



16. **Project# 1002404**
12DRB-70101 AMENDMENT TO
PRELIMINARY PLAT 

ISAACSON AND ARFMAN PA agent(s) for PETERSON INV-98TH/UNSER, LLC request(s) the above action(s) for all or a portion of Lot(s) 1-B-1, 1-B-2, 1-B-3, & 1-B-4, **LADERA INDUSTRIAL CENTER** zoned SU-1 LIGHT INDUSTRIAL, located on NE QUADRANT BETWEEN UNSER BLVD NW AND VISTA ORIENTE ST NW containing approximately 7.0919 acre(s). (H-9) [*Deferred from 3/28/12*] **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

17. **Project# 1009203**
12DRB-70111 SKETCH PLAT REVIEW
AND COMMENT

BRUCE BRANTLEY request(s) the above action(s) for all or a portion of Lot(s) 202A1B, **MAP 31 TRACT 202A1B** zoned R2A, located on SAN YSIDRO NW BETWEEN GRIEGOS AND CANDELARIA containing approximately .338 acre(s). (F-13) 
THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

18. Approval of the Development Review Board Minutes for November 2011

19. Other Matters: None.

ADJOURNED: 10:30

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 11, 2012
DRB Comments**

ITEM # 17

PROJECT # 1009203

APPLICATION # 12-70111

RE: Tract 202 A-1-B, MRGCD Map # 33

The site is zoned RA-2 which requires a minimum net lot area of 10,890 square feet. A lot size variance from the Zoning Hearing Examiner would need to be approved in order to subdivide this tract, and the subdivision would need to be prepared by a NM licensed professional land surveyor.

The driveway for the proposed rear lot would need to be an easement over the front lot – it cannot be part of the proposed rear lot because it would create what is known as a flag lot. The easement square footage would have to be subtracted from the front lot to determine the net lot area.

Zoning Enforcement should be consulted regarding setbacks; it appears the proposed rear lot may need to be oriented with the 'front' to the north and the rear setback would be on the south side. If a lot size variance is approved, Zoning Enforcement will need to verify a pad site that meets the setback requirements before the subdivision could be approved.

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov