



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 must 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 applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each 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 applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each 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 9-16-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:

Transportation:

ABCWUA:

City Engineer:

Parks and Recreation :

Planning:

AMWFCN signature, 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.
- Property Management's signature must be obtained prior to Planning Department's signature.
- 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 off-street parking is being lost.

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



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS PHONE: 980-8365
 ADDRESS: P.O. BOX 25911 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net

APPLICANT: GERALD ORTIZ / PINO, DONNA + LAURA BRUZZESE PHONE: _____
 ADDRESS: 1225 ROMA AV NW / 412 13th ST NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: LOT LINE ADJUSTMENT

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. LOTS A + B Block: 11 Unit: _____
 Subdiv/Addn/TBKA: PEREA ADDN
 Existing Zoning: SU-2/DNA-SF Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): J-13 UPC Code: 1-013-058-404-114-426-15
1-013-058-407-121-426-14

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 1010299

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): .22±
 LOCATION OF PROPERTY BY STREETS: On or Near: NE CORNER OF ROMA AV + 13th ST NW
 Between: ROMA AV and FRUIT AV

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 9.2.15

SIGNATURE Derrick Archuleta DATE 9.8.15
 (Print Name) DERRICK ARCHULETA Applicant: Agent:

FOR OFFICIAL USE ONLY

	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> INTERNAL ROUTING	<u>15 DRB - 70320</u>	<u>P&F</u>		<u>\$285.00</u>
<input type="checkbox"/> All checklists are complete		<u>CMF</u>		<u>\$20.00</u>
<input type="checkbox"/> All fees have been collected				\$
<input type="checkbox"/> All case #s are assigned				\$
<input type="checkbox"/> AGIS copy has been sent				\$
<input type="checkbox"/> Case history #s are listed				\$
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				\$
<input type="checkbox"/> F.H.D.P. fee rebate				\$
	Hearing date <u>Sept. 16, 2015</u>			Total <u>\$305.00</u>

[Signature]
 Staff signature & Date 9-8-15

Project # 1010299

Revised: 4/2012

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.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is**
required.
 - ___ Preliminary Plat reduced to 8.5" x 11"
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Copy of DRB approved infrastructure list
 - ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - ___ List any original and/or related file numbers on the cover application**Extension of preliminary plat approval expires after one year.**

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations & cross sections of perimeter walls **3 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Copy of recorded SIA
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ List any original and/or related file numbers on the cover application
 - ___ DXF file and hard copy of final plat data for AGIS is required.

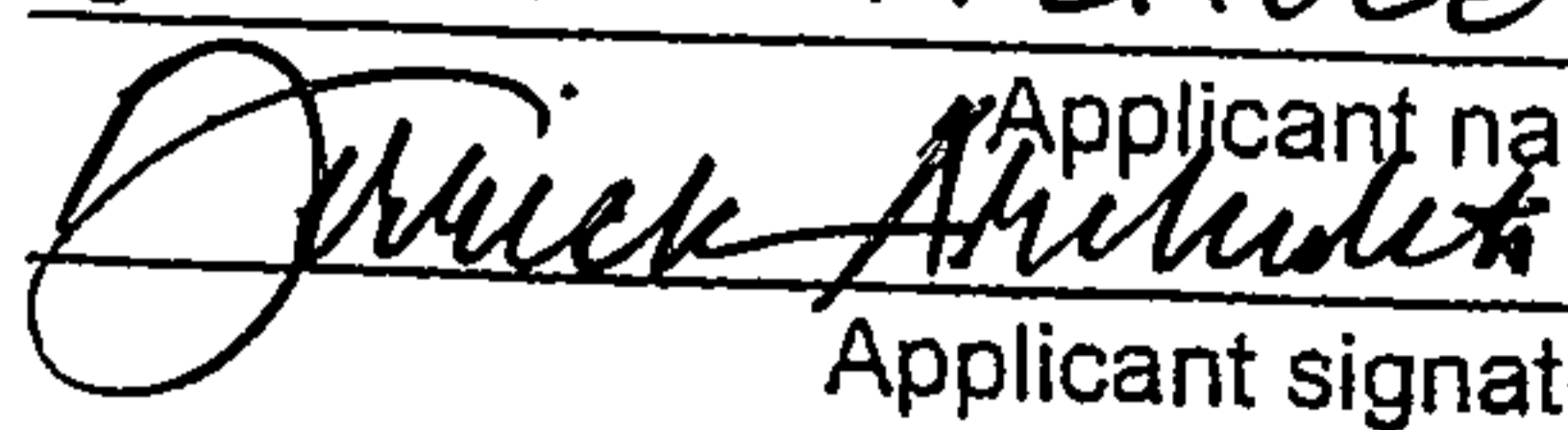
- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - ___ 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
 - ___ Infrastructure list if required (**verify with DRB Engineer**)
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ List any original and/or related file numbers on the cover application**Amended preliminary plat approval expires after one year**

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


DERRICK BRUHLETA
 Applicant name (print)

 Applicant signature / date 9-8-15

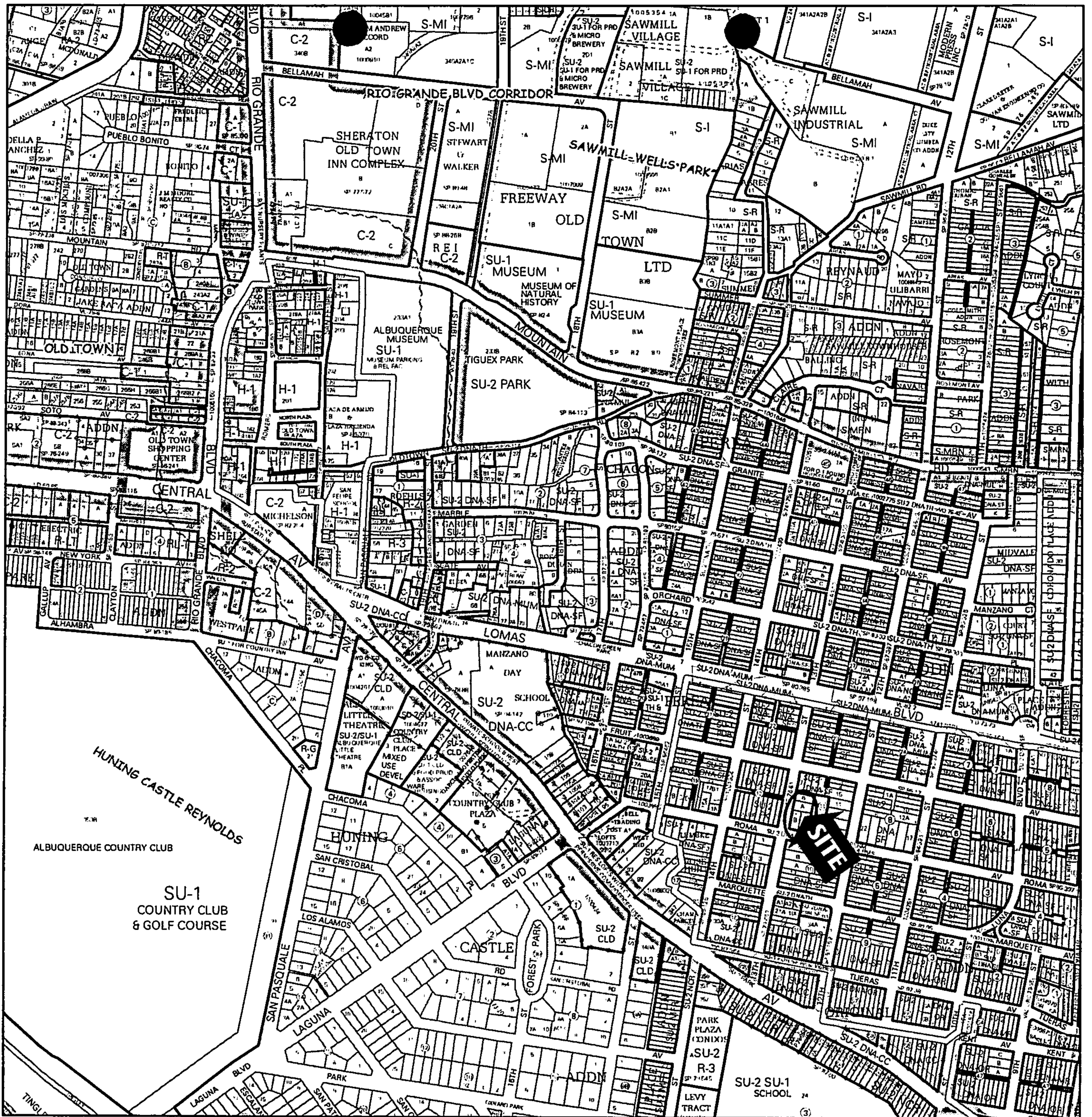


Form revised **October 2007**

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

Application case numbers
15-DRB-10320


 Planner signature / date 9-8-15
 Project # 1010299



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

Map amended through: 9/2/2014

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

**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



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: 15ZHE-80007
Project No:..... Project# 1010339
Hearing Date:..... February 20, 2015
Closing of Public Record:..... February 20, 2015
Date of Decision: 03-06-15

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 zoning 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 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.

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.

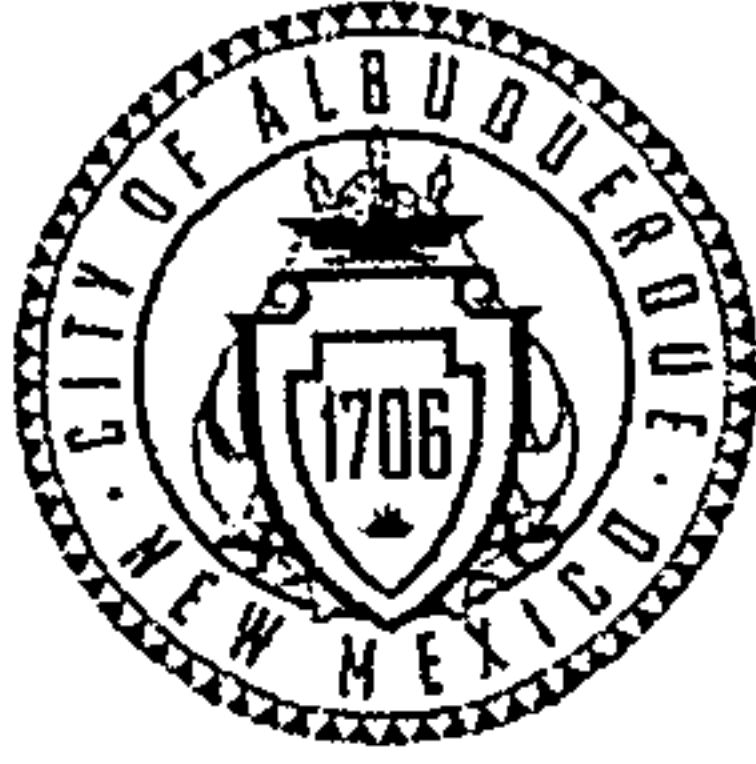
You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building 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 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

cc: 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

LAURA BRUZZESE requests a special 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: 15ZHE-80006
Project No: Project# 1010339
Hearing Date: February 20, 2015
Closing of Public Record: February 20, 2015
Date of Decision: 03-06-15

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.



