



**DEVELOPMENT HEARING OFFICER  
Action Summary**

**May 24, 2023**

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*David S. Campbell - Development Hearing Officer  
Ronald R. Bohannon - Development Hearing Officer*

**Staff**

*Jolene Wolfley - Associate Planning Director  
Jay Rodenbeck – Development Services Planning Manager  
Angela Gomez - Hearing Monitor*

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1. [\*\*PR-2021-005904\*\*](#)

**SD-2023-00099 – EXTENSION OF RIGHT-  
OF-WAY VACATION**

*IDO - 2021*

**DAVID MOYA** requests the aforementioned action(s) for all or a portion of: **LOTS 19 THRU 27 BLOCK 10** zoned **MX-M**, located at **9700 CENTRAL SW** between **98<sup>TH</sup>/CENTRAL & 94<sup>TH</sup>/CENTRAL** containing approximately **0.11** acre(s). (**K-09**)

**PROPERTY OWNERS:** MOYA D M

**REQUEST:** EXTENSION OF PERIOD OF VALIDITY PERIOD AFTER ROW VACATION TO EXPIRE MAY 16, 2023.

**THE EXTENSION OF RIGHT-OF-WAY VACATION IS  
RECOMMENDED FOR APPROVAL TO THE CITY COUNCIL.**

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2. [\*\*PR-2018-001579\*\*](#)

**SD-2023-00098 – PRELIMINARY/FINAL  
PLAT**

*IDO - 2021*

**SCOTT EDDINGS | HUITT-ZOLLARS** agent for **WINROCK PARTNERS LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL D1A, WINROCK CENTER ADDITION** zoned **MX-M**, located on **INDIAN SCHOOL RD** between **UPTOWN LOOP** and **PENNSYLVANIA** containing approximately **4.13** acre(s). (**J-19**)

**PROPERTY OWNERS:** WINROCK PADS LLC C/O COFORGE BPS

**REQUEST:** COMMERCIAL LOT SPLIT

**DEFERRED TO JUNE 14<sup>TH</sup>, 2023.**

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3. [PR-2022-007223](#)  
[SD-2023-00103](#) – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 7-13-22 (DRB)  
IDO - 2021

EDUARDO LOPEZ requests the aforementioned action(s) for all or a portion of: **LOTS 3 & 4 BELMONT PLACE ADDITION** zoned **R-1B**, located at **4517 5<sup>TH</sup> ST NW between 5<sup>TH</sup> and BELLROSE** containing approximately **0.16** acre(s). **(G-14)**

**PROPERTY OWNERS:** LOPEZ EDUARDO & PORTILLO MAGALY  
**REQUEST:** LOT CONSOLIDATION FOR TWO LOTS INTO ONE LOT

**THE PRELIMINARY/FINAL PLAT APPLICATION IS APPROVED WITH THE FOLLOWING CONDITIONS:**

**PLANNING:**

- PROJECT AND APPLICATION NUMBERS ADDED TO THE PLAT
- AGIS DXF FILE
- RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT
- SHOW UTILITY EASEMENTS ON PLAT OR PROVIDE PROOF OF POWER LINE RELOCATION AT THE FRONT AND REAR.

**TRANSPORTATION:**

- 5 FOOT SIDEWALK IS REQUIRED AND MUST BE CONSTRUCTED PRIOR TO SIGN OFF OR PLACED ON AN INFRASTRUCTURE LIST AND FINANCIAL GUARANTEED

**ABCWUA:**

- A NOTE SHALL BE ADDED TO THE PLAT AS FOLLOWS:  
  
“EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL. “

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4. [PR-2023-008660](#)  
[SD-2023-00100](#) – PRELIMINARY/FINAL  
PLAT  
IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for **601 ASPEN AVE LLE | DAVID LIOTTA** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 4 BLOCK 5, IVES ADDITION** zoned **R-1A**, located at **601 ASPEN AVE NW between 6<sup>TH</sup> ST NW and LOS TOMASES** containing approximately **0.3039** acre(s). **(H-14)**

**PROPERTY OWNERS:** 601 ASPEN AVE LLC  
**REQUEST:** MINOR SUBDIVISION ELIMINATING THE INTERIOR LOT LINE OF THE FOUR EXISTING LOTS TO CREATE ONE NEW LOT

**DEFERRED TO JUNE 14<sup>TH</sup>, 2023**

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5. [PR-2020-003222](#)  
**SD-2023-00102** – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 2-1-23 (DFT)  
IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for **MODULUS ARCHITECTS** requests the aforementioned action(s) for all or a portion of: **TRACT B-4-A-1** zoned **MX-M**, located at **10000 COORS BLVD BYPASS RD NW between COORS BLVD BYPASS NW and SEVEN BAR LOOP RD NW** containing approximately **11.6524** acre(s). **(B-13)**

**PROPERTY OWNERS:** MALL AT COTTONWOOD II LLC C/O WASHINGTON PRIME GROUP LP  
**REQUEST:** CREATE 2 NEW TRACTS FROM 1 APPROVED TRACT

**DEFERRED TO JUNE 14<sup>TH</sup>, 2023**

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6. [PR-2022-007680](#)  
**SD-2023-00088** – PRELIMINARY/FINAL  
PLAT  
SKETCH PLAT 10-6-22 (DRB)  
IDO - 2021

CSI - CARTESIAN SURVEYS, INC. agent for **CARLA CALETTI** requests the aforementioned action(s) for all or a portion of: **LOTS 2 and 3, SUBDIVISION OF LOT 13 OF NAVAJO ADDITION** zoned **R-1A**, located at **1125 12<sup>TH</sup> ST NW between SUMMER AVE NW and SAWMILL RD NW** containing approximately **0.1876** acre(s). **(J-13)** [Deferred from 4/26/23c]

**PROPERTY OWNERS:** DANIELSEN CHELSEY & CALETTI CARLA  
**REQUEST:** INTERIOR LOT LINE ADJUSTMENT FOR TWO EXISTING LOTS, GRANT OVERHEAD PUE, SIDEWALK DETERMINATION ALLOWING EXITING 4.1 FT SIDEWALK ALONG SUMMER AVE AND 4.6 FT ALONG 12<sup>TH</sup> ST

**THE PRELIMINARY/FINAL PLAT APPLICATION IS APPROVED WITH THE FOLLOWING CONDITIONS:**

**PLANNING:**

- AGIS DXF FILE
  - RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT
  - 2 SIDEWALK DETERMINATIONS AS DISCUSSED TO INCLUDE DATES OF APPROVAL
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7. [PR-2020-003484](#)  
**SD-2023-00048** – PRELIMINARY PLAT  
SKETCH PLAT 1-11-23 (DFT)  
IDO - 2021

**THE GROUP | RON HENSLEY** agent for **NAFEESA PASHTOON** requests the aforementioned action(s) for all or a portion of: **LOTS 2 & 3 BLOCK 12 UNIT 3, VOLCANO CLIFFS SUBD** zoned **R1-D** located on **MOJAVE ST NW between UNSER BLVD and TESUQUE DR** containing approximately **4.25** acre(s). **(E-10)** [Deferred from 4/12/23, 4/26/23b, 5/10/23b]

**PROPERTY OWNERS:** PASHTOON NAFEESA  
**REQUEST:** CREATE 19 LOTS FROM EXISTING TRACTS

**DEFERRED TO JUNE 14<sup>TH</sup>, 2023.**

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Other Matters: None

**ADJOURNED**