely shaped on odd-contoured lots located on the corner of two public streets, which creates special circumstances related to the platting and orientation of the two properties [as required pursuant to Section § 14-16-4-2 (C) (2) (b)].

29. The Applicant testified that there is a precedent in this community for smaller and older lots that are very close to the 5,000 square feet minimum lot requirements.

30. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that the special circumstances presented hereinabove were not "self-imposed", and that those special circumstances create an unnecessary hardship upon the Applicant. Specifically, the Applicant provided testimony that if the minimum square feet of a residential lot variance was not granted and she was forced to comply with the existing zoning code sections that she would not be able to remedy the property line that straddles the home, and it would preclude her from selling either property without massive title binder complications, which constitutes an "unjustified limitation on the reasonable use of the Subject Property" [as required pursuant to Section § 14-16-4-2 (C) (2) (c)]

31. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that substantial justice will be done if this Application is approved. [as required pursuant to Section § 14-16-4-2 (C) (2) (d)]

32. Applicant testified at the Hearing that the yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 (B) (4).

CONCLUSIONS OF LAW:

The Applicant has met their burden of submitting an Application that provides evidence that satisfies the elements required within §14-16-4-2 (C) (2) of the Albuquerque Zoning Code.

DECISION:

APPROVAL WITH CONDITIONS of a VARIANCE of 1800 square feet to the required 5000 square feet for a proposed lot split.

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. Please present this letter of notification when filing an appeal. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

Joshua J. Skarsgard, Esq. Zoning Hearing Examiner

c: Zoning Enforcement

ZHE File

Laura Bruzzese 412 13th St NW Albuquerque NM 87102



CITY OF ALBUQUERQUE OFFICE OF ADMINISTRATIVE HEARINGS ZONING HEARING EXAMINER NOTIFICATION OF DECISION

exception to PG. 94 DNA SDP (I)(1): a VARIANCE request of 1 off-street parking to the required 1 space for an existing residential dwelling for all or a portion of Lot B, Block 11, PEREA ADDN zoned SU-2 DNA-SF, located on 1225 ROMA AV NW (J-13)

Special Exception No: Project No:	. 15ZHE-80006 . Project# 1010339
Hearing Date:	. February 20, 2015
Closing of Public Record: Date of Decision:	. February 20, 2013

On the 20th day of February, 2015 (hereinafter "Hearing") LAURA BRUZZESE (hereinafter "Applicant") appeared before the Zoning Hearing Examiner (hereinafter "ZHE") requesting a Variance of 1 off-street parking to the required 1 space for an existing residential dwelling (hereinafter "Application") upon the real property located at 1225 ROMA AV NW ("Subject Property"). Below are the findings of facts:

FINDINGS:

- 18. Applicant is requesting a Variance of 1 off-street parking to the required 1 space for an existing residential dwelling.
- 19. The City of Albuquerque Zoning Code of Ordinances Section § 14-16-4-2 (C) (2) "SPECIAL EXCEPTIONS VARIANCE" reads in part: "A variance application shall be approved by the Zoning Hearing Examiner, if and only if, the Zoning Hearing Examiner finds all of the following:
 - (a) The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;
 - (b) There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;
 - (c) Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable zoning district; and (d) Substantial justice is done.
- 20. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that the Application is not going to be: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property/improvements located in the nearby vicinity of the Subject Property. Specifically, the Applicant provided testimony that this lot line adjustment between 412 13th Street NW ("Property 1") and 1225 Roma Ave NW ("Property 2") has

created the new to apply for two variances, and that a variance to the request of 1 off-street parking stall to the required 1 parking space for an existing residential dwelling unit will not burden or create problems for the neighbors adjacent to Property 1 and Property 2 [as required pursuant to Section § 14-16-4-2 (C) (2) (a)]. The Applicant testified that she was not aware of any detrimental impact that this parking variance would cause to the two properties or neighboring properties. Further, the Application and testimony of the Applicant at the Hearing suggest that there is no neighborhood opposition to the Application.

21. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that there are "special circumstances" applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity. Specifically, the Applicant provided testimony that the existing boundary to the property line runs through a common building and down "the driveway" (letter to ZHE), with one side belonging to Property 1 and one side belonging to Property 2. Additionally, the Applicant testified that the two properties are both uniquely shaped on odd-contoured lots located on the corner of two public streets, which creates special circumstances related to the platting and orientation of the two properties [as required pursuant to Section § 14-16-4-2 (C) (2) (b)]

22. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that the special circumstances presented hereinabove were not "self-imposed", and that those special circumstances create an unnecessary hardship upon the Applicant. Specifically, the Applicant provided testimony that if the parking variance was not granted and she was forced to comply with the existing zoning code sections that she would not be able to remedy the property line that straddles the home, and it would preclude her from selling either property without massive title binder complications, which constitutes an "unjustified limitation on the reasonable use of the Subject Property" [as required pursuant to Section § 14-16-4-2 (C) (2) (c)]

23. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that substantial justice will be done if this Application is approved. [as required pursuant to Section § 14-16-4-2 (C) (2) (d)]

24. Applicant testified at the Hearing that the yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 (B) (4).

CONCLUSIONS OF LAW:

The Applicant has met their burden of submitting an Application that provides evidence that satisfies the elements required within §14-16-4-2 (C) (2) of the Albuquerque Zoning Code.

DECISION:

APPROVAL WITH CONDITIONS of a VARIANCE of 1 off-street parking to the required 1 space for an existing residential dwelling.

If you wish to appeal this decision, you may do so in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. Please present this letter of notification when filing an appeal. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.

Joshua J. Skarsgard, Esq.

