



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

March 3, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger ..... Transportation
Kris Cadena ..... Water Authority
Ernest Armijo. ....Hydrology
Carl Garcia.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

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MAJOR CASES

- 1. PR-2020-004457
SD-2021-00025 – PRELIMINARY PLAT
VA-2021-00033 – VARIANCE
VA-2021-00034 – TEMPORARY DEFERRAL OF SIDEWALK
RIO GRANDE ENGINEERING agent for BARBARA MUELLER request(s) the aforementioned action(s) for all or a portion of TRACT 22 VOLCANO CLIFFS SUBD UNIT 6 LOT 22, VOLCANO CLIFFS UNIT 6 zoned RA-1 , located on QUIVIRA DR between VISTA VIEJA AVE and RETABLO RD containing approximately 6.0 acre(s). (D-9)
PROPERTY OWNERS: MUELLER BARBARA A
REQUEST: PRELIMINARY PLAT, VARIANCE, TEMP SIDEWALK DEFERRAL
DEFERRED TO MAY 26TH, 2021.

2. [PR-2018-001579](#)  
SI-2020-01477 – SITE PLAN AMENDMENT  
VA-2020-00469 – WAIVER TO IDO

DEKKER/PERICH/SABATINI request(s) the aforementioned action(s) for all or a portion of: **PARCEL A-1-A-1-B SUBD PLAT TRS A-1-A-1-A & A-1-A-1-B WINROCK CENTER ADDN, PARCEL A-2 AND A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN + PARCEL C-2A1 SUBD PLAT PARCEL C-2A1 & C-2A2 WINROCK CENTER ADDN, PARCEL E1A WINROCK CENTER ADDITION, PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN AND PARCEL A-1-A-1-A-1-A WINROCK CENTER ADDITION**, zoned MX-H, zoned MX-M located at **7500 INDIAN SCHOOL RD**, containing approximately 83 acre(s). (J-19)[*Deferred from 1/13/21, 2/10/21*]

**PROPERTY OWNERS:** DARIN SAND, WINROCK PARTNERS LLC  
**REQUEST:** A MAJOR AMENDMENT TO THE APPROVED SITE DEVELOPMENT PLAN FOR WINROCK TOWN CENTER TO FACILITATE THE DEVELOPMENT OF A NEW 199 UNIT MULTI-FAMILY DEVELOPMENT FOR A VACANT LOT AT 7500 INDIAN SCHOOL.

**DEFERRED TO MARCH 17<sup>TH</sup>, 2021.**

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3. [Project # PR-2020-003887](#)  
(1010532)  
SI-2020-00367 – SITE PLAN

SCOTT ANDERSON agent(s) for **MICHAEL DRESKIN** request(s) the aforementioned action(s) for all or a portion of: **LOT 5, BLOCK 23, BROAD ACRES ADDN**, zoned MX-M, located at **2818 4TH ST NW**, containing approximately 1.27 acre(s). (H-14) [*Deferred from 7/8/20, 7/22/20, 7/29/20, 8/19/20, 9/2/20, 9/16/2, 10/28/20, 11/4/20, 11/18/20, 12/9/20, 1/13/21, 1/27/21, 2/10/21*]

**PROPERTY OWNERS:** MICHAEL DRESKIN  
**REQUEST:** SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

**DEFERRED TO MARCH 17<sup>TH</sup>, 2021.**

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**MINOR CASES**

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4. [PR-2020-004276](#)  
SD-2021-00033 - FINAL PLAT  
(Phase 2A)

**BOHANNAN HUSTON** agent(s) for **PULTE GROUP** request(s) the aforementioned action(s) for all or a portion of: **TRACT B1 INSPIRATION SUBDIVISION PHASE 2A**, zoned PC, located on **ARROYO VISTA between 118<sup>th</sup> and HIGH MESA**, containing approximately 13.24 acre(s). (H-07, J-08 & J-07)

PROPERTY OWNERS: PULTE GROUP

REQUEST: FINAL PLAT APPROVAL

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, AND FOR THE AGIS DXF FILE.

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5. [PR-2020-004276](#)  
SD-2021-00034 - FINAL PLAT  
(Phase 2C)

**BOHANNAN HUSTON** agent(s) for **PULTE GROUP** request(s) the aforementioned action(s) for all or a portion of: **TRACT A1 INSPIRATION SUBDIVISION & TRACT B4 INSPIRATION SUBDIVISION PHASE 1A, INSPIRATION SUBDIVISION PHASE 2C** zoned PC, located on **ARROYO VISTA between 118<sup>th</sup> and HIGH MESA**, containing approximately 19.07 acre(s). (H-07, J-08 & J-07)

PROPERTY OWNERS: PULTE GROUP

REQUEST: FINAL PLAT APPROVAL

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, AND FOR THE AGIS DXF FILE.