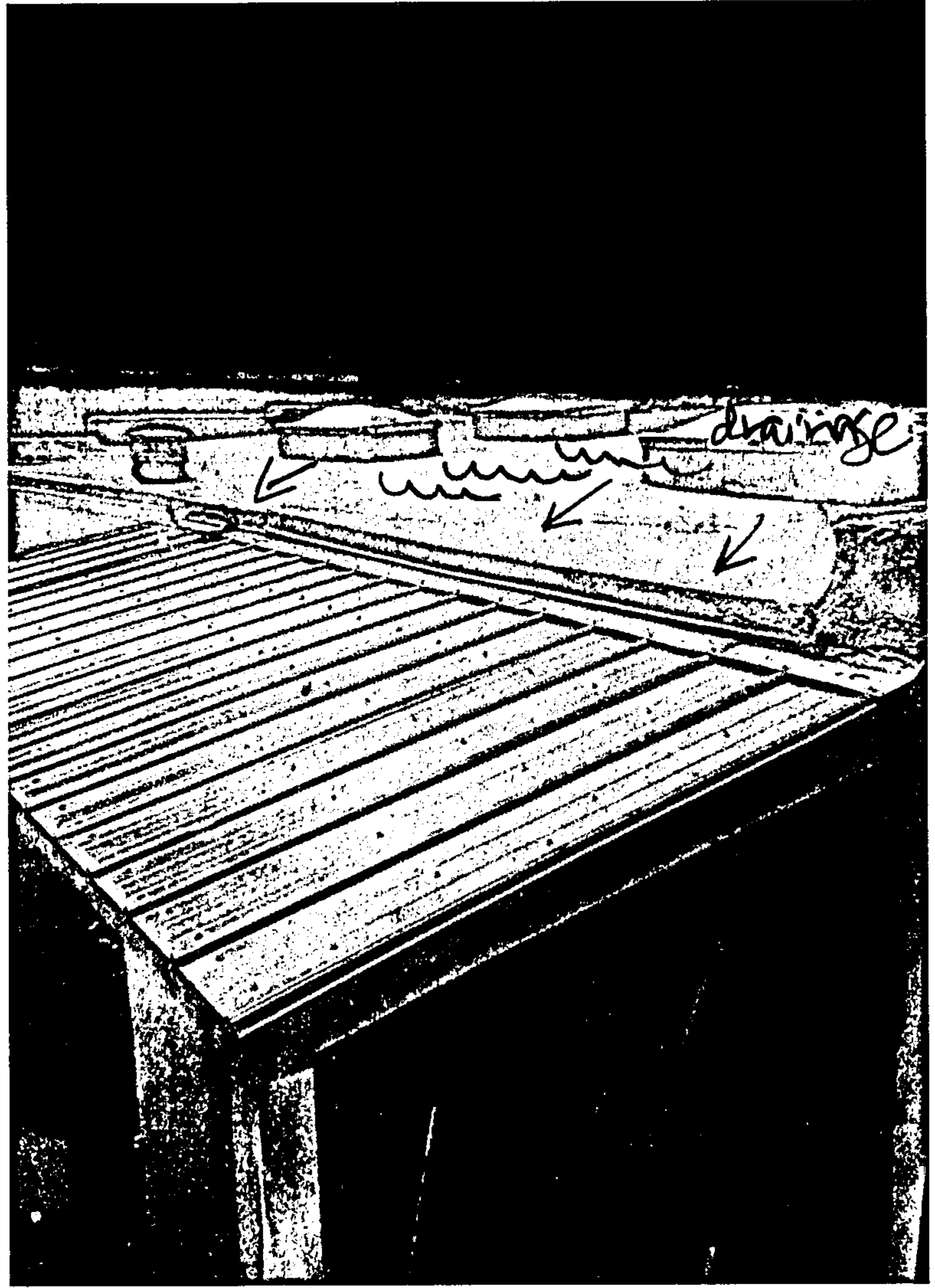
Joshua J. Skarsgard, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Laura Bruzzese 412 13th St NW Albuquerque NM 87102

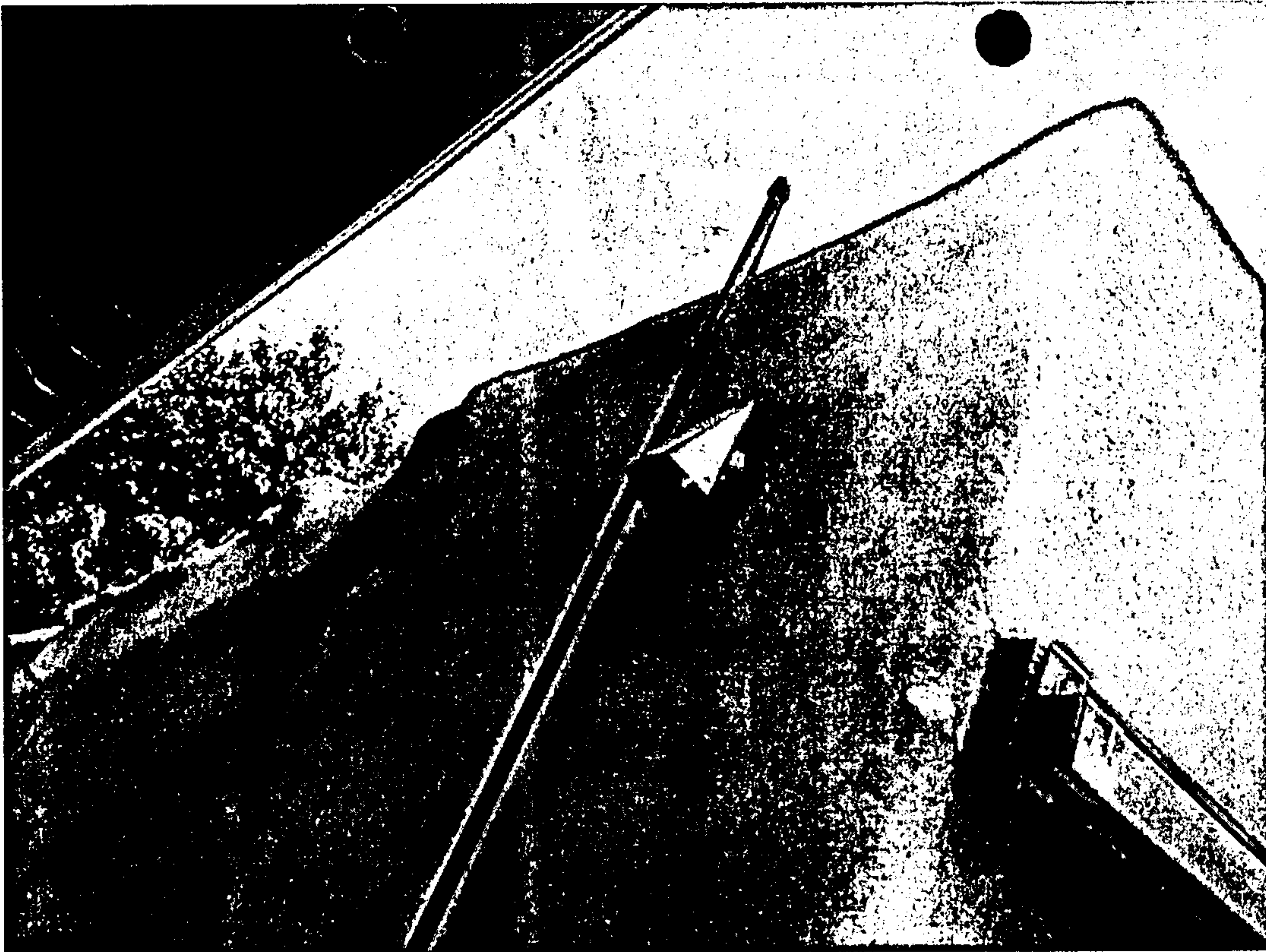
Drainage to
my back studio porch



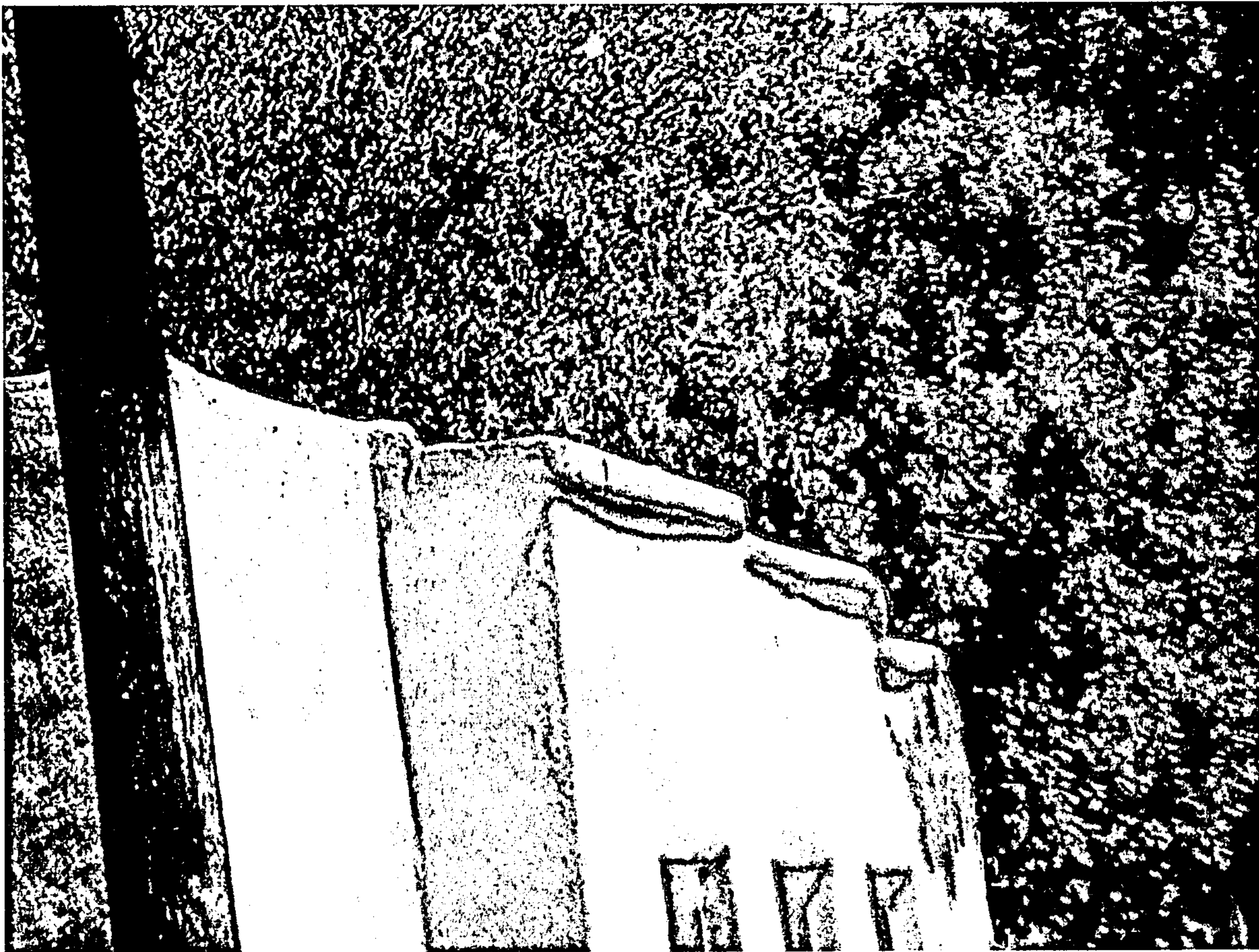
70-gal water catchment
plus second container



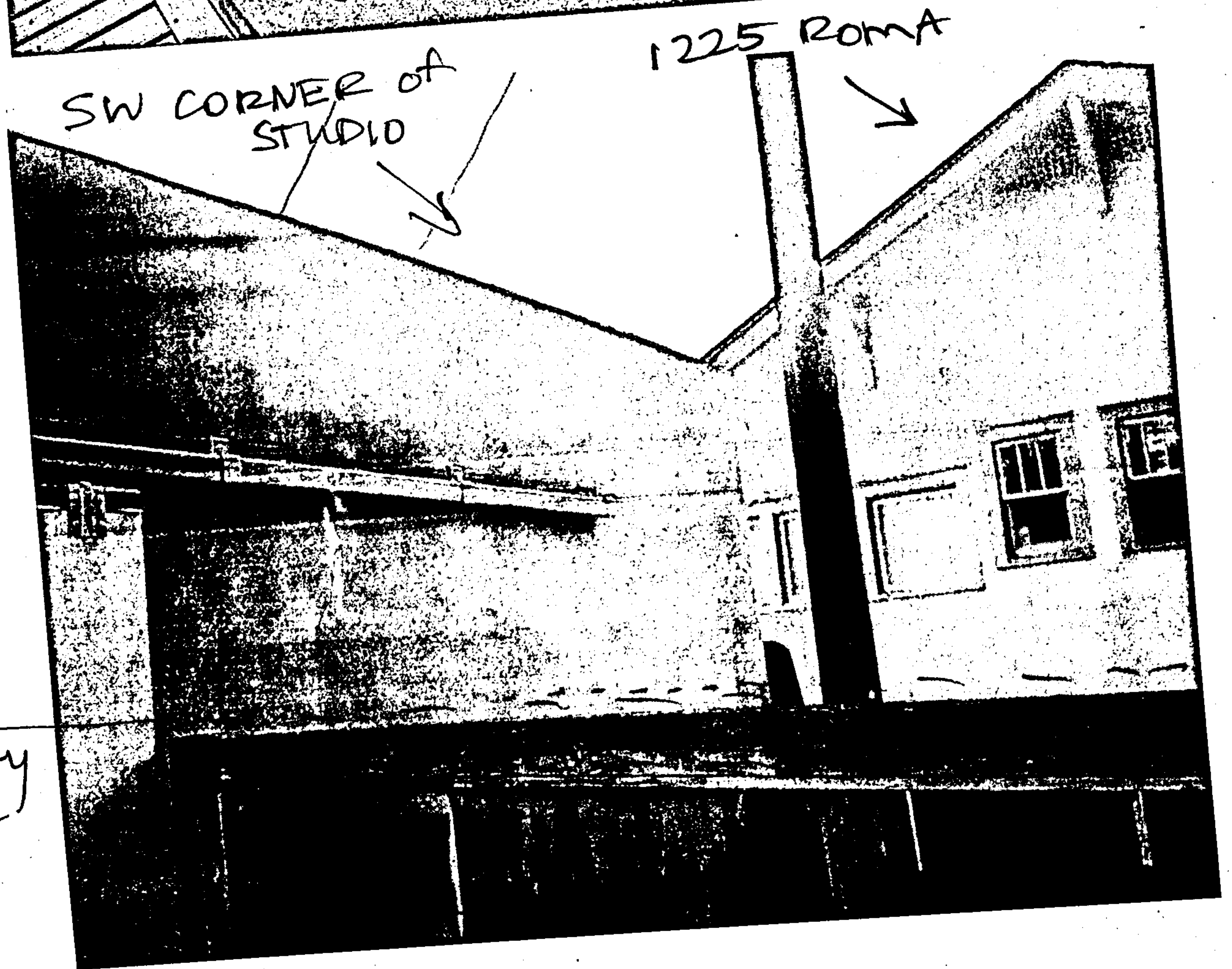
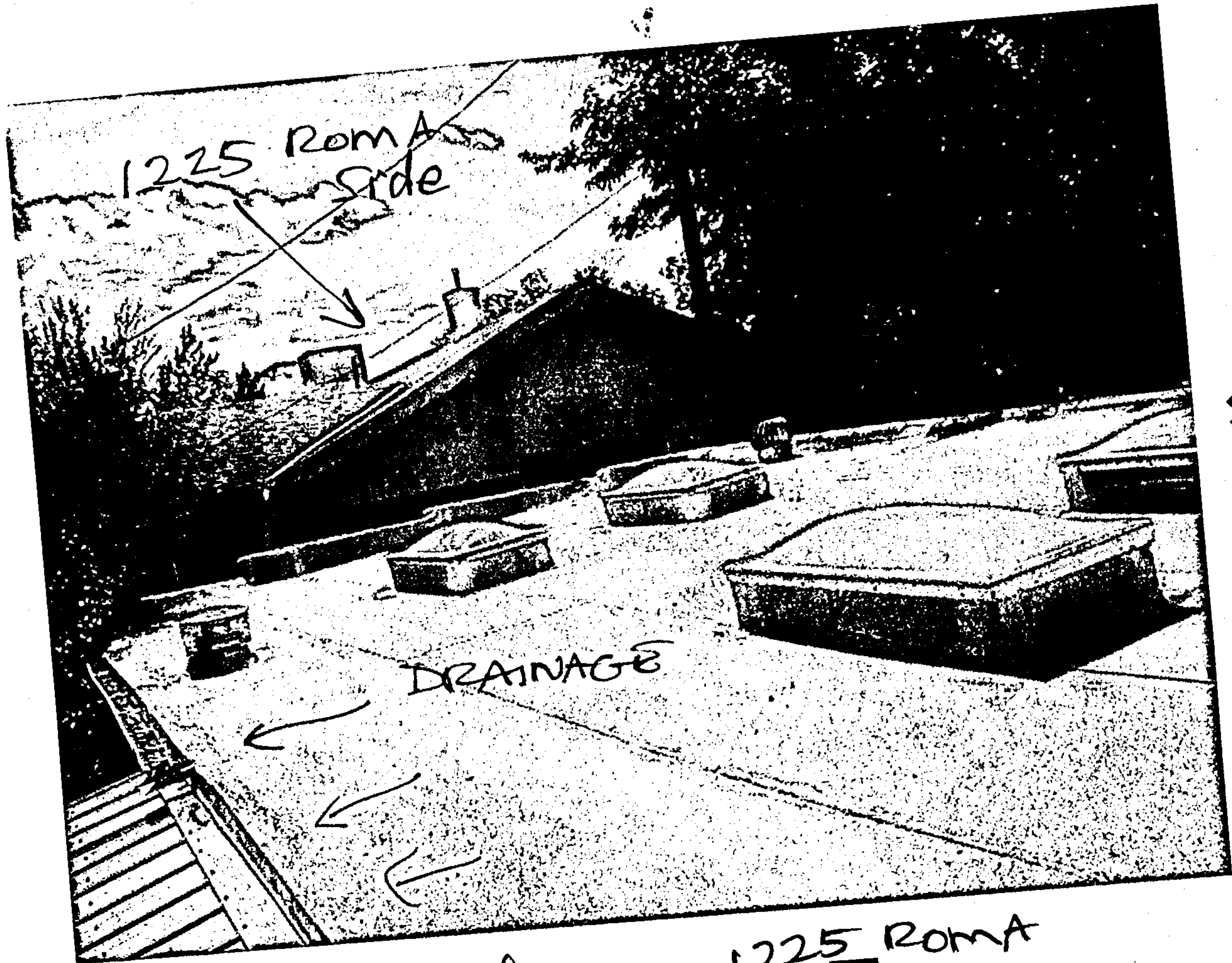
studio porch roof



North
Side of
Studio roof
(412 13th
Side)



South
Side of
Studio
roof
(1225
Roma
Side)



PROJECT #

6670101

September 16, 2015

Prof



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS PHONE: 980.8365
 ADDRESS: P.O. BOX 25911 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net

APPLICANT: GERALD ORTIZ Y PINO, DONNA & LAURA BRUZZESE PHONE: _____
 ADDRESS: 1225 ROMA AV NW / 412 13TH ST NW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: LOT LINE ADJUSTMENT

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. LOTS A & B Block: 11 Unit: _____
 Subdiv/Addn/TBKA: PEREA ADDN
 Existing Zoning: SU-2 / DNA-SF Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): J-13 UPC Code: 1-013-058-404-114-426-15
1-013-058-407-121-426-14

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): .22±
 LOCATION OF PROPERTY BY STREETS: On or Near: ROMA AV & 13TH ST NORTHEAST CORNER
 Between: ROMA AV and FRUIT AV

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

SIGNATURE Derrick Archuleta DATE 4.25.15
 (Print Name) DERRICK ARCHULETA Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15DRB 70293</u>	<u>SP</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total \$ <u>0</u>

Hearing date Sept. 2, 2015

8-25-15
 Staff signature & Date

Project # 1010579 299

1010299

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

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
 - ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is**

required.

 - ___ Preliminary Plat reduced to 8.5" x 11"
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Copy of DRB approved infrastructure list
 - ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - ___ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
 - ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations & cross sections of perimeter walls **3 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ Copy of recorded SIA
 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ List any original and/or related file numbers on the cover application
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
 - ___ 5 Acres or more: Certificate of No Effect or Approval
 - ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
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 - ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
 - ___ Infrastructure list if required (**verify with DRB Engineer**)
 - ___ DXF file and hard copy of final plat data for AGIS is required.

- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

DERRICK ARCHULETA
 Applicant name (print)
Derrick Archuleta 8.25.15
 Applicant signature / date