Zoning Hearing Examiner

Zoning Enforcement

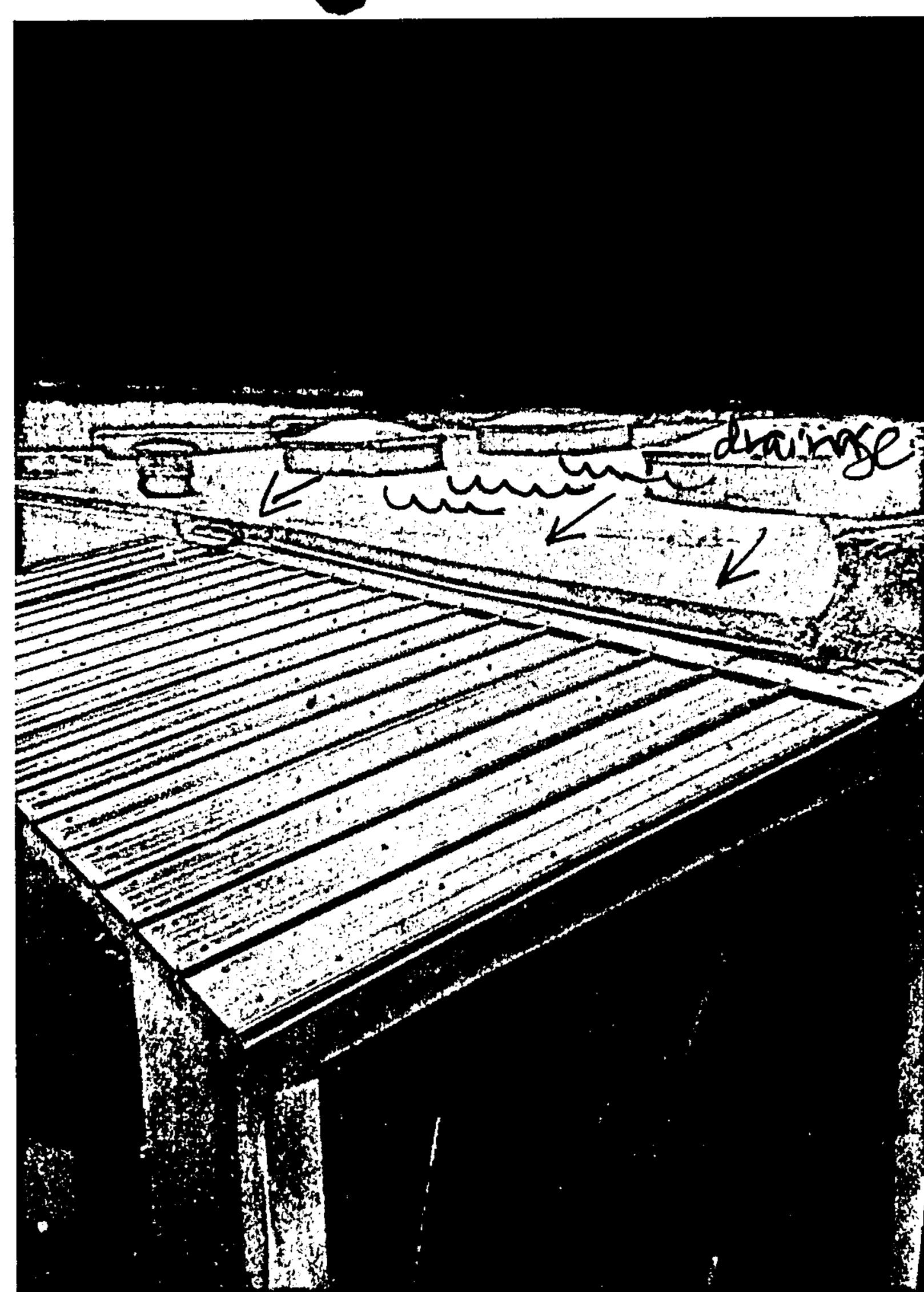
ZHE File

Laura Bruzzese 412 13th St NW Albuquerque NM 87102

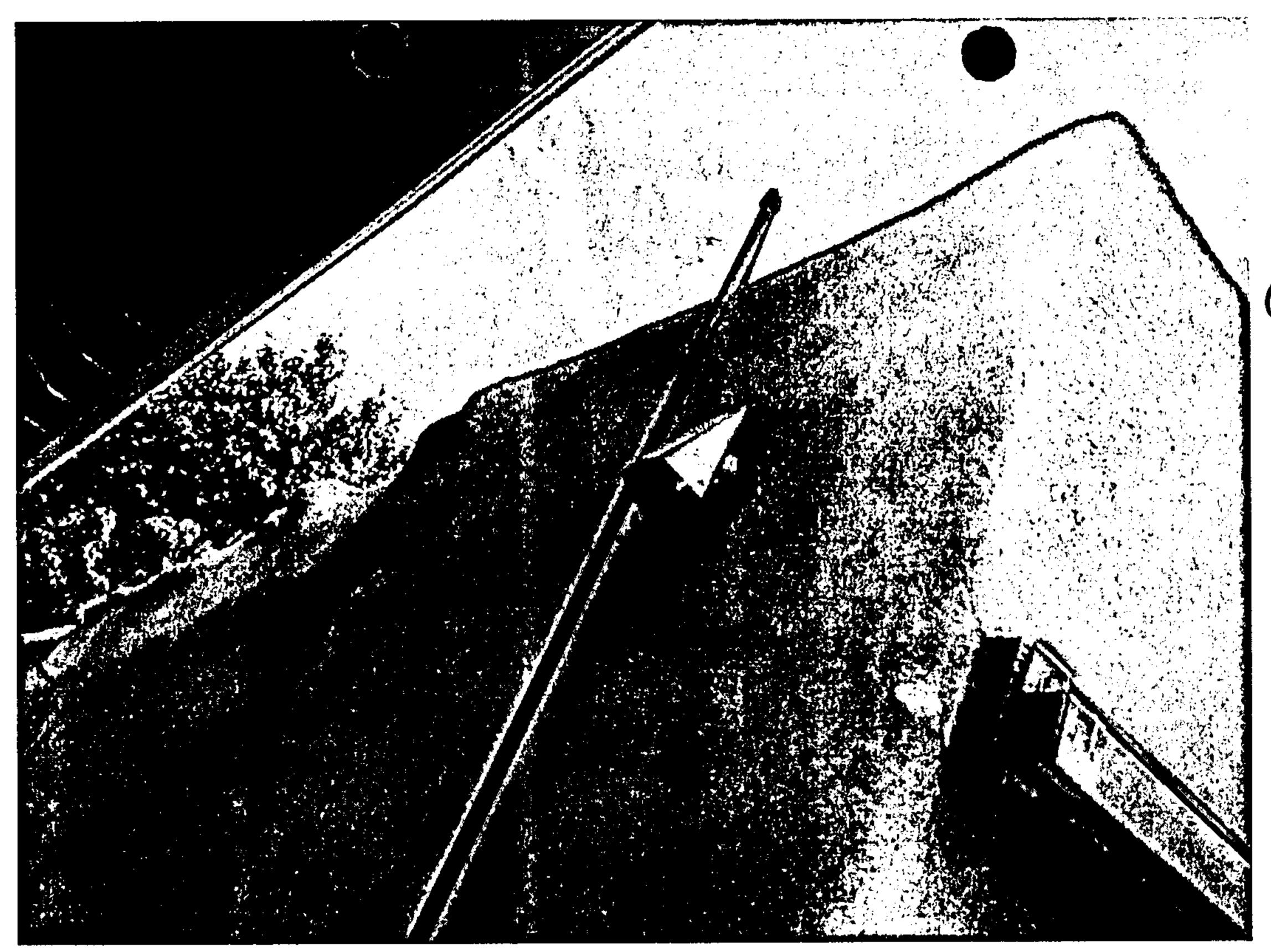
Drownage to My back Studio porch



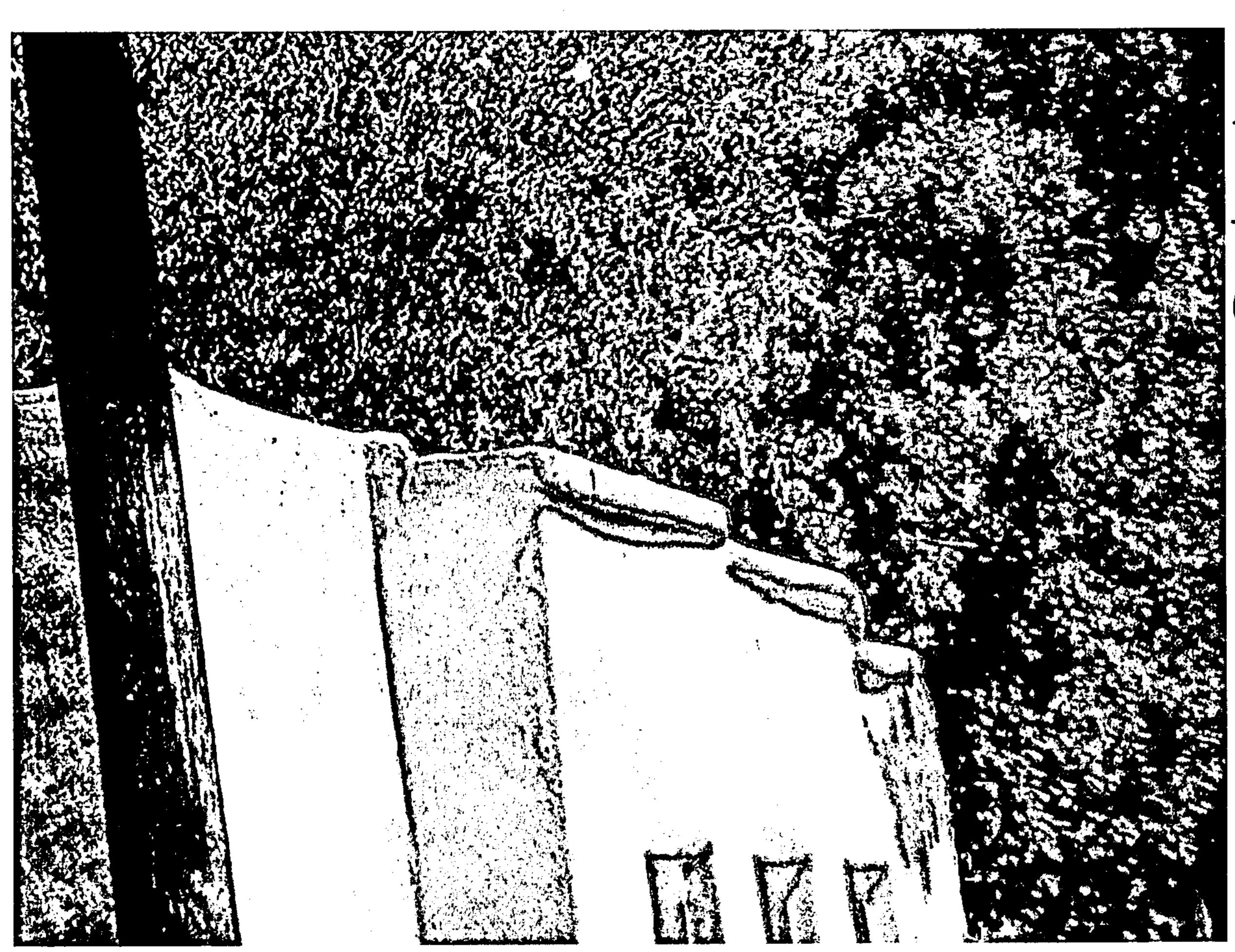
70-gal water catchment plus second container



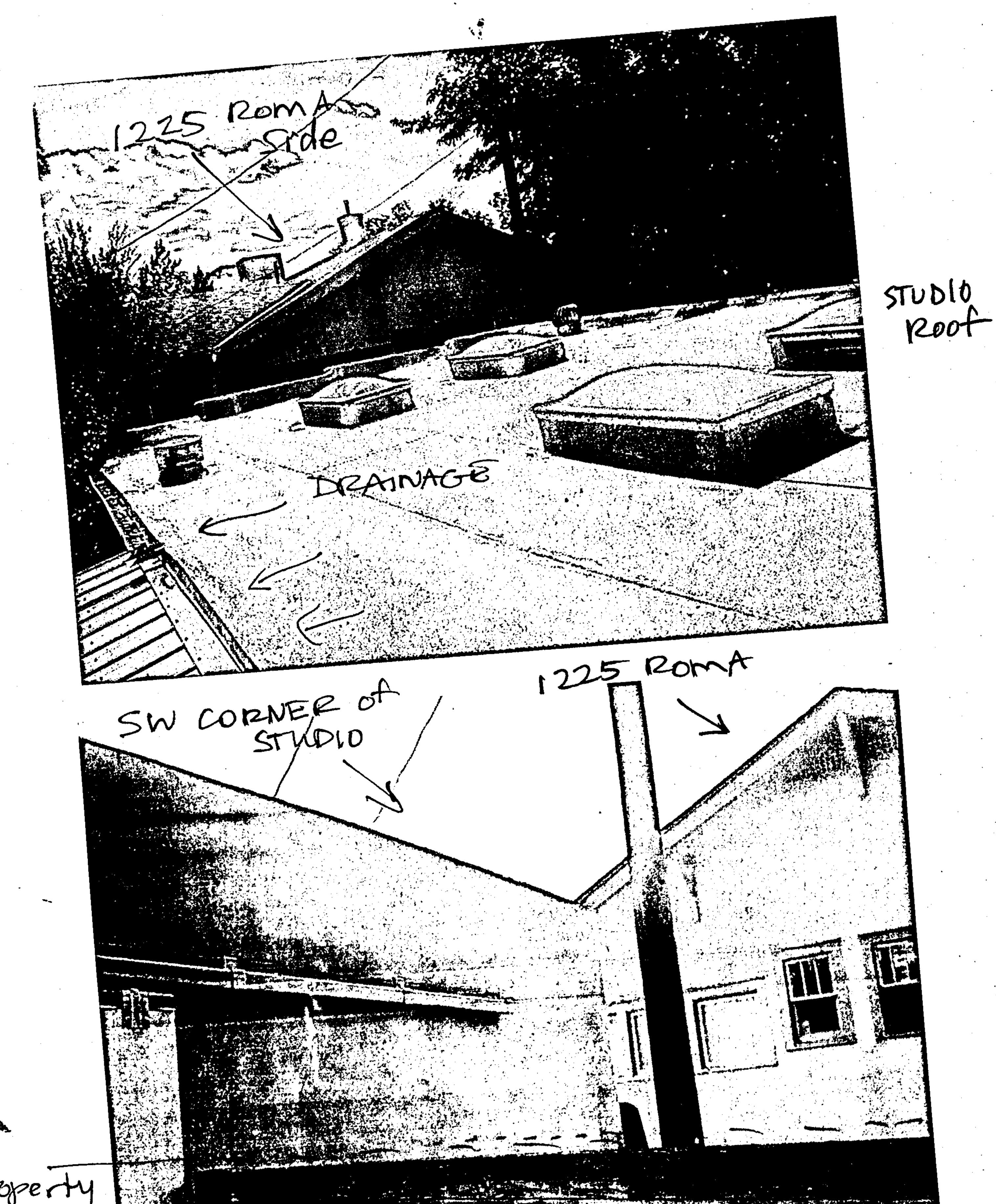
Studio porch noof



Worth Side of Studio rout (412 13th Side)



