DEVELOPMENT REVIEW BOARD Agenda ONLINE ZOOM MEETING March 3, 2021
Cheryl Somerfeldt……..Parks and Rec

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
This property fronts Gila Rd NW across from an Existing Multi-Purpose Trail and Major Public Open Space. IDO 5-2(J)(2)(a) (if applicable due to date of application for this action) requires single loaded street or 45-ft buffer from southern property line upon consultation with the Open Space Divsion. Potential landscape requirements for drainage lot

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.
** AGENT REQUESTS DEFERRAL TO MARCH 17TH, 2021.

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 MXM, 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
Thank you for working further on the Landscape Plan. There are a few places were items overlap. Parks would take delegation if needed.

MINOR CASES

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 118th and HIGH MESA, containing approximately 13.24 acre(s). (H-07, J-08 & J-07) PROPERTY OWNERS: PULTE GROUP REQUEST: FINAL PLAT APPROVAL
Adjacent to MPOS. Open Space Division has requested Conditions of Approval to include notification to Open Space Division at the time of project commencement or grading.

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 118th and HIGH MESA, containing approximately 19.07
acre(s). (H-07, J-08 & J-07) PROPERTY OWNERS: PULTE GROUP REQUEST: FINAL PLAT APPROVAL

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 118th and HIGH MESA, containing approximately 8.82
acre(s). (H-07, J-08 & J-07) PROPERTY OWNERS: PULTE GROUP REQUEST: FINAL PLAT APPROVAL
MTP 2040 shows proposed multi-purpose trail on Arroyo Vista Blvd.

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 CONTRUCTION
ALONG FRONTAGE OF PROPOSED SUBDIVIDED PROPERTY
No Comments.

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 90TH 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
Low density residential development does not require landscape improvements

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 NRC, 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 ** AGENT REQUESTS DEFERRAL TO MARCH 10 TH, 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
** AGENT REQUESTS DEFERRAL TO MARCH 10TH, 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.

SKETCH PLAT

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
Multi-purpose trail constructed on Gibson. Should there be an access easement for trail? Would like to consult with Aviation Department regarding trails and future maintenance.

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 14TH ST SW, containing approximately 0.1617 acre(s). (K13) PROPERTY OWNERS: ABEYTA BEN D & JO ANN
REQUEST: ELIMINATE INTERIOR LOT LINE BETWEEN TWO EXISTING LOTS CREATING ONE NEW LOT
No comments.

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
No comments.

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
No comments.

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
Existing multi-purpose trial to southwest should be protected.

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 15TH 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
No comments.

18. Other Matters:

19. ACTION SHEET MINUTES: February 24, 2021