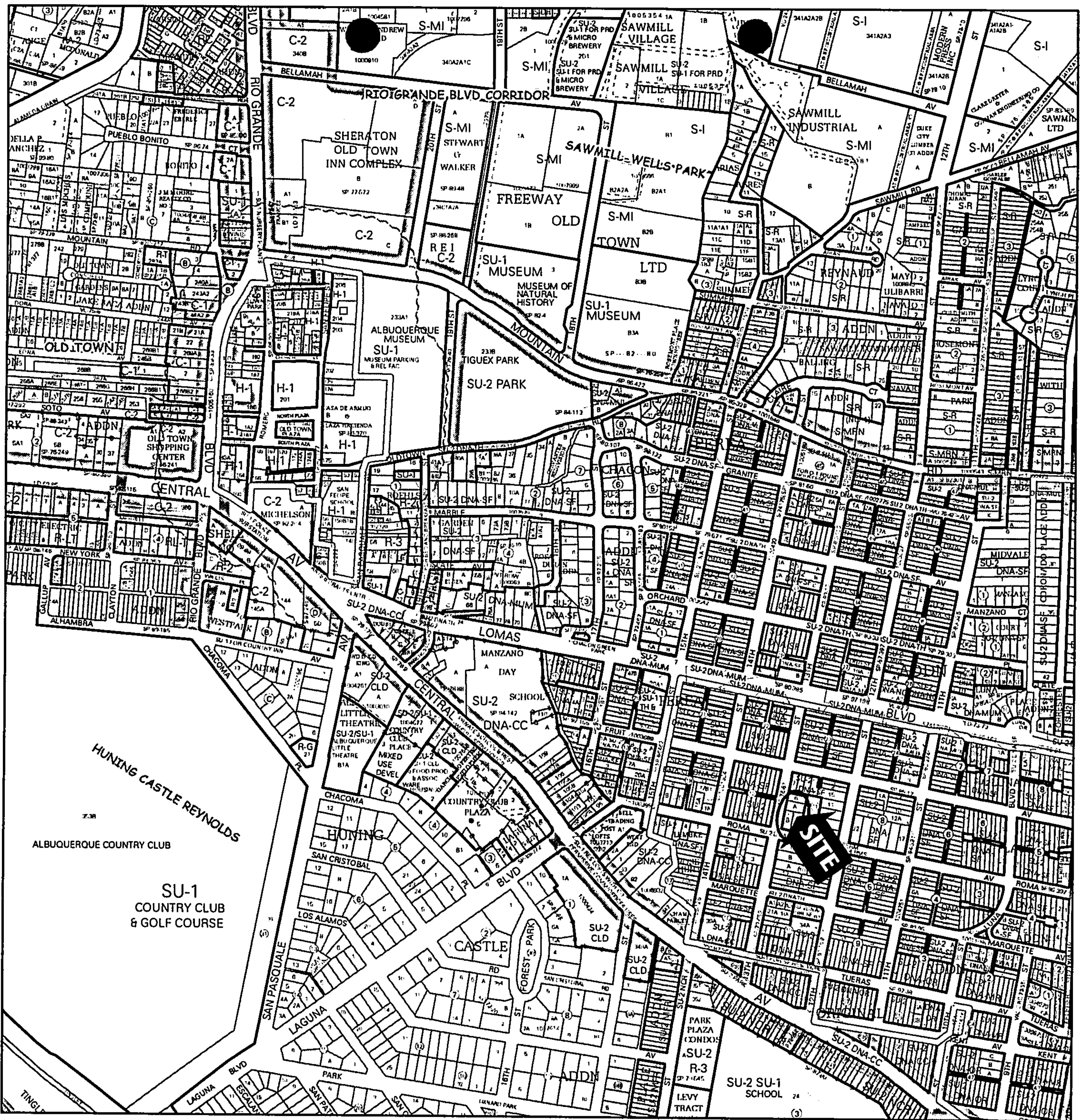


Form revised **October 2007**

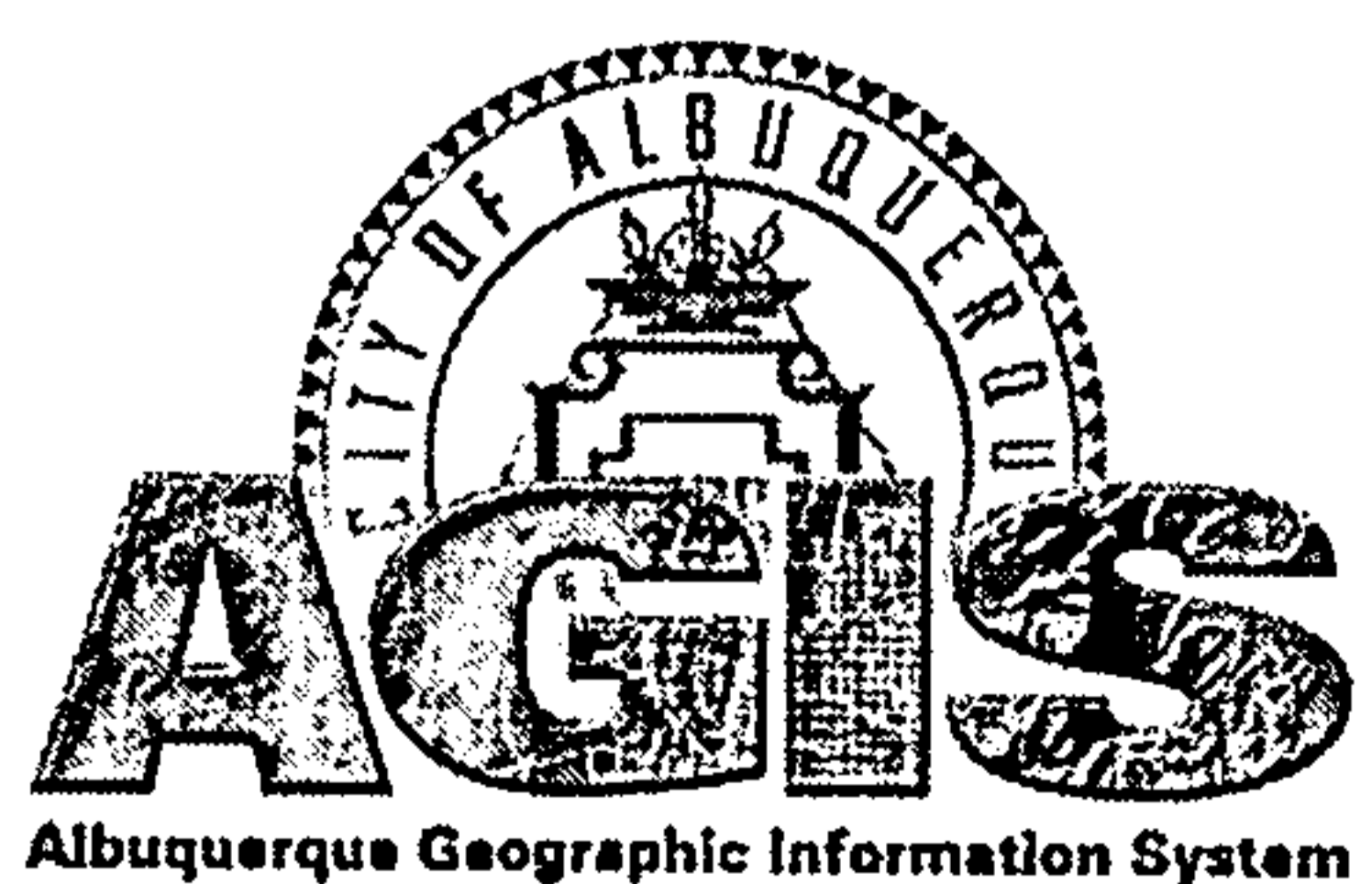
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
15 - DRB - 70293

[Signature] 8.25-15
 Planner signature / date
 Project # 1010579

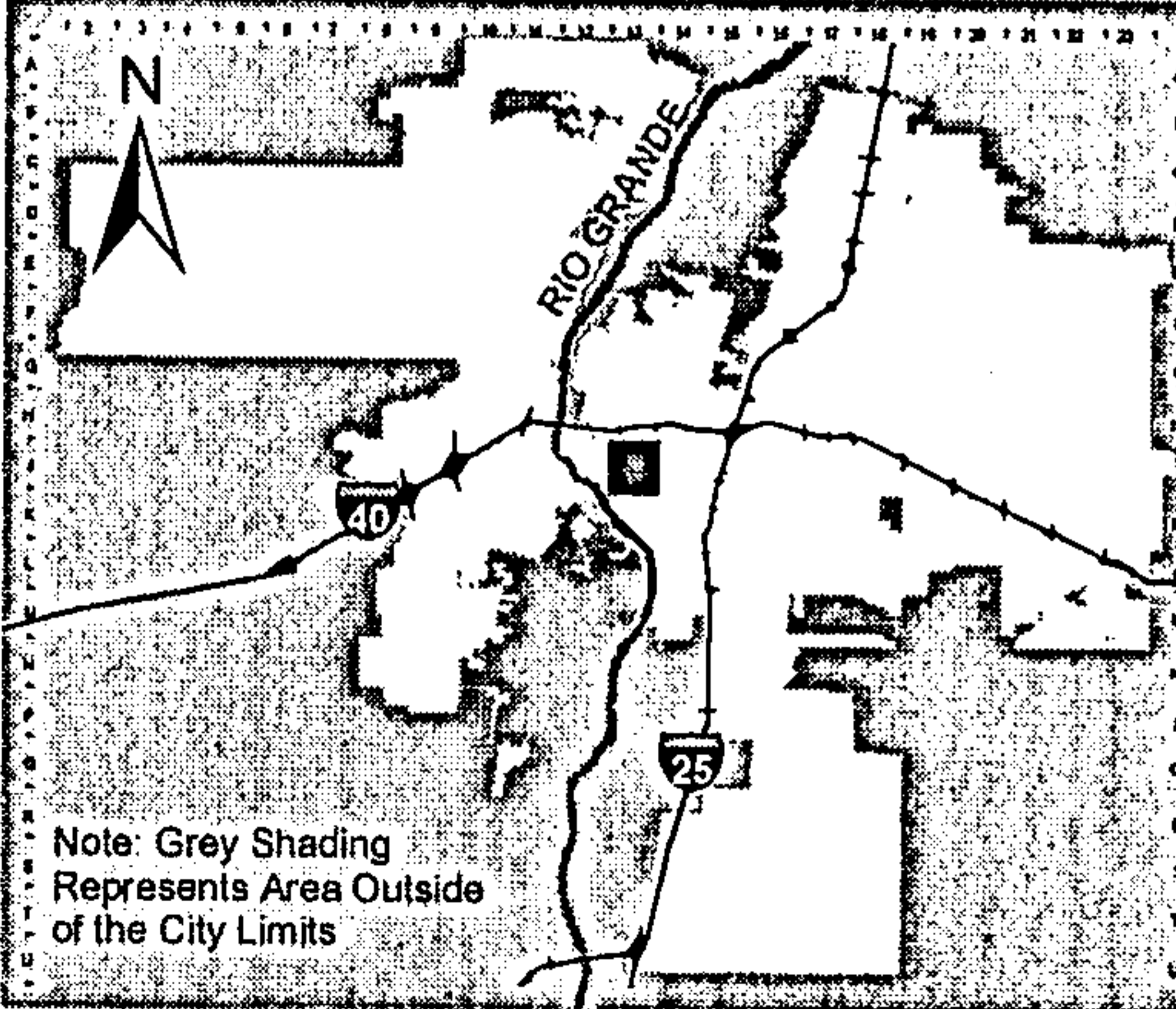


For more current information and details visit: <http://www.cabq.gov/gis>



AGIS
Albuquerque Geographic Information System










Map amended through: 9/2/2014



Note: Grey 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

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.