South Studio 1007 (1225 Roma Side)



property

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Albuquerque



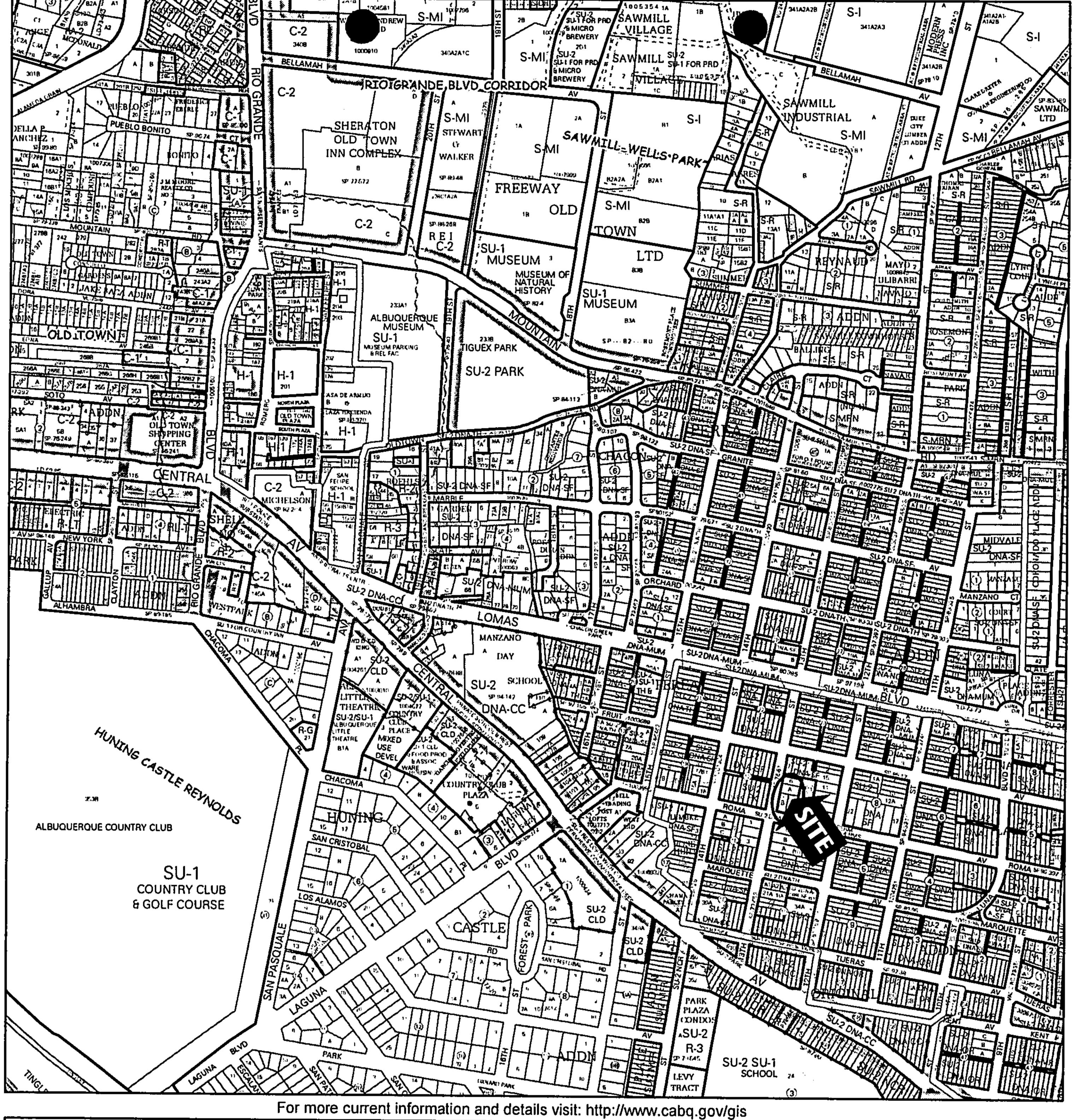
DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental Form (Sf	-)	
SUBDIVISION	S Z Z	ONING & PLANNI	NG
Major subdivision action Minor subdivision action		Annexation	
Vacation	1/	Zono Mon An	nondus ant /Catablish as Observe
Variance (Non-Zoning)			nendment (Establish or Change des Zoning within Sector
CITE DEMENDE DI AAI	_	Development	Plans)
SITE DEVELOPMENT PLAN for Subdivision	P		Rank 2 or 3 Plan or similar
for Building Permit	. -		nent to Adopted Rank 1, 2 or 3 ng Code, or Subd. Regulations
Administrative Amendment/Approval (AA)	1 1011(0), 201111	ig Code, or Ouble. Negulations
IP Master Development Plan	D	Street Name	Change (Local & Collector)
Cert. of Appropriateness (LUCC)	1 Δ Δ	PPEAL / PROTES	
STORM DRAINAGE (Form D)			DRB, EPC, LUCC, Planning
Storm Drainage Cost Allocation Plan		Director, ZEO	, ZHE, Board of Appeals, other
PRINT OR TYPE IN BLACK INK ONLY. The app	licant or agent mus	t submit the comple	eted application in person to the
rianning Department Development Services Cente	r, 600 2" Street NW	. Albuquerque NM	l 87102
Fees must be paid at the time of application. Refer	to supplemental for	ms for submittal red	quirements.
APPLICATION INFORMATION:			
Professional/Agent (if any): 1520H + PLAN LA	ND USE CON	SUUTANTS	PHONE: 980.8365
ADDRESS: P.O. BOX 25911			
J			FAX:
CITY: PUBLICABLE	STATE NM ZIP &	27125 E-MAIL:	archiplan a comcas
APPLICANT: GERBUD OPTIZY PINO, DOI	JNA > LAURA	BRUZZESE PH	HONE:
ADDRESS: 1225 POMA LV NW \ 412	- 13TH ST NW	,	AX:
	STATE NM ZIP 8		
Proprietary interest in site: <u>OWNEPら</u>	List all owners	S:	
DESCRIPTION OF REQUEST: LOT LINE LOSU	STMENT		
is the applicant seeking incentives pursuant to the Family	Housing Development P	rogram?Yes. X	No.
SITE INFORMATION: ACCURACY OF THE EXISTING LEGA	AL DESCRIPTION IS CR	UCIAL! ATTACH A SI	EPARATE SHEET IF NECESSARY
Lot or Tract No. LOTS & B		Block: ()	
Subdiv/Addn/TBKA: PEPEA ADDN	· · · · · · · · · · · · · · · · · · ·		Unit:
		· · · · · · · · · · · · · · · · · · ·	
Existing Zoning: SU-2 DNA - SF	Proposed zoning:	JI A	MRGCD Map No
<u> </u>			-114-426-15
			-121 - 426-14
CASE HISTORY:		•	
List any current or prior case number that may be relevan	t to your application (Proj	i., App., DRB-, AX_,Z_,	V_, S_, etc.):
CASE INFORMATION: Mithin city limite? Y Voc.	-f - l - 1000 - h 1 <i>0</i> 3		
	of a landfill? NO		
No. of existing lots: 2 No. of propose	d lots: 2 To	otal site area (acres):	.22 ±
LOCATION OF PROPERTY BY STREETS: On or Near: _	120 NA LV	= 13TH ST	NORTHEAST CORNER
Between: 120KA AV			
DOUTECH	and	ハイム	
Check if project was previously reviewed by: Sketch Plat/P	lan or Pre-application	Review Team(PRT)	. Review Date:
IGNATURE / Much fullet		······································	DATE 4.25.15
(Print Name) DEPRICK BRCHULETA			Applicant: [] Agont-\21
			Applicant:
OR OFFICIAL USE ONLY			Revised: 4/2012
INTERNAL ROUTING Application	case numbers	A atian	
All checklists are complete	5 7393	Action	S.F. Fees
All fees have been collected			<u> </u>
ACIS convenee has been sent			<u> </u>
AGIS copy has been sent Case history #s are listed			_
Case history #s are listed Site is within 1000ft of a landfill			<u> </u>
F.H.D.P. density bonus			\$ \$ \$
			\$\$ \$ \$
F.H.D.P. feet tebate		7015	\$ \$ \$ Total
F.H.D.P. feet tehate Hearing da		2015	\$\$ \$ \$ Total \$\$
F.H.D.P. fee rebate Hearing da 8-25-15			\$\$\$
F.H.D.P. fee rebate 8-25-15 Staff signature &	Project		\$ <u></u>
8-25-15	Project		\$\$