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6. [PR-2020-004276](#)  
[SD-2021-00031](#) - FINAL PLAT  
(Phase 2B)

**BOHANNAN HUSTON** agent(s) for **PULTE GROUP** request(s) the aforementioned action(s) for all or a portion of: **TRACT A INSPIRATION SUBDIVISION & TRACT B3 INSPIRATION SUBDIVISION PHASE 1A, INSPIRATION SUBDIVISION PHASE 2B** zoned PC, located on **ARROYO VISTA** between **118<sup>th</sup>** and **HIGH MESA**, containing approximately 8.82 acre(s). (H-07, J-08 & J-07)

**PROPERTY OWNERS:** PULTE GROUP  
**REQUEST:** FINAL PLAT APPROVAL

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS **APPROVED** THE FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, AND FOR THE AGIS DXF FILE.

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7. [PR-2020-004692](#)  
[VA-2021-00045](#) – SIDEWALK WAIVER

**CSI – CARTESIAN SURVEYS INC.** agent(s) for **CARL ULIBARRI** request(s) the aforementioned action(s) for all or a portion of: **LOTS 13 – 18 BLOCK 7, ORIGINAL TOWNSITE OF WESTLAND**, zoned MX-M, located on **CENTRAL AVE NW** between **VOLCANO RD NW** and **BRIDGE BLVD SW**, containing approximately 0.9336 acre(s). (K-9)

**PROPERTY OWNERS:** CARL ULIBARRI  
**REQUEST:** SIDEWALK WAIVER REQUEST FOR SIDEWALK CONSTRUCTION ALONG FRONTAGE OF PROPOSED SUBDIVIDED PROPERTY

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS **APPROVED** THE SIDEWALK WAIVER AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

8. [PR-2020-004692](#)  
[SD-2021-00036](#) – PRELIMINARY/FINAL  
PLAT  
(Sketch Plat: 11/18/20)

CSI – CARTESIAN SURVEY'S INC. agent(s) for **CARL & JULIA ULIBARRI** request(s) the aforementioned action(s) for all or a portion of: **LOTS 13 – 18 BLOCK 7, ORIGINAL TOWNSITE OF WESTLAND**, zoned MX-M, located at **8719 CENTRAL AVE NW between VOLCANO RD NW and 90<sup>TH</sup> ST NW**, containing approximately 1.3796 acre(s). (K-9)

**PROPERTY OWNERS:** CARL & JULIA ULIBARRI

**REQUEST:** CREATE TWO NEW LOTS FROM SIX EXISTING LOTS BY INTERIOR LOT LINE ELIMINATION, GRANT EASEMENTS

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR RESOLUTION OF ENCROACHMENTS WITHIN THE ALLEYWAY, AND TO PLANNING FOR APPLICATION NUMBER TO BE ADDED TO THE PLAT AND FOR THE AGIS DXF FILE.**

9. [PR-2019-002765](#)  
[VA-2021-00010](#) – SIDEWALK WAIVER

CSI – CARTESIAN SURVEY'S INC. agent(s) for **RED SHAMROCK 4, LLC** request(s) the aforementioned action(s) for all or a portion of: **LOT 9, COORS PAVILION**, zoned NR-C, located at **5801 ST JOSEPHS DR NW**, containing approximately 14.1982 acre(s). (G-11)[*Deferred from 2/3/21, 2/24/21*]

**PROPERTY OWNERS:** RED SHAMROCK 4, LLC

**REQUEST:** WAIVER FROM SIDEWALK REQUIREMENTS UNTIL DEVELOPMENT OF SUBDIVIDED LOTS 8 & 9 OF COORS PAVILION, LOT BY LOT

**DEFERRED TO MARCH 10<sup>TH</sup>, 2021.**

10. [PR-2019-002765](#)  
[SD-2020-00218](#) – PRELIMINARY/FINAL PLAT

**RED SHAMROCK** request(s) the aforementioned action(s) for all or a portion of: **LOTS 8A, 8B, 9A, 9B, 9C**, zoned NR-C, located on **ST. JOSEPHS DR NW between ATRISCO DR NW and COORS BLVD NW**, containing approximately 14.5 acre(s). (G-11)[*Deferred from 12/16/20, 1/6/21, 1/27/21, 2/3/21, 2/24/21*]

**PROPERTY OWNERS:** RED SHAMROCK

**REQUEST:** SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS

**DEFERRED TO MARCH 10<sup>TH</sup>, 2021.**

11. [PR-2018-001402](#)  
(1001047)  
SI-2020-01164 – EPC FINAL SITE PLAN  
SIGN-OFF

CONSENSUS PLANNING, INC. agent(s) for GAMMA DEVELOPMENT, LLC request(s) the aforementioned action(s) for all or a portion of: **LOTS 1 THROUGH 3 BLOCK 1 PLAT OF WEST BANK ESTATES WITH TRACT A-11 LANDS OF SUZANE H POOLE, TRACT C-1 PLAT OF TRACTS C-1, C-2 AND LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND, AND LOT 4-A PLAT OF TRACTS C-1, C-2 & LOT 4-A LANDS OF SUZANNE H POOLE BEING A REPLAT OF TRACT C LANDS OF SUZANNE H POOLE TRACT C ANNEXATION PLAT LAND**, zoned R-A, located at **5001 NAMASTE RD NW between LA BIENVENIDA PL and OXBOW OPEN SPACE**, containing approximately 22.75 acre(s). (F-11 & F-12)[*Deferred from 10/28/20, 11/18/20, 12/16/20, 2/10/21*]