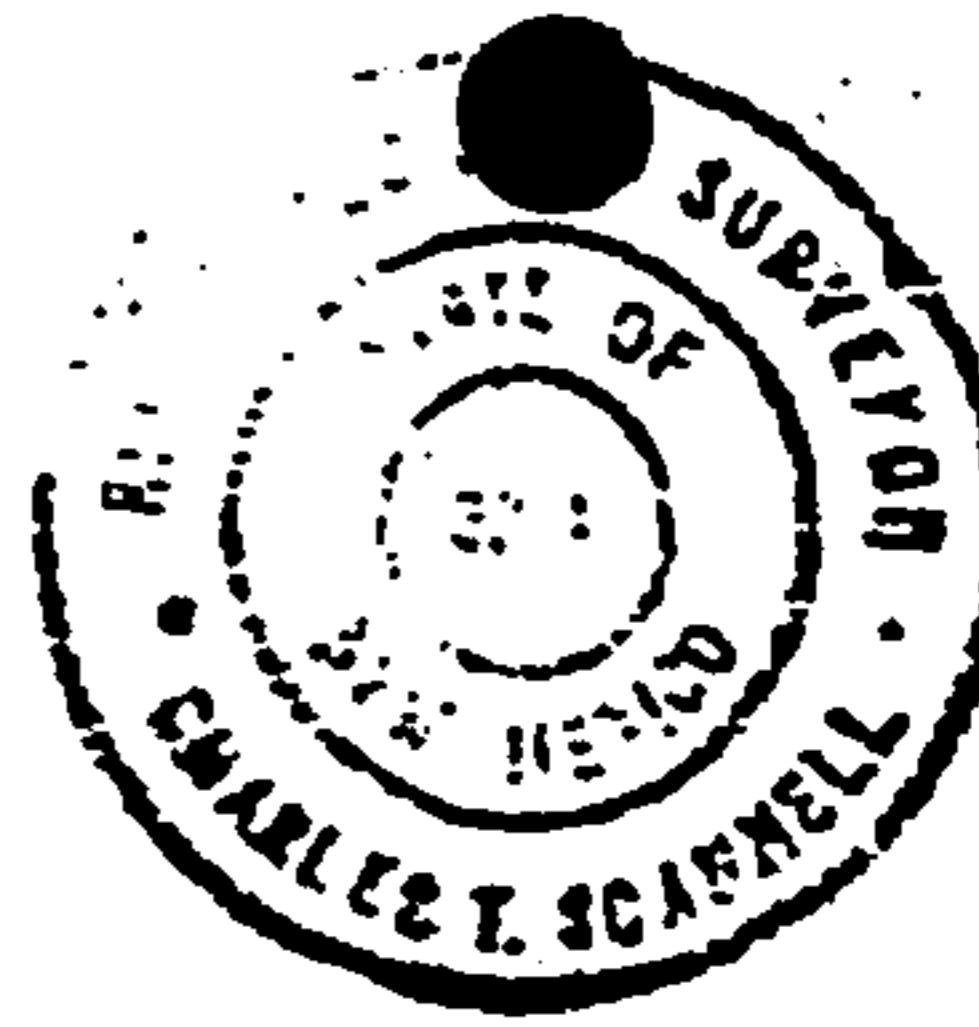
Thank you for your time and consideration of the proposed request.

Sincerely,

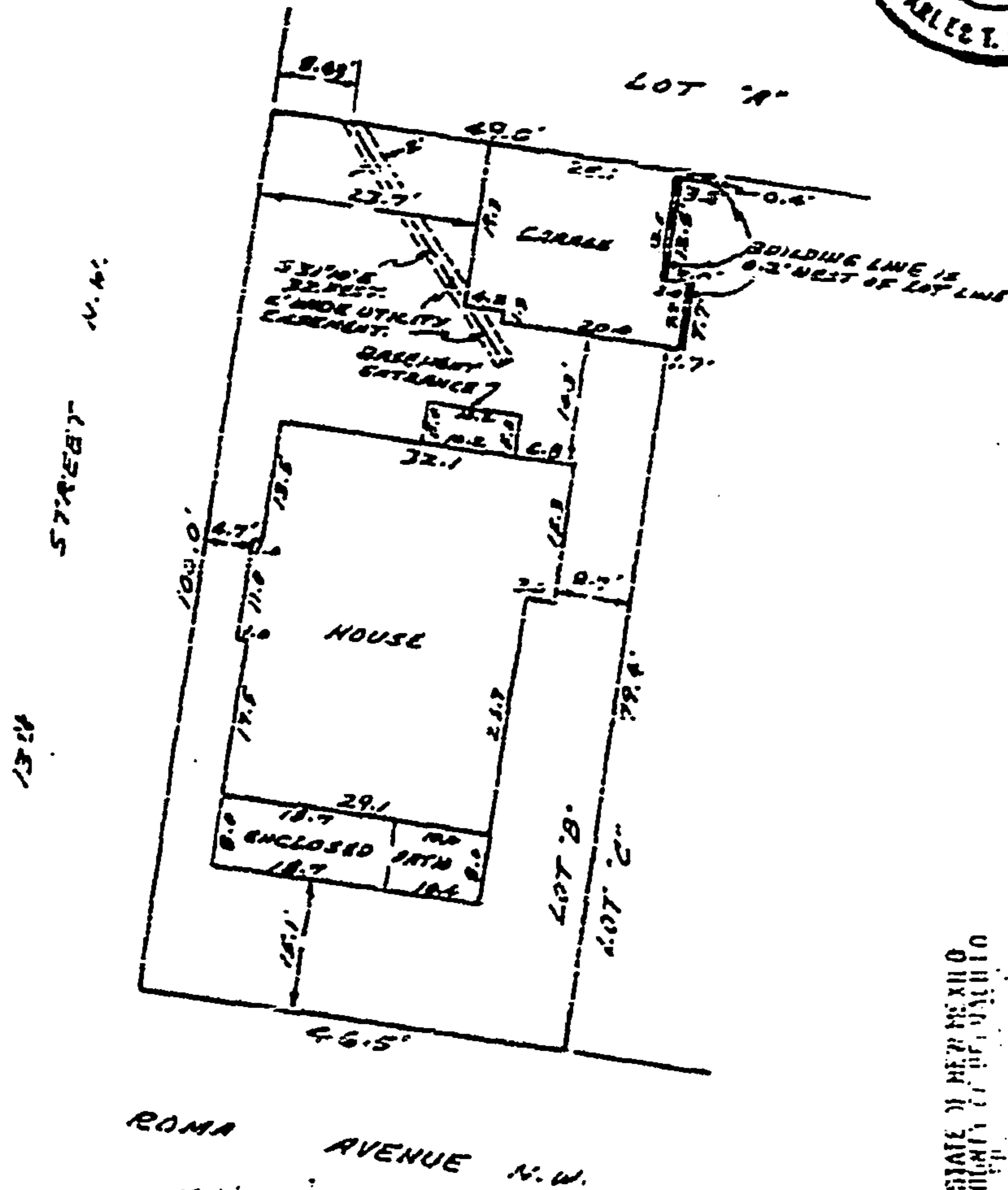


Derrick Archuleta, MCRP
Principal

CHARLES TIM SCANNELL
LAND SURVEYOR
2708 Peoria St., S.W.
Albuquerque, New Mexico 87102
SCALE: 1" = 20'



983



STATE OF NEW MEXICO
COUNTY OF BERNALILLO

1986 SEP 12 AM 11:37

Ms 393A-921-983
COUNTY CLERK
COUNTY & RECORDER

ORIGINAL COPY TOU LI
IN DENSITY TO PHOTOGRAPH
BY MICROFILM PROPERLY.

Unless otherwise indicated, encumbered easements, overhang of eaves, utility and communication wires, 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.

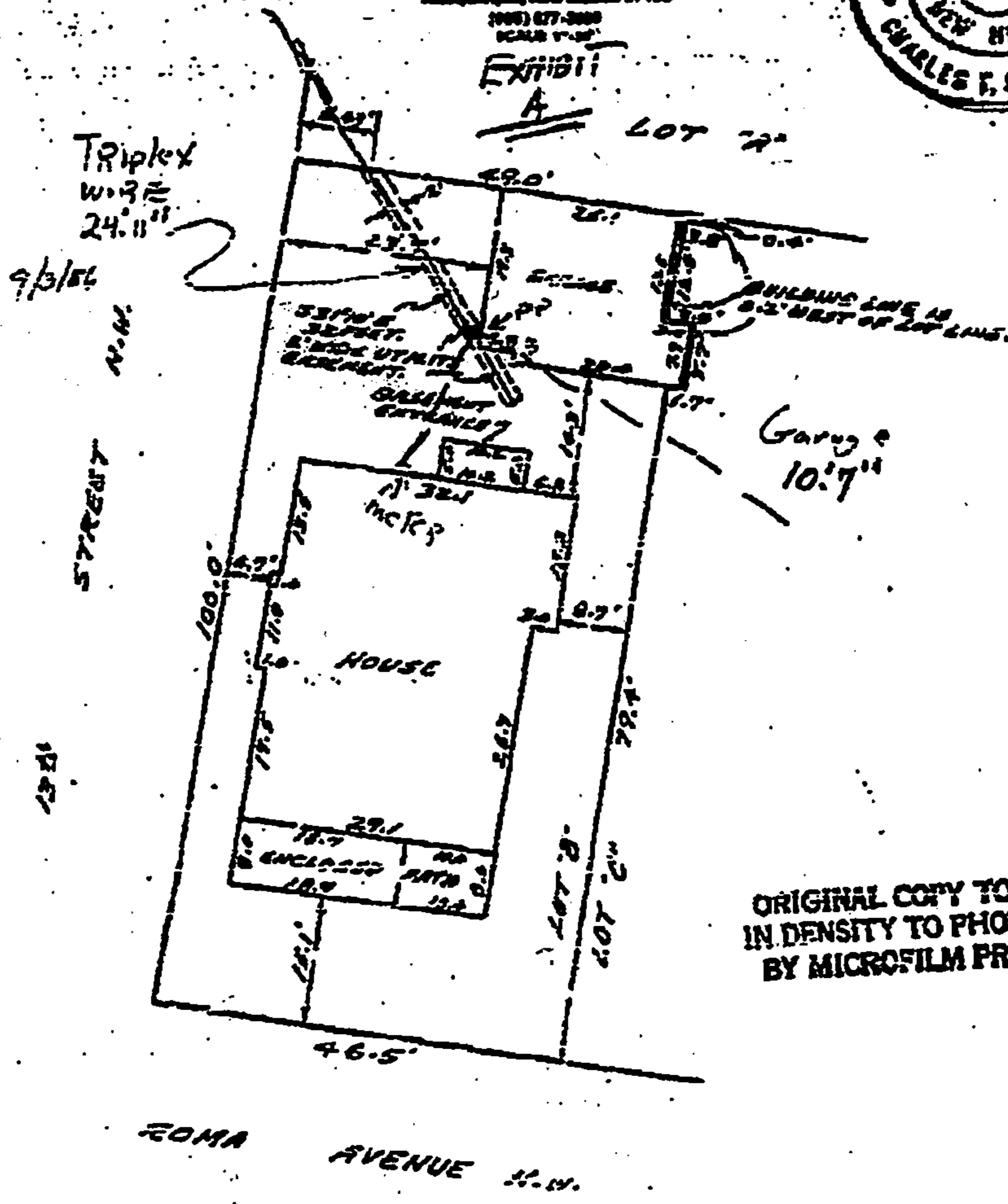
I, Charles T. Scannell, New Mexico Registered Land Surveyor No. 3244, do hereby certify that I have checked the location of the buildings and improvements on the following described real estate: Lot Letter "B" in Block Number 117, shown (111) of the Summary Plat of Lots 21 and 22, Block 117, Addition No. 1, Alameda, Albuquerque, New Mexico, as the same is shown and delineated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 11, 1977.

I further certify that the location of said buildings and improvements on said real estate are as shown on the above drawing and that the location of the utility easements as shown on the plat of the above addition are also as shown on the above drawing and that there are no encroachments on the above described real estate and the same is true and correct to the best of my belief and knowledge.

IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico on this 31st day of JULY, 1986.

Charles T. Scannell
Land Surveyor

CHARLES TIM SCANNELL
LAND SURVEYOR
2111 PUEBLO BL. N.W.
ALBUQUERQUE, NEW MEXICO 87108
(505) 877-3000
SCALE 1"=40'



ORIGINAL COPY TOO LIGHT
IN DENSITY TO PHOTOGRAPH
BY MICROFILM PROPERLY.