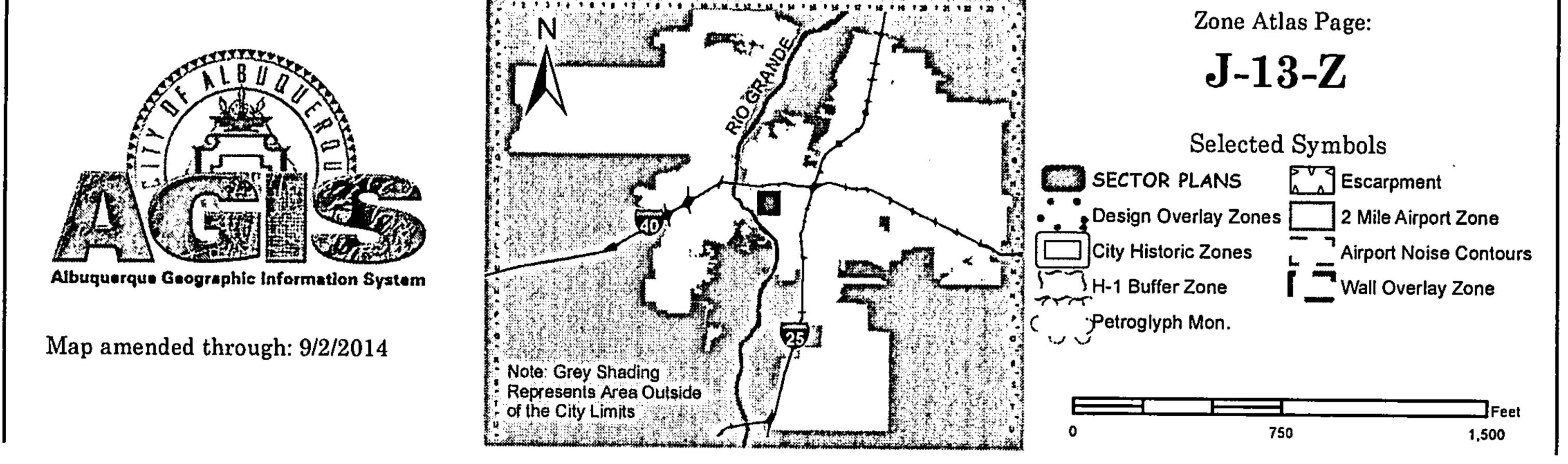
FORM S(3): SUBDIVISION R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

1.1		" v " addition to app	lication for subdivision o	n FORM-S.
Site sketch with me improvements, Zone Atlas map with Letter briefly describ List any original and	EW AND COMMENT (DRE proposed subdivision plat (for asurements showing structure of there is any existing land use the entire property(ies) clearly ing, explaining, and justifying for related file numbers on the	322) Ided to fit into an 8.5" by s, parking, Bldg, setback (folded to fit into an 8.5) y outlined the request cover application	Your attendance (14" pocket) 6 copies	is required.
a man oct.	OR PRELIMINARY PLAT	(DRB08)	Your atter	Idance is
Copy of DRB approved Copy of the LATEST List any original and	the entire property(ies) clearly	he request al for Preliminary Plat Ex		
MAJOR SUBDIVISION	FINAL DI AT ADDONALA	_ _		
Signed & recorded F	nal Pre-Development Facility	Pocket) 6 copies	Your attendance is	s required.
- Lone Alias man with	nal Pre-Development Facilities cross sections of perimeter was the entire property(ies) clearly f plat to meeting ensure property.	cobles		
	f plat to meeting, ensure property d EHD signature line on the Marrie related file numbers on the contractions.		rveyor's signatures are on	the plat
— DXF file and hard cop	y of final plat data for AGIS is	required.		
MINOR SUBDIVISION 5 Acres or more: Cost	PRELIMINARY/FINAL PLA ficate of No Effect or Approva	T APPROVAL (DRB	16) Your attendence in	
ensure property or Signed & recorded Fire Design elevations and Site sketch with meas improvements, if the Zone Atlas map with the Letter briefly describing Bring original Mylar of Landfill disclosure and Fee (see schedule) List any original and/or Infrastructure list if requesting DXF file and hard copy	Final Plat (folded to fit into an wher's and City Surveyor's signal Pre-Development Facilities cross sections of perimeter warements showing structures, here is any existing land use (he entire property(ies) clearly one entire property(ies) clearly one entire property(ies) clearly one entire property (ies) clea	n 8.5" by 14" pocket) 6 (natures are on the plat plat plat plat per Agreement for Resalls (11" by 17" maximum parking, Bldg. setbacks, folded to fit into an 8.5" foutlined request ty owner's and City Survice if property is within a over application eer) equired.	copies for unadvertised morior to submittal idential development only n) 3 copies adjacent rights-of-way and by 14" pocket) 6 copies /eyor's signatures are on the landfill buffer	eetings d street
amendments. Significant of Proposed Amended Proposed Amended Proposed Amended Proposed Amended Proposed Propose	hanges are those deemed by eliminary Plat, Infrastructure L	significant and minor chathe DRB to require publist, and/or Grading Plan	nanges with regard to subdic notice and public hearing (folded to fit into an 8.5" he	g. v 14"
Bring original Mylar of p List any original and/or	et, Infrastructure List, and/or Ge entire property(ies) clearly or explaining, and justifying the lat to meeting, ensure propertielated file numbers on the correlated file numbers after one	request y owner's and City Surve		
	•			
I, the applicant, acknowledge information required but not swith this application will likely deferral of actions.	u domo i i i .	1 July Srum	plicant name (print)	ALEIQUENQUE MEW MEXICO
☐ Checklists complete☐ Fees collected☐ Case #s assigned	Application case numbers -5 -028	Earm rove	Sed October 2007	8-25-15
Related #s listed		Project #	Planner signa / 010579	



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



ARCH + PLAN LAND USE CONSULTANTS ALBUQUERQUE NM

August 25, 2015

Jack Cloud, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: Lots A & B, Block 11, Perea Addition located at 412 13th St NW & 1225 Roma Av NW

Mr. Cloud and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above referenced properties.

The property owners would like to realign the lot between existing Lots A & B, resulting in a 0.13± acre lot for 412 13th St NW (proposed Lot A-1) and a 0.09± acre lot for 1225 Roma Av NW (proposed Lot B-1).

Both parcels are currently developed each with a single family residence.

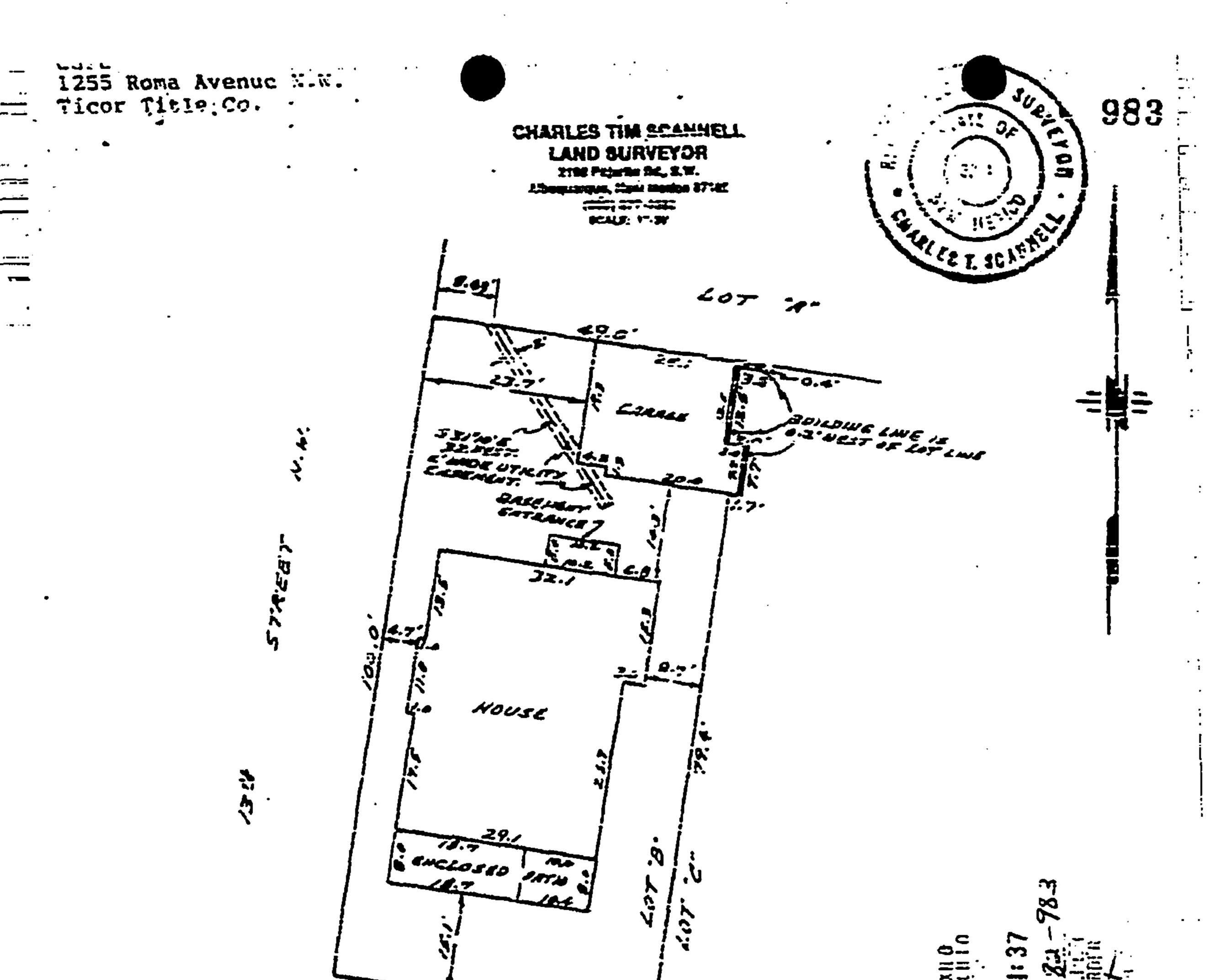
The property is zoned SU-2/DNA-SF and is governed by the Downtown Neighborhood Area Sector Plan and Central Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan which support the application.

Thank you for your time and consideration of the proposed request.

Sincerely,

Derrick Archuleta, MCRP

Principal



ORIGINAL COPY TOU LIN DENSITY TO PHOTOGRAPHING PROPERLY.

