



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

March 10, 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-2020-003443 SD-2021-00027- PRELIMINARY PLAT (sketch plat 3-4-20) CONSENSUS PLANNING INC. agent for HOLLY PARTNERS LLC request(s) the aforementioned action(s) for all or a portion of: 20A-1, PARADISE NORTH zoned MX-L, located on UNSER BLVD NW between BANDELIER DR NW and McMAHON BLVD NW containing approximately 19.01 acre(s). (A-11) PROPERTY OWNERS: HOLLY PARTNERS LLC REQUEST: SUBDIVIDE EXISTING LOT INTO 9 NEW LOTS AND PROVIDE REQUIRED PUBLIC INFRASTRUCTURE DEFERRED TO MARCH 31ST, 2021.
2. PR-2020-004820 (1003119) SI-2020-001468 - SITE PLAN CONSENSUS PLANNING INC. agent(s) for MOUNTAIN CLASSIC REAL ESTATE request(s) the aforementioned action(s) for all or a portion of: TRACT 4-B1, HOME DEVELOPMENT ADDITION zoned MX-M located at 25 HOTEL CIRCLE NE between LOMAS BLVD and INTERSTATE 40, containing approximately 5.043 acre(s). (K-21)[Deferred from 1/13/21, 2/3/21, 2/24/21] PROPERTY OWNERS: AMERSTONE INVESTMENTS LLC REQUEST: SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE DEFERRED TO MARCH 31ST, 2021.

3. [PR-2020-004748](#)  
SD-2021-00028 - VACATION OF PUBLIC  
RIGHT OF WAY

TIM SOLINSKI request(s) the aforementioned action(s) for all or a portion of **BLK 1A GARCIA ESTATE & REMAINING PORTION SE CORNER, 58 4 ARMIJO BROS ADDN LOTS 58 TO 61 & LOTS P & Q, LTS 7 THR 12 BLK C MANDELL BUSINESS ADDN EXC ELY PORT INCLUDED W/PAR ADJ CONT 0.1731 AC M/L OR 7,540 SQ FT M/L, \*62 4 ARMIJO BROS ADDN LTS 62, 63 & 64 & LTS R, S & T & ALLEY ADJ LT and LTS 1-5 ALL LT 6 EXC A SELY PORTION BLK C OF THE MANDELL BUSINESS AND RESIDENCE ADDN AND AN UNPLATTED STRIP OF LD W OF AND ADJ THERE TO CONT 0.4627 AC M/L OR 20,155 SQ FT M/L** zoned MX-FB-UD , located at **ONE CIVIC PLAZA/400 MARQUETTE between MARQUETTE and TIJERAS** containing approximately 2.2273 acre(s). (J-14)

**PROPERTY OWNERS:** XXX

**REQUEST:** CONSOLIDATE 22 LOTS/TRACTS, DEDICATE ADDITIONAL RIGHT OF WAY, GRANT EASEMENTS

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

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4. [PR-2020-004030](#)  
(1002566, 1004501, 1004503)  
SI-2020-00540 - SITE PLAN

TIERRA WEST, LLC agent(s) for **CALABACILLAS GROUP C/O DONALD HARVILLE** request(s) the aforementioned action(s) for all or a portion of: **TRACT E-1 PLAT OF TRACTS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1** zoned MX-M, located at **GOLF COURSE RD NW between GOLF COURSE RD NW, BLACK ARROYO and WESTSIDE BLVD** containing approximately 8.77 acre(s). (A-12,13) *Deferred from 1/27/21, 2/24/21]*

**PROPERTY OWNERS:** CALABACILLAS GROUP C/O DONALD HARVILLE

**REQUEST:** SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

**N THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON MARCH 10, 2021, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR THE PERIMETER WALLS TO BE INDICATED ON THE SITE PLAN AS "TAN" IN COLOR, AND FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).**

5. [PR-2020-004024](#)  
**SD-2021-00029** – PRELIMINARY PLAT  
(sketch plat 10-14-20)
- CSI – CARTESIAN SURVEYS INC.** agent for **DIAMOND TAIL REALTY, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS H-5, VENTURA RANCH** zoned MX-M , located on **UNIVERSE BLVD NW between PASEO DEL NORTE NW and PARADISE BLVD NW** containing approximately 8.7797 acre(s). (B-10)
- PROPERTY OWNERS:** DIAMOND TAIL REALTY, LLC  
**REQUEST:** REPLAT 5 LOTS INTO 6
- DEFERRED TO MARCH 31<sup>ST</sup>, 2021.**
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**MINOR CASES**

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6. [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, 3/3/21*]
- 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 17<sup>th</sup>, 2021.**
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7. [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, 3/3/21*]
- PROPERTY OWNERS:** RED SHAMROCK  
**REQUEST:** SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS
- DEFERRED TO MARCH 17<sup>th</sup>, 2021.**
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8. [PR-2018-001579](#)  
[SD-2021-00035](#) – PRELIMINARY/FINAL  
PLAT