**PROPERTY OWNERS:** DANIELS FAMILY PROPERTIES LLC

**REQUEST:** EPC SITE PLAN SIGN-OFF

DEFERRED TO MARCH 17<sup>TH</sup>, 2021

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**SKETCH PLAT**

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12. [PR-2020-004447](#)  
PS-2021-00032 – SKETCH PLAT

BOHANNAN HUSTON INC. agent(s) for GROUP ORION, LLC request(s) the aforementioned action(s) for all or a portion of **TRACT A-1 AND TRACT A-1-B, SUNPORT MUNICIPAL ADDITION AND AIRPORT PARK** zoned NR-SU, located at **2700 GIRARD BLVD SE between GIBSON BLVD and SUNPORT BLVD**, containing approximately +116 acre(s). (M-16)

**PROPERTY OWNERS:** GROUP ORION, LLC

**REQUEST:** SKETCH PLAT REVIEW

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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13. [PR-2021-005122](#)  
[PS-2021-00033](#) – SKETCH PLAT

CSI – CARTESIAN SURVEYS, INC. agent(s) for DAVID J. KLEINFELD request(s) the aforementioned action(s) for all or a portion of: **LOTS 29 & 30 AND 72 FT OF LOTS 31 THRU 34, HUNING PLACE ADDITION** zoned R-ML, located at **223 14<sup>TH</sup> ST SW**, containing approximately 0.1617 acre(s). (K-13)

**PROPERTY OWNERS:** ABEYTA BEN D & JO ANN

**REQUEST:** ELIMINATE INTERIOR LOT LINE BETWEEN TWO EXISTING LOTS CREATING ONE NEW LOT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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14. [PR-2021-005102](#)  
[PS-2021-00030](#) – SKETCH PLAT

**MICHAEL & TIFFANY MOJARRO** request the aforementioned action(s) for all or a portion of **LOT 15 BLOCK 8, ZUNI ADDITION** zoned R-1, located on **SKY COURT CIRCLE NE** between **ARVADA AVE NE** and **PENNSYLVANIA ST NE**, containing approximately 0.18 acre(s). (H-19)

**PROPERTY OWNERS:** MICHAEL & TIFFANY MOJARRO

**REQUEST:** VACATION OF PART OF AN EASEMENT TO BUILD A NEW RETAINING WALL ON PROPERTY, WHICH IS LOCATED WITHIN THE EASEMENT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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15. [PR-2020-004452](#)  
[PS-2021-00034](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for **BRUCE CHARLES/GOTTSCHALK RVT** request(s) the aforementioned action(s) for all or a portion of: **LOTS 22 & 23 BLOCK 2, CASA GRANDE ESTATES**, zoned R-1C, located at **3100 & 3036 PALO ALTO NE** between **CASA BONITA DR** and **CANDELARIA RD**, containing approximately 0.556 acre(s). (G-23)

**PROPERTY OWNERS:** BRUCE CHARLES/GOTTSCHALK RVT

**REQUEST:** LOT LINE ADJUSTMENT

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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16. [PR-2020-004645](#)  
PS-2021-00035 – SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **GOODMAN LAWRENCE RVT** request(s) the aforementioned action(s) for all or a portion of: **TRACT A, SNOW VISTA INVESTORS**, zoned NR-C, located at **1125 SNOW VISTA BLVD SW**, containing approximately 10.7788 acre(s). (M-9)

**PROPERTY OWNERS:** GOODMAN LAWRENCE RVT  
**REQUEST:** SUBDIVIDE 1 LOT INTO 5 LOTS, GRANT EASEMENTS

**THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

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17. [PR-2021-005139](#)  
PS-2021-00036 – SKETCH PLAT

**JMP WORKS LLC** request(s) the aforementioned action(s) for all or a portion of: **LOTS 9 & 10 & MRGCD PARCELS** zoned R-1A, located at **1516 SUMMER AVE between 15<sup>TH</sup> and OLD TOWN RD**, containing approximately 0.258 acre(s). (J-13)

**PROPERTY OWNERS:** ROSALIE MONTOYA  
**REQUEST:** KREPLAT 2 LOTS AND 2 MRGCD PARCELS INTO 2 LARGER LOTS

**SKETCH PLAT COMMENTS WERE PROVIDED TO THE APPLICANT.**

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18. Other Matters: None.

19. **ACTION SHEET MINUTES:**  
**Were approved for February 24, 2021**

ADJOURNED