ROMA

Unless otherwise indicated, ansembled cosements, overhand of easen, unions and immediate with, artisticater, steps, and other improvements subject to conformation, but not shown on the plat of record, are not covered by this certificate. This Location of Improvement does not constitute a boundary or corner survey

AVENUE

i. Charles T. Scannell. New Mexico Registered Land Surveyor No. 3244, do hereby certify that I have checked the location of the buildings and improvements on the following described real estate:

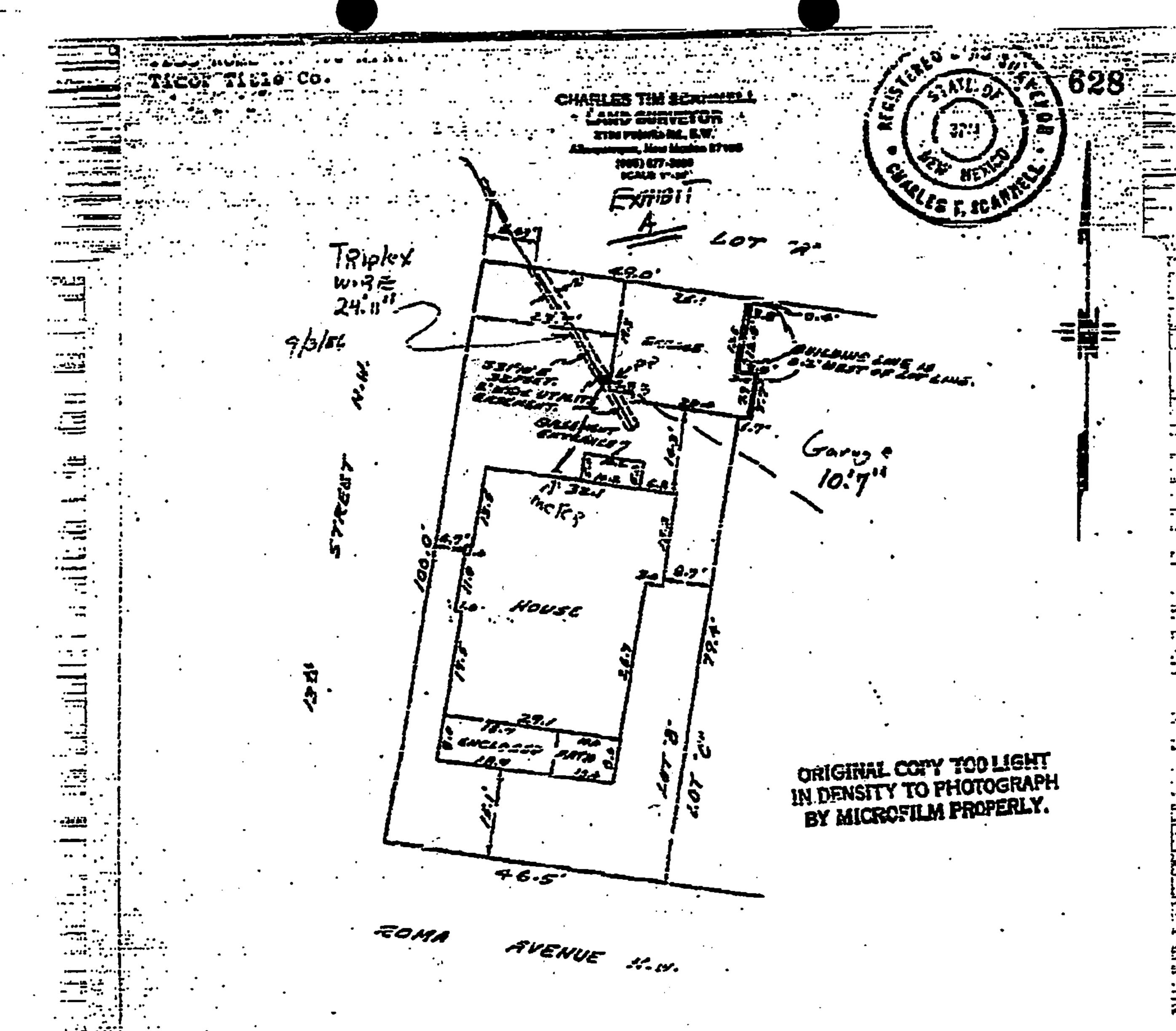
Low Letter "I" in Flack Numbers From (11)

of the Summar, Plut of Lows II and II. Flock II. In Molfish Albuquerano, New Mexico, to the same is shown and a limited on the plut thereof, filed in the office of the I are Mirel Tork of Aernalillo County, May Maxico, on March II.

I further certify that the location of said buildings and improvements on said real estain are as shown on the above drawing and that the location of the utility easements as shown on the plat of the above edition are also as shown on the above drawing and that there are not encounted the above described real estate and the same is true and correct to the best of my belief and knowledge.

IN WITH FOR WITH BOT, this certificate in exercise in Albuquerque, New Mexico on

Land Surveyor



Unless otherwise indicated, unrecorded essements, overhang of eaven, private and community wells, driveways, steps, and other improvements subject to conformation, but not shown on the plat of record, are not covered by this certificate. This Location of Improvement does not constitute a boundary or corner survey.

I, Charles T. Scannell, New Agesia transfered Land Surveyor No. 3244. do hereby certify that I have checked the location of the buildings and improvements on the following described real estate:

Lot Letter "3" in Block Sumbared Eleven (11)

of the Summare Plut of Lots I: and 22, Block 11, FEREA ADDITION Albuquerque, New Mexico, as the same is shown and designated on the plat the coof, filed in the office of the County Clerk of Bernalillo County. New Mexico, on March 24, 1975.

If wither certify that the location of maid buildings and improvements on mid real estate are as shown on the above drawing and that the location of the utility essements as shown on the plat of the above addition are also as shown on the above drawing and that there are encroachments on the above described real estate and the same is true and correct to the best of my belief and knowledge.

IN WITHESS WHEREOF, this certificate is executed at Albuquerque, New Mexico on this was a second of the second of

Land Surveyor

412 13th STNW

Wayjohn Surveying Incorporated 330 Louisiana Blvd., NE Albuquerque, NM 87108

Phone: (505) 255-2052 Fax: (505) 255-2887

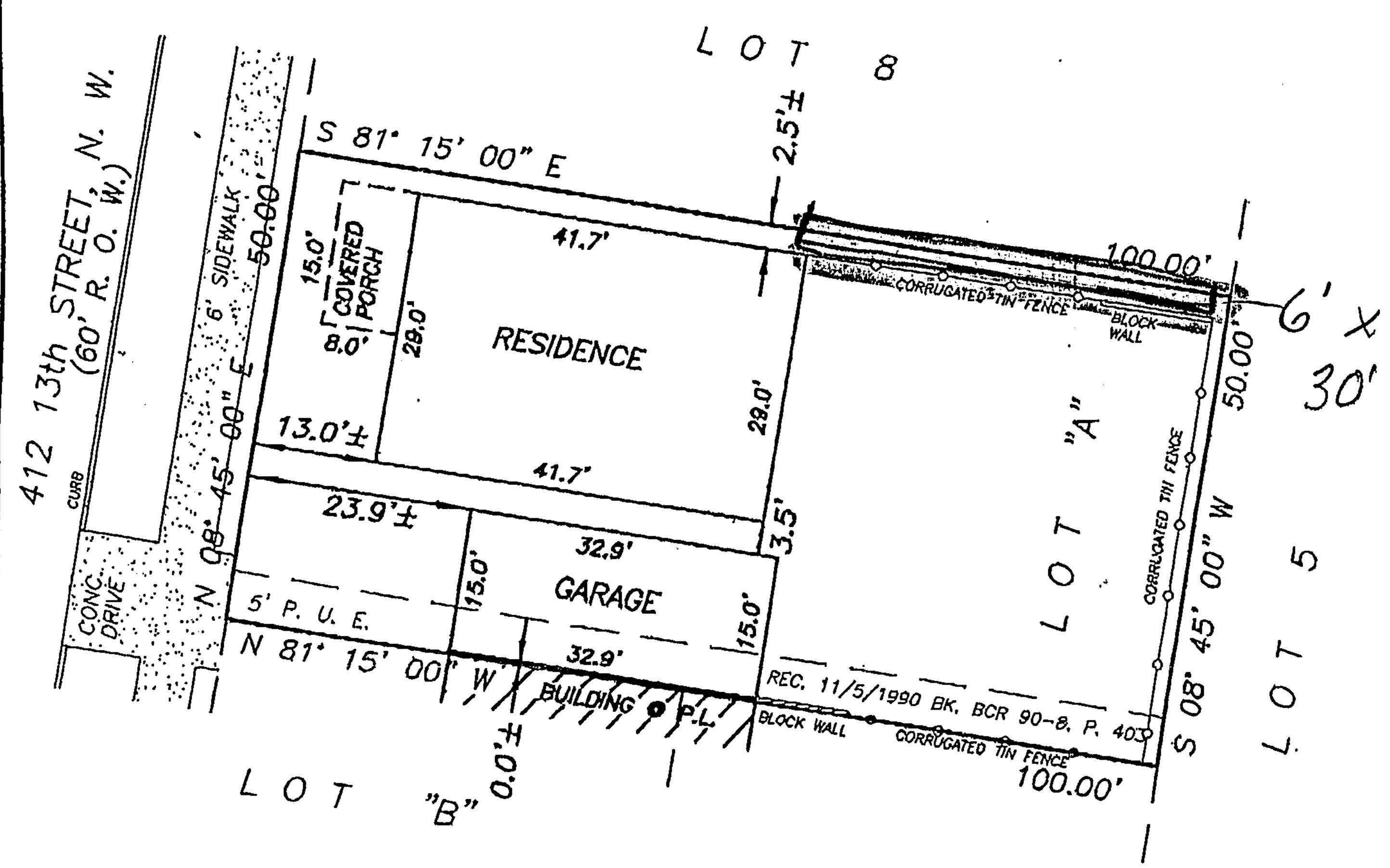
ILR-10-19-2001 IMPROVEMENT LOCATION REPORT

RIVER: RRIVER: RR

ILR-10-19-2001

Buyer: BRUSEZZE .

SKETCH



NOTE: GARAGE ENCROACHES INTO 5' P. U. E. AS SHOWN.

1" = 20'

bruzzese

RHOMBUS

2620 San Mateo Blvd. NE Suite B
Albuquerque, NM 87110
Tel: (505) 881-6690
Fax: (505) 881-6896

Clyde L. King, NMPS No. 13979

IMPROVEMENT LOCATION REPORT

THIS IS TO CERTIFY, First American Title Company	•
TO (TITLE CO.): First American Title Company TO (UNDERWRITER):	
TO (LENDER):	
that on September 10, 2004 I made an inspection of the premises situate Albuquerque, New Mexico	dat
briefly described as: 1225 Roma Avenue NW	
(Address, if applicable)	
NOTE: The error of closure is one foot of error for every 15,000 or more feet along the perimeter of the legal description provided. Easements shown hereon are a listed in Title Commitment No. NM04-454577-AL04,FLH	S
provided by Title Company. PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following	plat:
Legal Description: Lot lettered "B" in Block numbered Eleven (11) of the PEREA ADDITIC same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo Coun Mexico, on March 24, 1976, in Plat Book B11, Folio 41.)N, as the ty, New
"SEE ATTACHED DRAWING".	
Flood Certificate:	
Subject property is located within Zone X, designating areas determined to be outside the 100 year floaccording to the Flood Insurance Rate Map, Bernalillo County, New Mexico per Community Panel No. 35001C0333 D, effective September 20, 1996.	odplain
Improvement location is based on previous property surveys. No monuments were set. This reposits subject to all easements, restrictions and reservations of record which pertain. This reposits	

to be relied on for the establishment of fences, buildings or other future improvements.