Unless otherwise indicated, unrecorded easements, overhang of eaves, private and community walls, 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 Mexico Registered Land Surveyor No. 3344, do hereby certify that I have checked the location of the buildings and improvements on the following described real estate: Lot Letter "2" in Block Numbered Eleven (11) of the Summary Plat of Lots 21 and 22, Block 11, PEREA ADDITION Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 24, 1976.

I further certify that the location of said buildings and improvements on said real estate are as shown on the above drawing and that the location of the utility easements as shown on the plat of the above addition are also as shown on the above drawing and that there are no encroachments on the above described real estate and the same is true and correct to the best of my belief and knowledge.

IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico on this 31st day of JULY, 1976.
Charles T. Scannell
Land Surveyor

412 13th ST NW

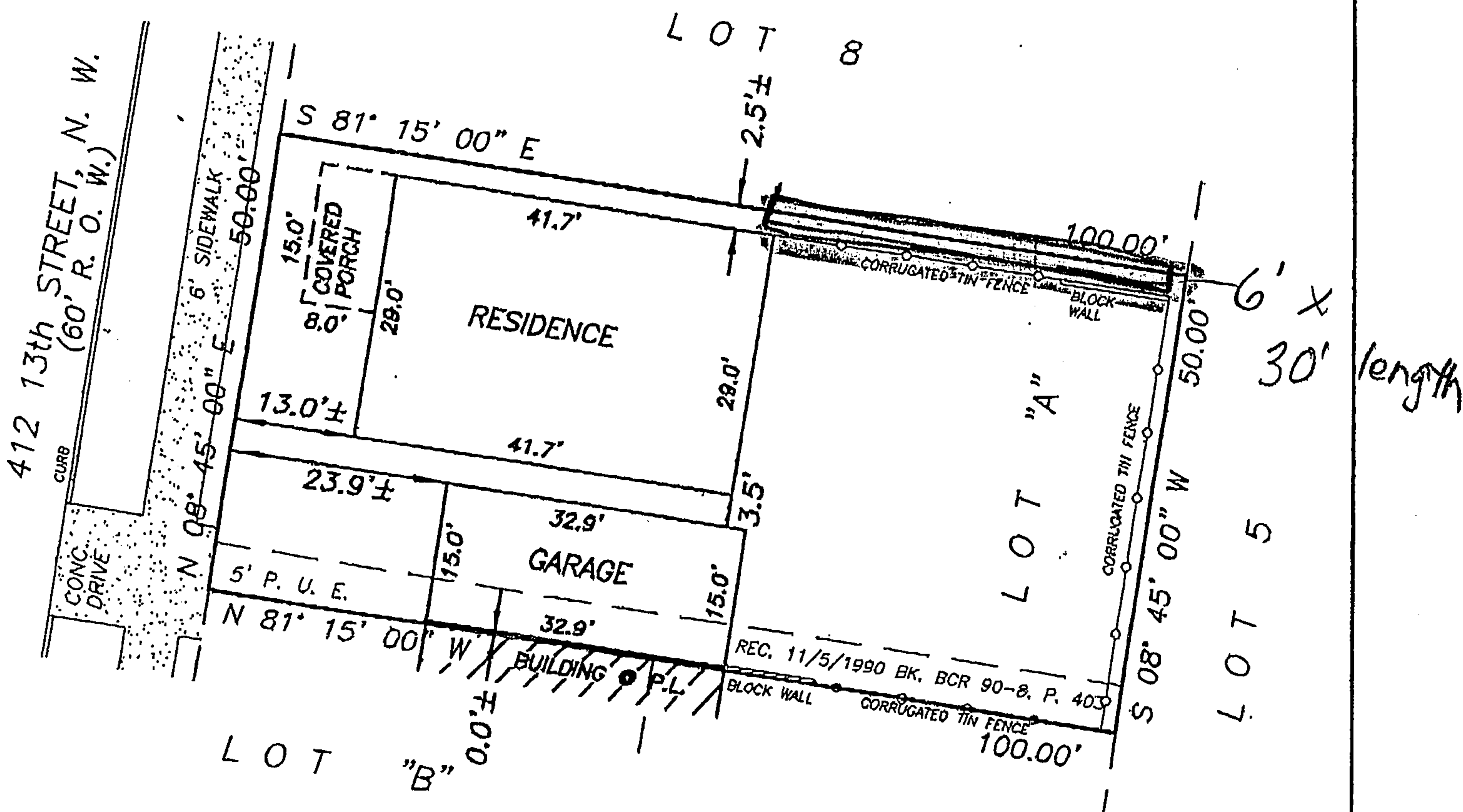
Wayjohn Surveying Incorporated 330 Louisiana Blvd., NE Albuquerque, NM 87108
Phone: (505) 255-2052 Fax: (505) 255-2887

ILR-10-19-2001

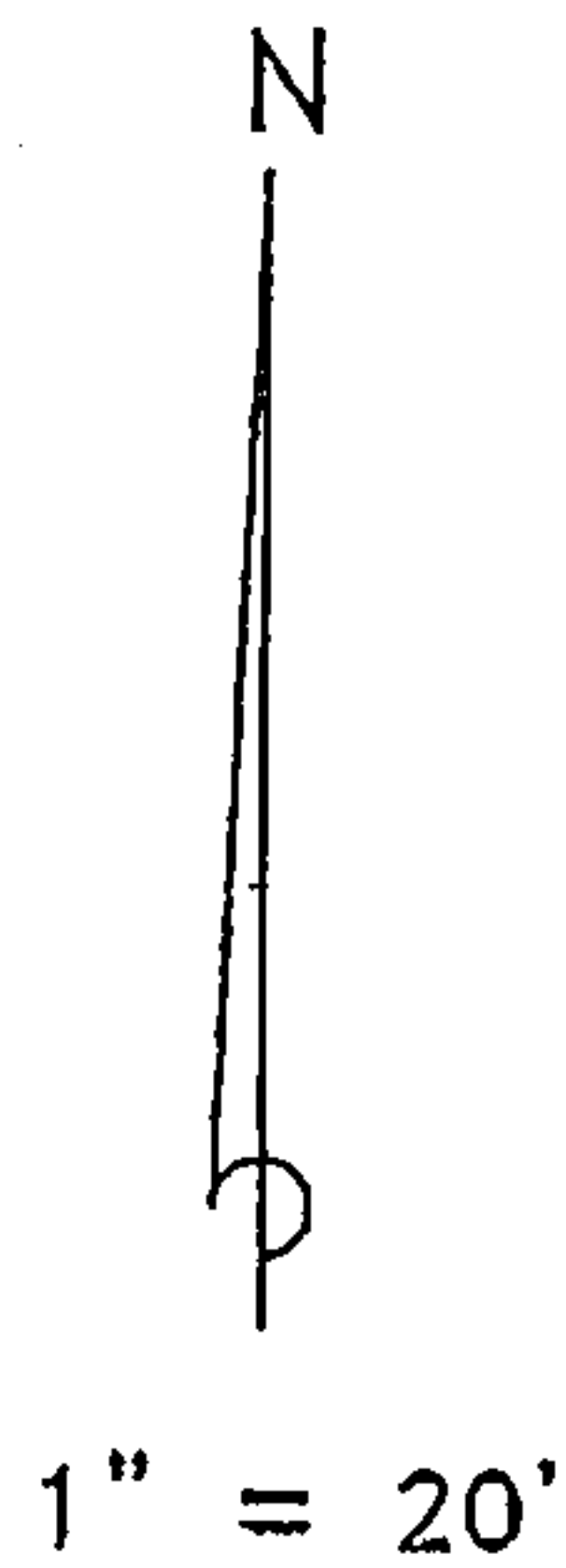
IMPROVEMENT LOCATION REPORT

Buyer: BRUSEZZE

SKETCH



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



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,
TO (TITLE CO.): First American Title Company

TO (UNDERWRITER): _____

TO (LENDER): _____

that on September 10, 2004 I made an inspection of the premises situated at
(Date) Albuquerque, New Mexico

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 as
listed in Title Commitment No. NM04-454577-AL04,FLH
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 ADDITION, as the
same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New
Mexico, on March 24, 1976, in Plat Book B11, Folio 41.

"SEE ATTACHED DRAWING".

Flood Certificate:

Subject property is located within Zone X, designating areas determined to be outside the 100 year floodplain
according to the Flood Insurance Rate Map, Bernalillo County, New Mexico per Community Panel No.
35001C0333 D, effective September 20, 1996.

Improvement location is based on previous property surveys. No monuments were set. This tract
is subject to all easements, restrictions and reservations of record which pertain. This report is not
to be relied on for the establishment of fences, buildings or other future improvements.

RHOMBUS

04-C-1-1575

1225 Roma Avenue NW

(Address or brief legal description)

I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:

1. 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

2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises:

None

3. Evidence of cemeteries or family burial grounds located on said premises (show location):

None

4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location):

None

5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common or joint garages:

See Drawing

6. 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.

7. Specific physical evidence of boundary lines of all sides:

See Drawing.

8. Is the property improved? (If structure appears to encroach or appears to violate setback lines, show approximate distances):

Existing residence

9. Indications of recent building construction, alterations or repairs:

None

10. Approximate distance of structures from at least two lot lines must be shown:

See Drawing.

Clyde J. King
NEW MEXICO PROFESSIONAL SURVEYOR

09-17-04
Date



The above information is based on boundary information taken from a previous survey and may not reflect that which may be disclosed by a boundary survey.

PROJECT #

1010579

September 2, 2015

SK



Supplemental Form (SF)

SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 APPLICANT: LAURA BRUZZESE PHONE: 259-5098
 ADDRESS: 412 13th ST NW FAX: _____
 CITY: ALBUQ STATE NM ZIP 87102 E-MAIL: LMBRUZZ@AIM.com

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Change boundary between two properties owned by myself and my parents

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. LOT A / LOT B Block: 11 Unit: _____
 Subdiv/Addn/TBKA: Perca Addn.
 Existing Zoning: Residential Proposed zoning: Residential MRGCD Map No _____
 Zone Atlas page(s): J-13 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 13th / 13th & ROMA
 Between: _____ and _____

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

SIGNATURE Laura Bruzzese DATE Nov 25, 2014
 (Print Name) LAURA BRUZZESE Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14 DRB - 70393</u>	<u>SK</u>	_____	\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
				Total
				\$ <u>0</u>

Hearing date December 10, 2014

Michelle Taylor 11/25/14
 Staff signature & Date

Project # 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 on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22)

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies** Your attendance is required.
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)

- required. Your attendance is
- Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)

- Your attendance is required.
- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
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- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
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AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

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

LAURA BRUZZESE
 Applicant name (print)
Laura Bruzzese 11-25-14
 Applicant signature / date

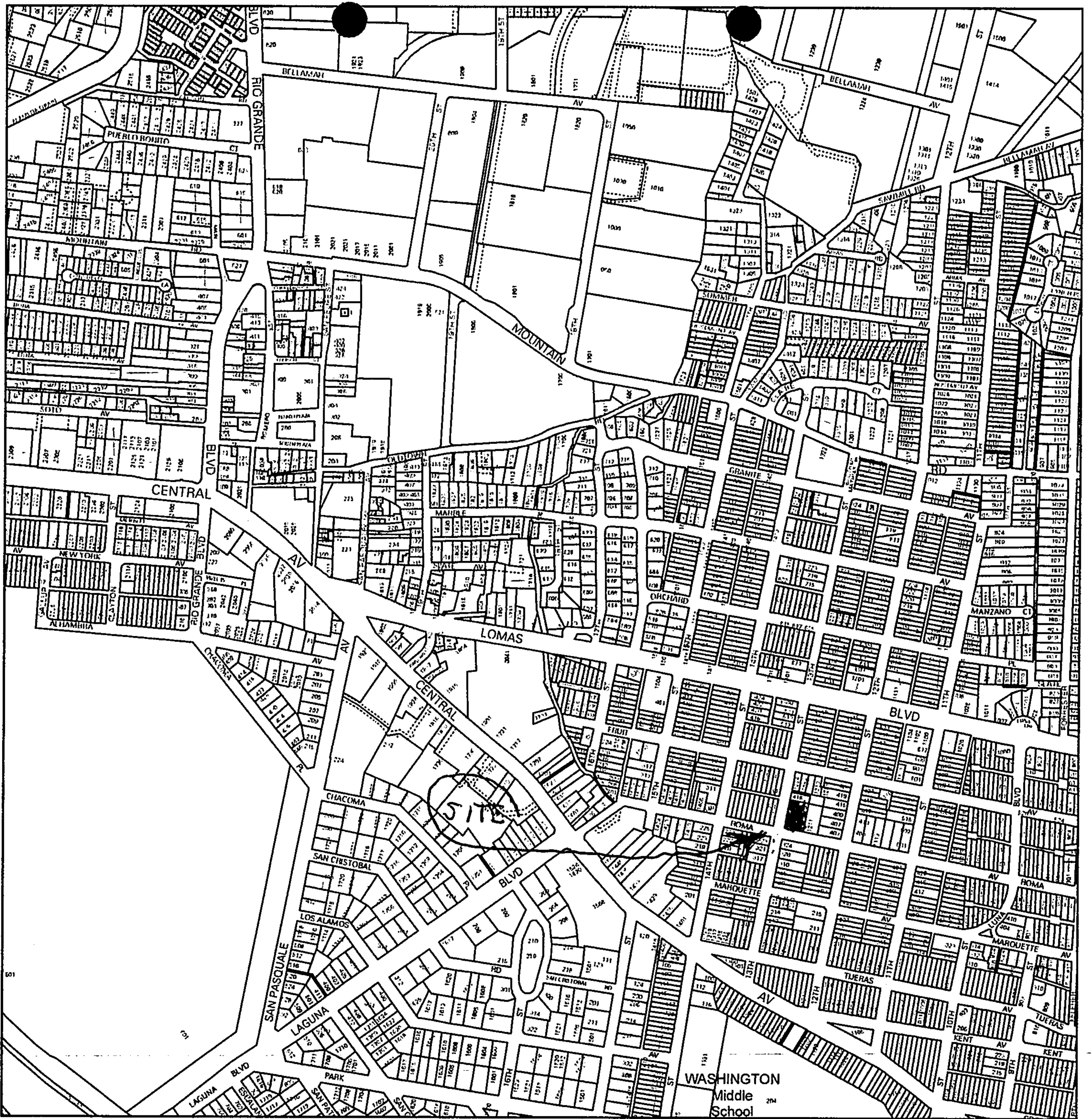


Form revised **October 2007**
Michelle Trujillo 11/25/14
 Planner signature / date

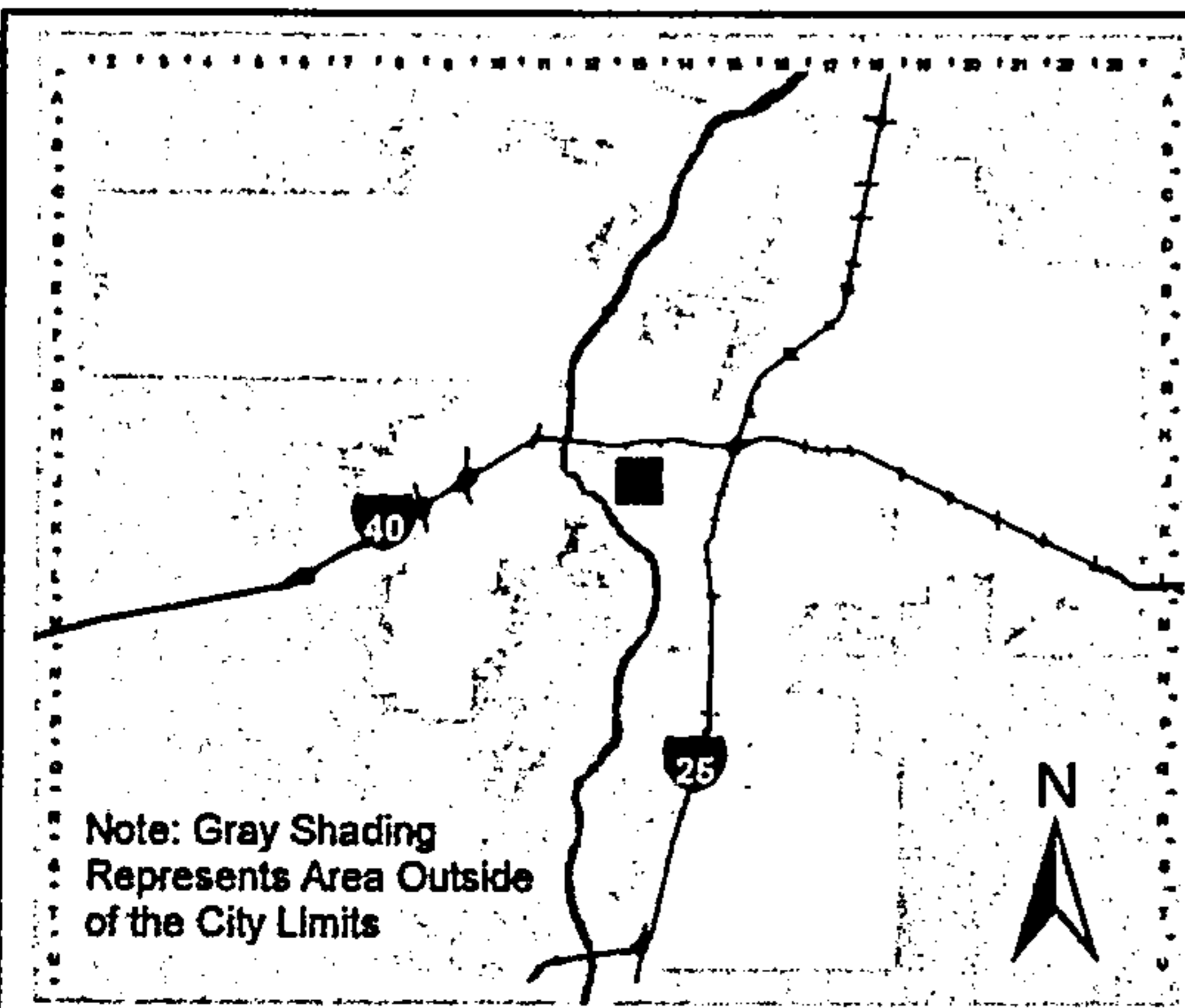
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
14 DRB 70393

Project # 1010299



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



Address Map Page:

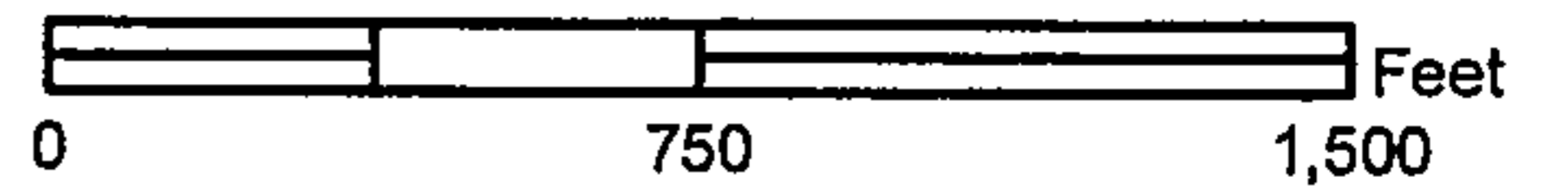
J-13-Z

Map Amended through:

9/1/2014



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



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 nightmareish possibilities, i.e., the shared-driveway-neighbor coming and going at odd hours, night shifts, 5 am jazzercise 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,

A handwritten signature in black ink, appearing to read "Laura Bruzzese". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Laura Bruzzese



ROMA AV

LS HLEL

current boundary



new boundary
(along big and existing fence)



412 13th ST NW

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

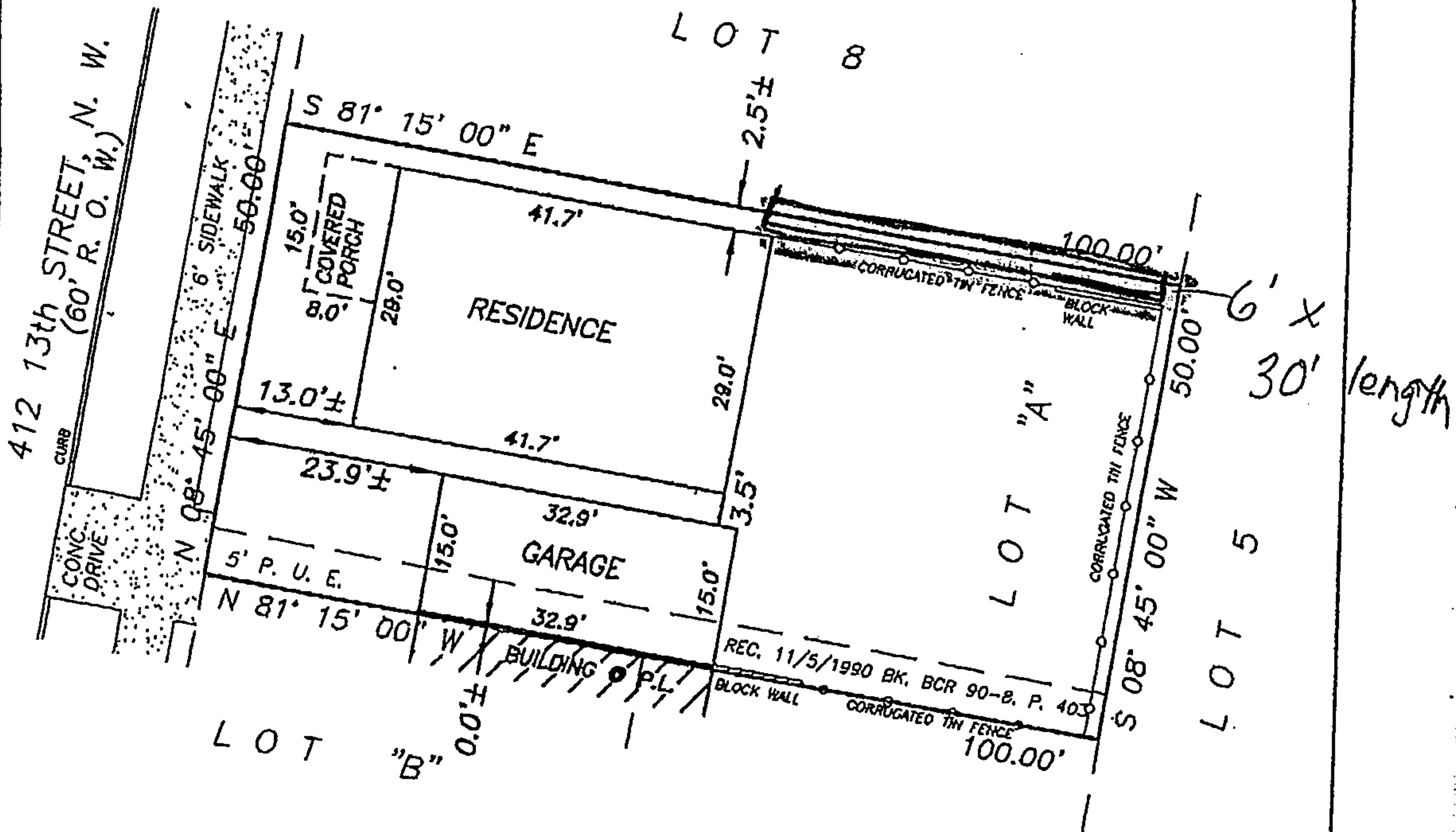
Phone: (505) 255-2052 Fax: (505) 255-2887