**MODULUS ARCHITECTS, INC C/O ANGELA WILLIAMSON, CEO** agent for **WINROCK PARTNERS** request(s) the aforementioned action(s) for all or a portion of: PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H, **WINROCK CENTER ADDITION** zoned MX-H, located at **2100 LOUISIANA BLVD NE between INDIAN SCHOOL and I-40** containing approximately 28.86 acre(s). (J-19)

**PROPERTY OWNERS:** SUN CAPITAL HOTELS. OWNERS; WINROCK PARTNERS

**REQUEST:** PRELIMINARY PLAT FOR WINROCK TOWN CENTER FOR A NEW HOTEL – APPROXIMATELY 149 ROOMS ENCOMPASSING +/- 80,000 SQ FT

**DEFERRED TO MARCH 31<sup>ST</sup>, 2021.**

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9. [PR-2020-003887](#)  
[SD-2021-00039](#) – PRELIMINARY/FINAL  
PLAT

**SBS CONSTRUCTION AND ENGINEERING, LLC** agent(s) for **MICHAEL DRESKIN** request(s) the aforementioned action(s) for all or a portion of LOT 1-A, 6, 7, 8, 9 & 20, **CITY REALTY CO.'S ADDITION NO. 1** zoned MX-M, located at **2818 4<sup>TH</sup> ST between PHOENIX AVE and 4<sup>TH</sup> ST**, containing approximately 1.2690 acre(s). (H-14)

**PROPERTY OWNERS:** MICHAEL DRESKIN

**REQUEST:** AMEND PRELIMINARY/FINAL PLAT TO REVISE DEDICATION OF RIGHT OF WAY TO SIDEWALK EASEMENT

**IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON MARCH 10, 2021, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE, AGIS DXF, THE APPLICATION NUMBER TO BE ADDED TO THE PLAT AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).**

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10. [PR-2019-002604](#)  
[VA-2021-00041](#) – SIDEWALK WIDTH  
WAIVER

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **4SP** request(s) the aforementioned action(s) for all or a portion of: **261-A, TOWN OF ATRISCO**, zoned NR-C, located at **6030 ILIFF RD between COORS BLVD and ESTANCIA DR**, containing approximately 4-4844 acre(s). (H-11)[*Deferred from 2/24/21*]

**PROPERTY OWNERS:** 4SP HOTELS LLC

**REQUEST:** WAIVER OF 1 FOOT TO THE REQUIRED 5 FOOT MINIMUM SIDEWALK WIDTH

**DEFERRED TO MARCH 31<sup>ST</sup>, 2021.**

11. [PR-2019-002604](#)  
[SD-2021-00022](#) – PRELIMINARY/FINAL  
PLAT (sketch plat 7-9-20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for 4SP HOTELS LLC request(s) the aforementioned action(s) for all or a portion of: **261-A, TOWN OF ATRISCO GRANT**, zoned NR-C, located at **6030 ILIFF RD NW between COORS BLVD and ESTANCIA DR**, containing approximately 4.4844 acre(s). (H-11) [Deferred from 2/10/21, 2/24/21]

**PROPERTY OWNERS:** 4SP HOTELS LLC  
**REQUEST:** CREATE 2 LOTS FROM 1 EXISTING LOT

DEFERRED TO MARCH 31<sup>ST</sup>, 2021.

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12. [PR-2020-004138](#)  
[SD-2021-00037](#) – AMENDMENT TO  
PRELIMINARY PLAT

HUITT-ZOLLARS INC. agent(s) for MDS INVESTORS, LLC request(s) the aforementioned action(s) for all or a portion of **TRACT A-1-A-5 & A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located along **BOBBY FOSTER**, containing approximately 33.3 acre(s). (R-15)

**PROPERTY OWNERS:** MDS INVESTORS, LLC  
**REQUEST:** ADDING ADDITIONAL DRAINAGE INFRASTRUCTURE

**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 AMENDED PRELIMINARY PLAT. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

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**SKETCH PLAT**

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13. [PR-2020-004138](#)  
[PS-2021-00037](#) - SKETCH PLAT

HUITT-ZOLLARS, INC. agent(s) for MDS INVESTORS, LLC request(s) the aforementioned action(s) for all or a portion of **TRACT A-1-A-3, MESA DEL SOL INNOVATION PARK** zoned PC, located on **DIEKENBORN**, containing approximately 16.3 acre(s). (R-15)

**PROPERTY OWNERS:** MDS INVESTORS, LLC  
**REQUEST:** 87 SINGLE FAMILY RESIDENCES

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

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14. Other Matters: None

15. ACTION SHEET MINUTES -  
Were approved for March 3, 2021

ADJOURNED