04-C-1-1575

RHOMBUS

1225 Roma Avenue NW (Address or brief legal description)

T T(JRTHER CERTIFY as to the existence of the following at the time of my last inspection:
	Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas or oil pipe lines on or crossing said premises (show location; if none visible, so indicate):
	None
·	Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises:
~	None
	Evidence of cemeteries or family burial grounds located on said premises (show location)
	None
	Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):
	None
	Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common or joint garages:
<u> </u>	See Drawing
	Apparent encroachments. If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): See encroachment agreement for garage.
	agreement for garage.
	Specific physical evidence of boundary lines of all sides:
	See Drawing.
Ii	s the property improved? (If structure appears to encroach or appears to violate setback ines, show approximate distances):
	Existing residence
In	dications of recent building construction, alterations or repairs:
	None
- A j	pproximate distance of structures from at least two lot lines must be shown:
	See Drawing.
	NEW MEXICO PROFESSIONIAL SIGNATURE OF THE SIGNAL SIGNATURE OF THE SIGNAL
abo may	ove information is based on boundary information taken from a previous survey and not reflect that which may be disclosed by a boundary survey

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#613001

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A City of Albuquerque



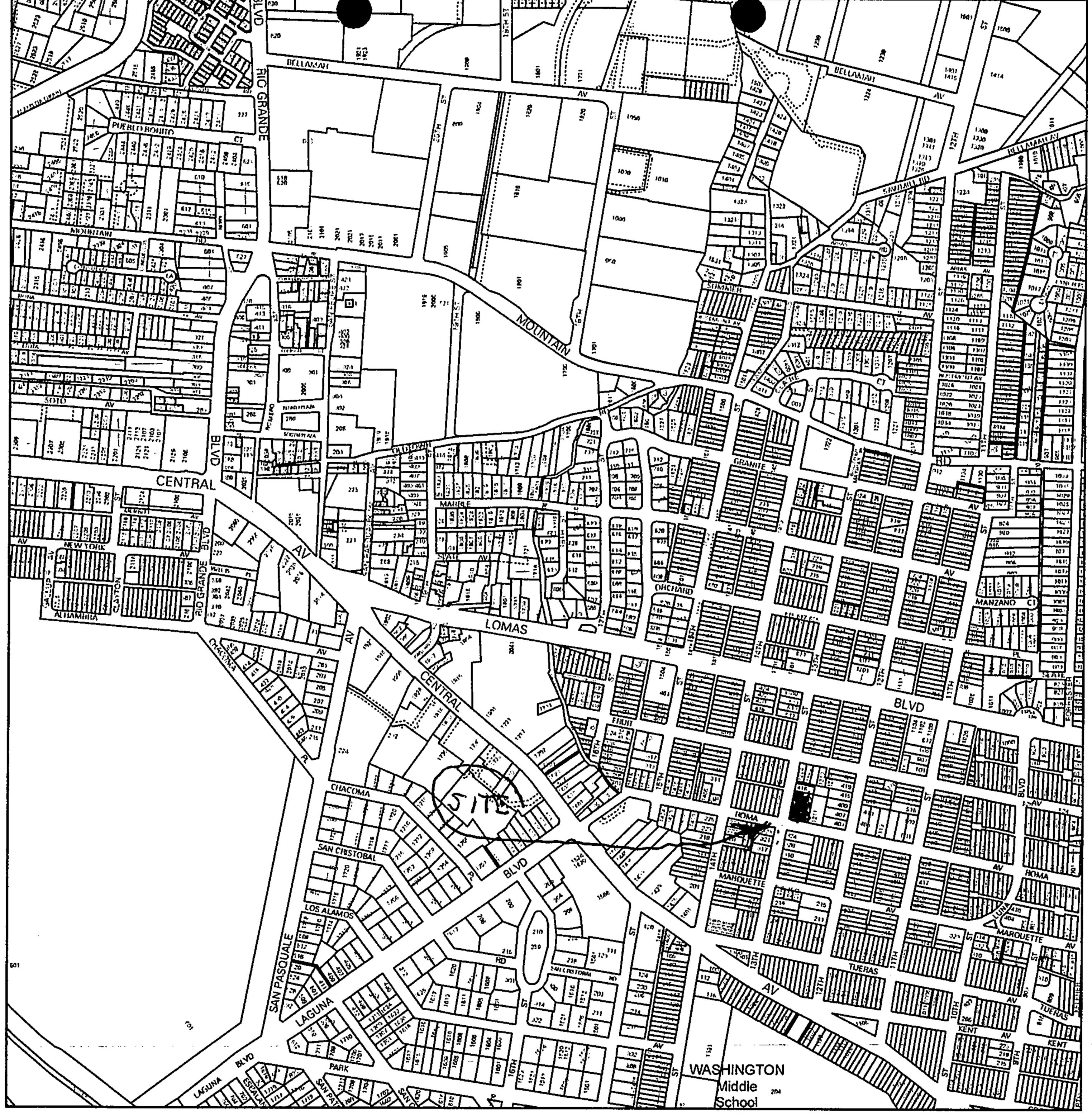
DEVELOPMENT/ PLAN REVIEW APPLICATION

	Supplemental Form) (SF)	•
SUBDIVISION	SZ	ZONING & PLANNING	•
Major subdivision action		Annexation	
Minor subdivision action Vacation	V	Zone Map Amendment (Establish	or Change
Vacation Vacation Vacation Vacation Vacation Vacation Vacation Vacation	V	Zoning, includes Zoning within Sec	
OITE DEVEL ODBIENT DI ANI		Development Plans)	~il~
SITE DEVELOPMENT PLAN for Subdivision		Adoption of Rank 2 or 3 Plan or sin Text Amendment to Adopted Rank	
for Building Permit	•	Plan(s), Zoning Code, or Subd. Re	-
Administrative Amendment (AA)	-		
Administrative Approval (DRT, UR) IP Master Development Plan	ι, etc.)	Street Name Change (Local & Col	lector)
Cert. of Appropriateness (LUCC)			
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Pla	an L A	APPEAL / PROTEST of Decision by: DRB, EPC, LUCC, Pl Director, ZEO, ZHE, Board of Appe	_
PRINT OR TYPE IN BLACK INK ONLY. The Planning Department Development Services Conference of Experiment Development Services Development Services Development Development Services Development Services Development Development Development Services Development Develo	applicant or agent and sent applicant or agent applicant ap	t NW, Albuquerque, NM 87102.	person to the
APPLICATION INFORMATION:			
Professional/Agent (if any):		PHONE:	•
ADDRESS:	•	FAX:	•
	OTATE 7		
$CITY: \qquad \qquad$	STATE Z	<u> </u>	- A
APPLICANT: LAURA BRUZZESE	·	PHONE: 259-50	248
ADDRESS: 412 1375 ST NW		FAX:	<u> </u>
CITY: AURUE	_ STATE NM Z	P87102 E-MAIL: LMBRUZZE	Alm. Con
Proprietary interest in site:	List all o	vners:	
DESCRIPTION OF REQUEST: Change boun	da, between	en two proporties arehad	L12
DESCRIPTION OF REGUEST. CV ANGE POOR	La	Property Contract	9
-		· ·	· · ·
Is the applicant seeking incentives pursuant to the Fa	amily Housing Developn	nent Program? Yes. X_ No.	
SITE INFORMATION: ACCURACY OF THE EXISTING I	LEGAL DESCRIPTION	IS CRUCIAL! ATTACH A SEPARATE SHEET IF	NECESSARY.
Lot or Tract No. LOT A / LOT B		Block: Unit:	
Subdiv/Addn/TBKA: Perea Addn.			· .
Existing Zoning: Res/dontal		Residential MRGCD Map No	
	Proposea zoning:_	Kesidentral MRGCD Map No	0
Zone Atlas page(s):	UPC Code:	<u> </u>	<u></u>
CASE HISTORY:			
List any current or prior case number that may be rel	evant to your applicatio	n (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):	
		· · · · · · · · · · · · · · · · · · ·	
CASE INFORMATION:		•	•
	OFT of a landfill?	<u> </u>	·
	posed lots: 2	Total site area (acres):	•
LOCATION OF PROPERTY BY STREETS: On or N		13th & RomA	
LOCATION OF PROPERTY BY STREETS: Ofform	ear: L	4 1-0	· · · · · · · · · · · · · · · · · · ·
Between:	and		
Check if project was previously reviewed by: Sketch	Plat/Plan □ or Pre-app	ication Review Team(PRT) □. Review Date:	
SIGNATURE Launs Brenn		DATE <u>NOV 2</u>	5,2014
(Print Name) LAURA BRUZZESE	• •	Applicant: Agen	t: 🗆
		n.	J. 44/004/
OR OFFICIAL USE ONLY		nevise	d: 11/2014
	ation case numbers	Action S.F. Fees	s /
All checklists are complete	KB-703	Y > \$_	
All fees have been collected All case #s are assigned		\$ <u>/</u>	<u> </u>
AGIS copy has been sent		\$ <u> </u>	
Case history #s are listed	-	\$	
Site is within 1000ft of a landfill			· · · · · · · · · · · · · · · · · · ·
☐ F.H.D.P. density bonus	<u> </u>	<u></u>	
	•	\$Tota	
F.H.D.P. fee rebate Hearing	ng date	5	
Hearing F.H.D.P. fee repate Hearing House of the second		mber 10, 2014 s_	
Hearing Hearin	/25/14 <u>P</u>	5 mber 10, 2014 s_roject # 1010299	