ILR-10-19-2001

IMPROVEMENT LOCATION REPORT

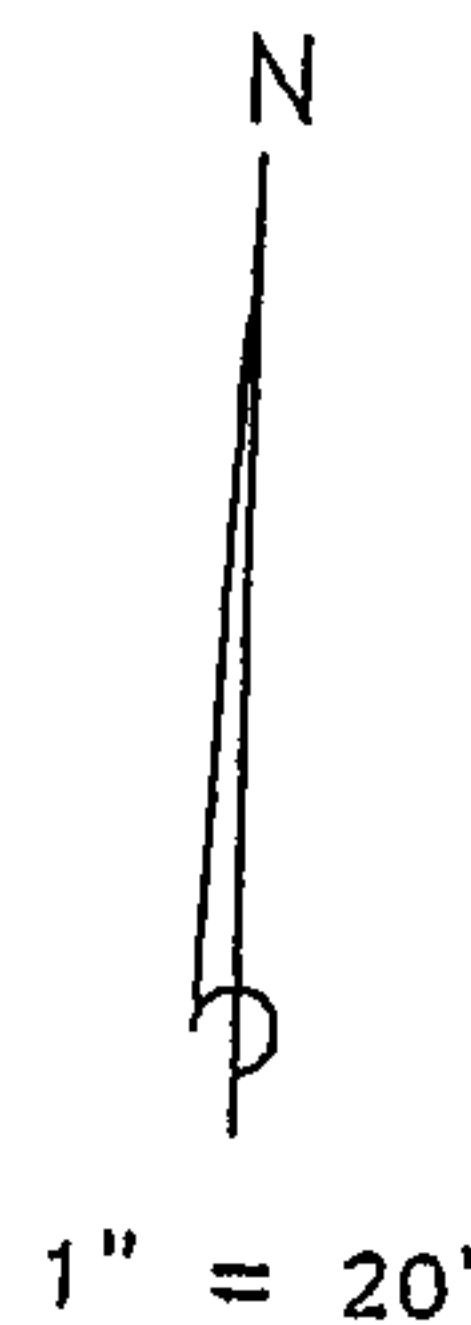
Buyer: BRUSEZZE

SKETCH



6' x 30' length

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



02607017

1225 ROMA AVE

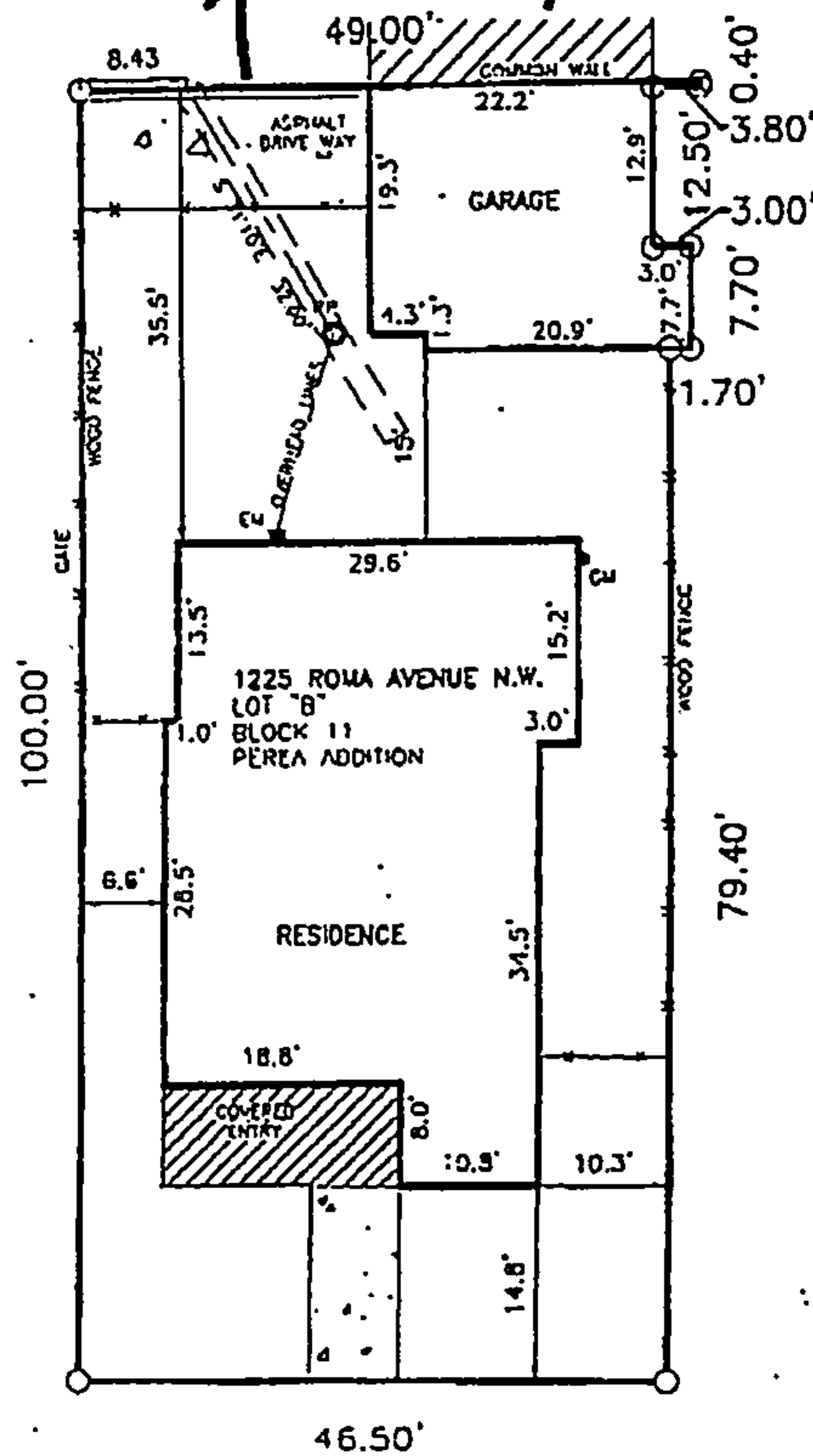
LEGEND

- EM ■ ELECTRIC METER
- GM • GAS METER
- PP ○ POWER POLE

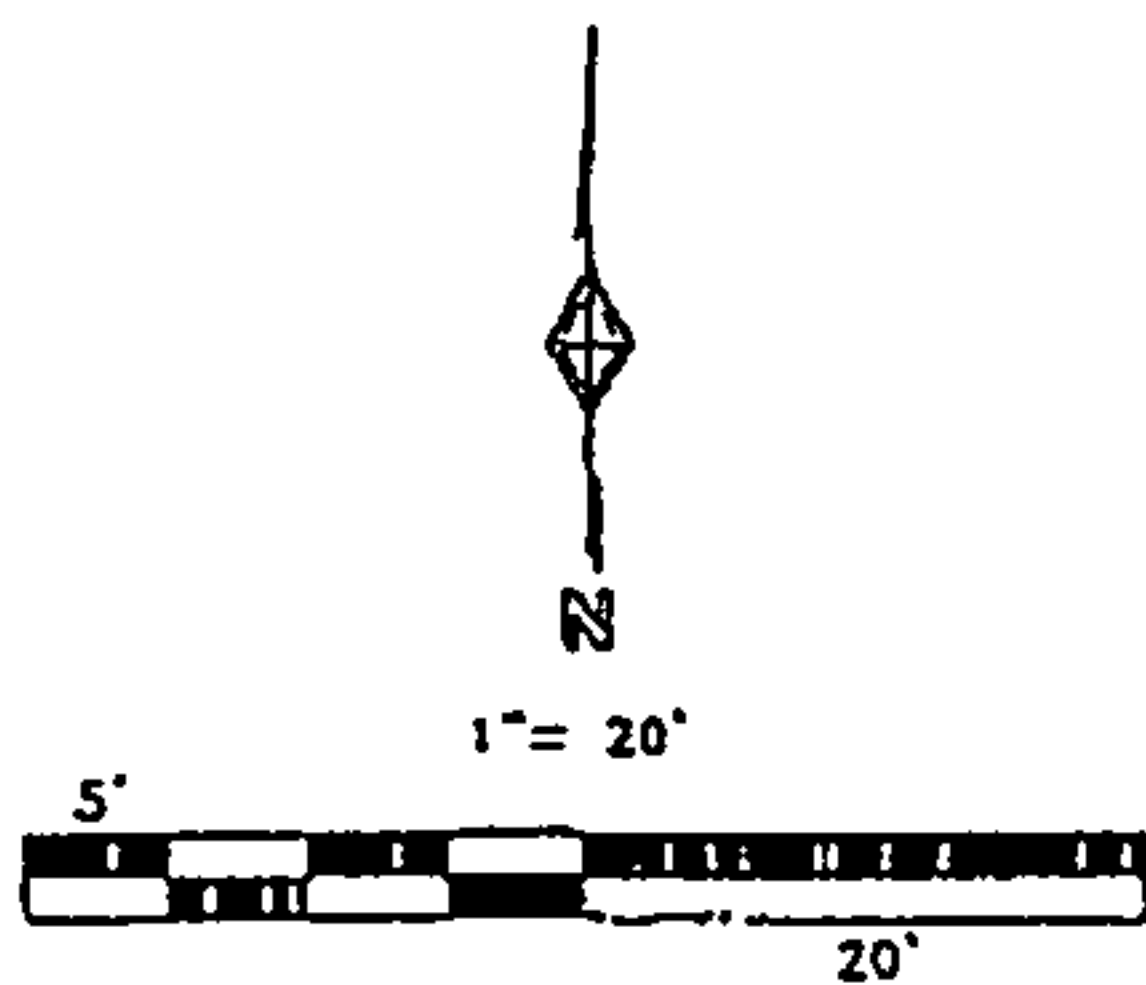
B11
 ✓ By
 KATHY KELLER
 1/04/2004

13th STREET N.W.

875-6032
 SEE ENCROACHMENT
 AGREEMENTS IN
 file



ROMA AVENUE N.W.



04-C-1-1575
JJK/MORBUS

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

Clyde J. King

 CLYDE J. KING
 NMPLS #13979

09-17-04

 DATE



PROJECT#
1010209

(SK)

DECEMBER 10.2014