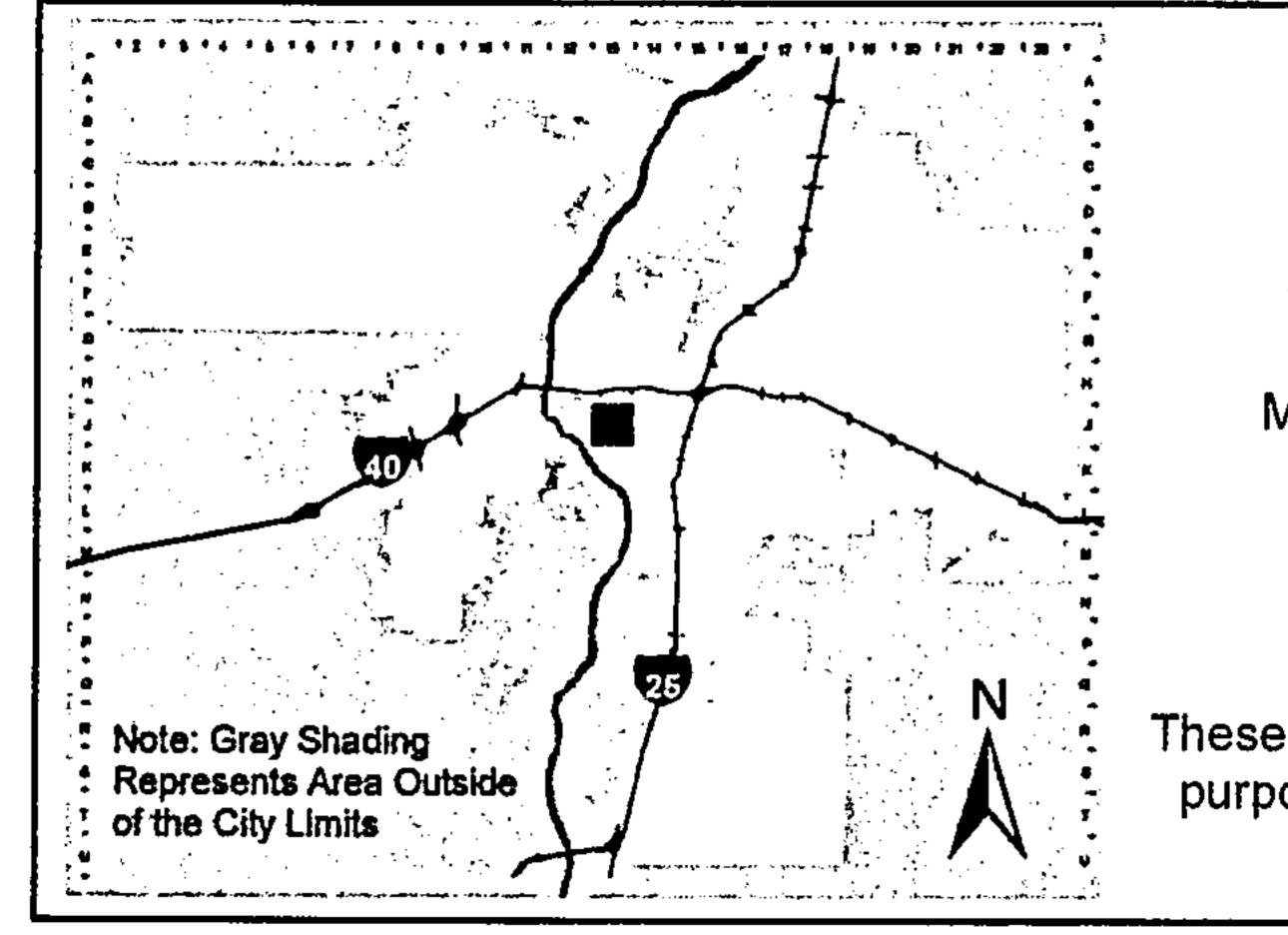
FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision

- And requires application on FORM-\	in addition to application to	
SKETCH DI AT DELCENTES application on FORM-\	application to	subdivision on FORM-S.
Scale drawing of the proposed subdivision plat (folder improvements, if there is any eviction)	to fit into an e subset of	ur attendance is required.
improvements if there is a showing structures, p	arking. Bldg setbacks odia	6 copies
Zone Atlas man with the art existing land use (for	olded to fit into on a crit	rights-of-way and street
Letter briefly describing the property (169) cleany of	itlined "J''' Po	CKet) 6 copies
List any original and/or related file numbers on the cov	request	
	er application	
EXTENSION OF MAJOR PRELIMINARY PLAT required.		
	(DRB08)	Your attendance is
Preliminary Plat reduced to 8.5" x 11" Zone Atlas man with the		and and the 12
Zone Atlas map with the entire property(ies) clearly our Letter briefly describing, explaining, and institutes.	tlined	
— Copy of DRR approved informing, and justifying the r	equest	
— COPY of the LATEST OFFICE DESCRIPTION		
Copy of the LATEST Official DRB Notice of approval for List any original and/or related file numbers on the covered the covered to the covere	or Preliminary Plat Extension req	uest
Extension of preliminary plat approval expires after one	er application	
MAJOR SURDIVIOLON	year.	
	DB43\	
Proposed Final Plat (folded to fit into an 8.5" by 14" pool Signed & recorded Final Pre-Development Facilities F	ket) 6 conice	attendance is required.
Signed & recorded Final Pre-Development Facilities Fe Design elevations & cross sections of perimeter walls Zone Atlas map with the entire	e Agreement for Bookdaast	
Design elevations & cross sections of perimeter walls Zone Atlas map with the entire property/ice alerty	3 copies	velopment only
Zone Atlas map with the entire property(ies) clearly outly Bring original Mylar of plat to meeting original mylar or	ined	
Bring original Mylar of plat to meeting, ensure property outless of recorded SIA Landfill disclosure and EHD signature line and income.	owner's and City Surveyor's sign	latures are on the plat.
Landfill disclosure and EHD signature line on the Mylar List any original and/or related file numbers on the cover	if propodu !	piat.
List any original and/or related file numbers on the Mylar DXF file and hard copy of final plat data for ACIC in	r property is within a landfill buff	ęr
— DXF file and hard copy of final plat data for AGIS is requ	ired.	
MINOR SURDIVISION DETERMINE		
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT A 5 Acres or more: Certificate of No Effect or Approval Proposed Preliminary / Final Plat (folded to 54)	PPROVAL (DRR46)	
Proposed Preliminary / Final Plat (folded to fit into an 8.5 ensure property owner's and City Surveyor's signatu Signed & recorded Final Pre-Devolution 1.5	TOUP (DIXID) TOUP	attendance is required.
ensure property owner's and O'' of It into an 8.5	"by 14" pocket) 6 copies for	
ensure property owner's and City Surveyor's signatu Signed & recorded Final Pre-Development Facilities Fee Design elevations and a	res are on the plat prior to subm	ittal
	· (G) CG((P)) I//C MAA(AAA)	· •
Zone Atlas man with the continuous existing land use (folder	ed to fit into an 8 5" but 44"	hts-of-way and street
— Letter briefly describing available property(les) clearly outling	ed	ry e copies
— Bring original Mylar of plat to ment; and justifying the reg	uest	
Landfill disclosure and EHD signature line on the Mylonic	vner's and City Surveyor's signa	tures are on the plat
Landfill disclosure and EHD signature line on the Mylar if List any original and females.	property is within a landfill buffer	The plat
with Attended SHU/UL toloton the		
Infrastructure list if required (verify with DRB Engineer) DXF file and hard copy of final plat data (-PP::CatiO1)	
DXF file and hard copy of final plat data for AGIS is required.	ed.	
AMENDMENT TO PRELIMINARY PLAT (with minor c PLEASE NOTE: There are no clear distinctions between sign	hanges) (DRB03)	
and different changes and the activity of Sign	HUGHT and minor changes and	tendance is required.
Proposed Amended Preliminary Plat, Infrastructure List, and Driginal Preliminary Plat, Infrastructure List, and Driginal Preliminary Plat, Infrastructure	RB to require public notice and	oyaru to subgivision Dublic hearing
Pocket) 6 copies	nd/or Grading Plan (folded to fit i	into an 8.5" by 14"
Original Preliminary Plat, Infrastructure List, and/or Grading Zone Atlas map with the entire property(ies) clearly outline Letter briefly describing, explaining, and institution	G Plan (folded to such	
Zone Atlas map with the entire property(ies) clearly outline Letter briefly describing explaining explaining explaining	d	by 14" pocket) 6 copies
Bring original Mylar of plat to mosting, and justifying the requi	est	
List any original and/or rolated at a list a property owr	Per's and City Surveyor's air-	ires are on the stat
Amended preliminary plat approval expires after one year	plication	To are on the plat
in the Aest offer Aest		
•		
I, the applicant, acknowledge that any		
THE THE THE THE PART OF THE PA	1 Non A Dan-	
THE CONTRACTOR WILL SEARCH AS A STATE OF THE SEARCH AS A SEARCH AS	LAURA BRUZZ	
deferral of actions.	Applicant name	(print),
	//-2	5-141
	Applicant signature	
Checklists complete Application case numbers	Form revised October	2007
LA, Fees collected /4/DBB 70345 TOSAS	UM/: 1 Ro-1.	1.102
Case #s assigned	164 Mayer gran	11/25/14
Related #s listed	Project # / 6 / 20	lanner signature / date
•	Project # / 6/75 2 9	7



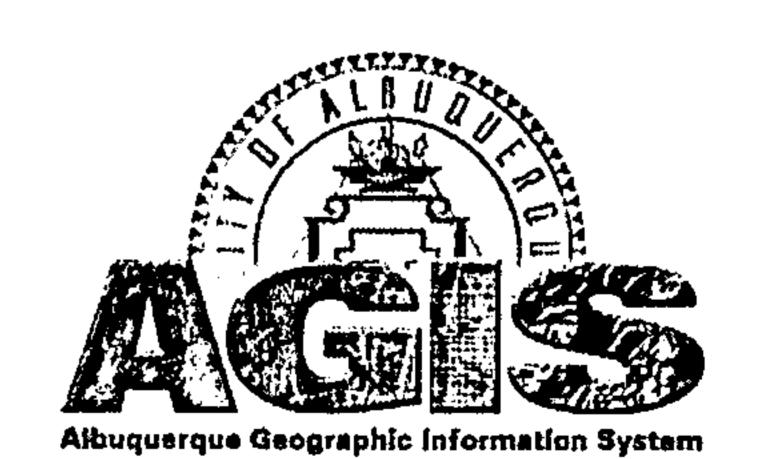
For more current information and details visit: www.cabq.gov/gis



Address Map Page:

J-13-Z

Map Amended through: 9/1/2014



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

Feet 750 1,500

November 24, 2014

City of Albuquerque Development & Building Services 600 Second St NW Albuquerque, NM 87102

Dear Planning Services:

I would like to change the southern boundary of my property at 412 13th St NW so that the common building and driveway currently shared with 1225 Roma Ave NW becomes mine. All mine.

My mom and I were the original purchasers of 1224 Roma Ave NW in 2006. After the purchase, I was able to remodel the cir. 1890s shared building (in varying states of decay on either side of the common wall) into a beautiful ceramics studio. It now has updated electrical, heat, roof, floor, walls, doors, and just about everything else.

In 2012, the 1225 Roma Ave property was refinanced into my parents' names (Donna Bruzzese and Gerald Ortiz y Pino). They are the legal owners and are in full agreement with this change.

My parents would like to sell 1225 Roma Ave in 2015. We are making this request in advance of putting the house on the market. For obvious reasons, it does not make good sense for neighbors to share a building due to the potential for disputes regarding maintenance, upgrades, usage, or general mayhem that may occur on either side of the wall and disturb occupants on the other side.

Same with the driveway, especially since it runs along my bedroom, the southern wall of which has three old, large, un-insulated windows. You can imagine the nighmareish possibilities, i.e., the shared-driveway-neighbor coming and going at odd hours, night shifts, 5 am jazzercize classes, etc., all of which would have a negative impact on my REM sleep and therefore my quality of life and the lives of those around me.

Thank you for your consideration.

Sincerely, Lame Bronz

Laura Bruzzese



412 73m STNW

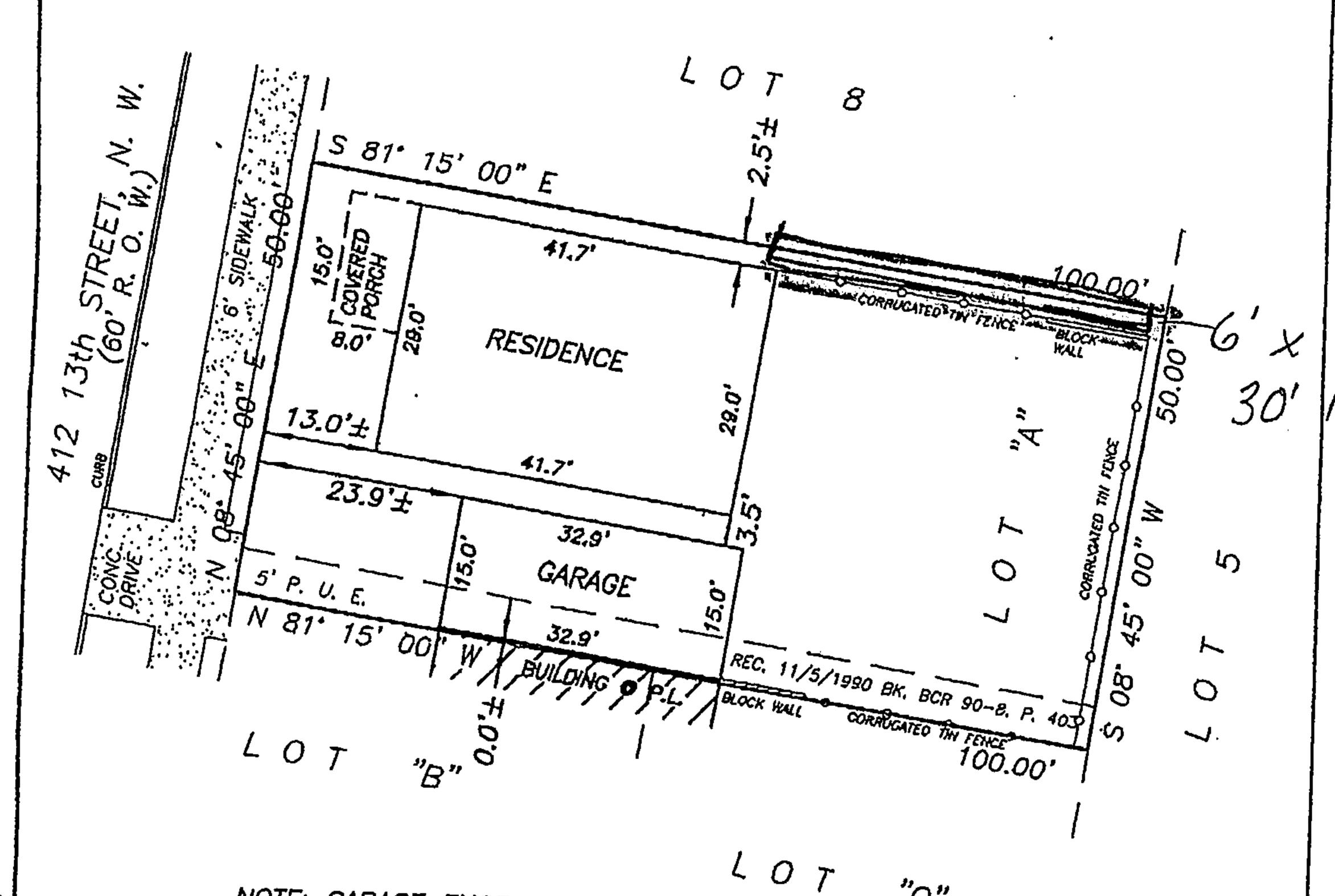
Wayjohn Surveying Incorporated 330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052 Fax: (505) 255-2887

ILR-10-19-2001

IMPROVEMENT LOCATION REPORT

Buyer: BRUSEZZE .

SKETCH



NOTE: GARAGE ENCROACHES INTO 5' P. U. E. AS SHOWN.

LEGEND

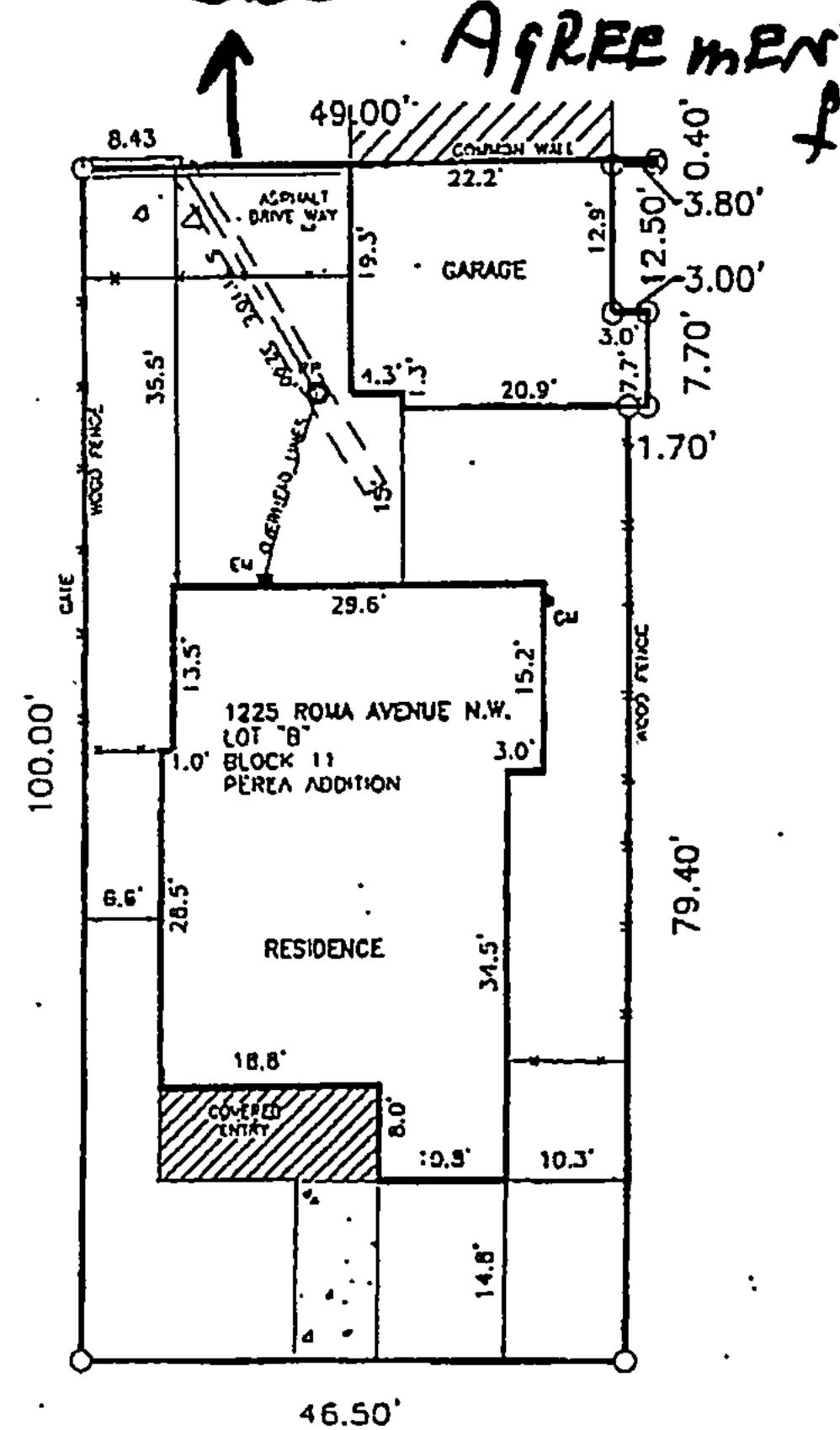
(u m FIECTRIC METER

cu . CYZ NFIEK

POWER POLE

STREET

STS=6032 SEE ENCROACHMENT A PREEMENTS IN 22.2 Q 3.80 8.43



1"= 20" 04-C-1-1575 JOE/WHOKBUS

ROMA AVENUE N.W.

"THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE"

CLYDEJI KING (

NMPLS #13979

DATE

REGISTERED PROFESSIONAL

420867# 1016299

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