



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

February 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-2020-004683
SI-2021-00029 – SITE PLAN

CONSENSUS PLANNING agent(s) for REMBE COURTYARDS LLC request(s) the aforementioned action(s) for all or a portion of: NORTH 5 FEET LOT 18, LOTS 19-21 & 22-A-1, BLOCK 24, UNIVERSITY HEIGHTS ADDITION zoned MX-M located at 2720 CENTRAL/109 VASSAR between PRINCETON DR/CENTRAL AVE and VASSAR DR/SILVER AVE, containing approximately 1.01 acre(s). (K-16)

PROPERTY OWNERS: REMBE COURTYARDS LLC
REQUEST: 6 STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONTAINING 108 DWELLING UNITS. EXISTING COMMERCIAL BUILDING FRONTING CENTRAL AVE TO REMAIN.

DEFERRED TO FEBRUARY 10TH, 2021.

- 2. PR-2020-004812
SD-2020-00220 – VACATION OF RIGHT-OF-WAY

TIM NISLY request(s) the aforementioned action(s) for all or a portion of: ALLEY ADJACENT TO LOT 12, BLOCK 6 BELMONT PLACE LOT 12 & LOT 13 & 14 zoned R-1B, located SOUTH OF FREEMAN between 5TH ST and 6TH ST, containing approximately .03 acre(s). (G-14)

PROPERTY OWNERS: TIM NISLY
REQUEST: VACATE UNUSED ACCESS EASEMENT

DEFERRED TO FEBRUARY 10TH, 2021.

3. [PR-2019-003169](#)  
SD-2020-00115 – PRELIMINARY PLAT  
VA-2020-00192 – TEMPORARY DEFERRAL  
OF SIDEWALK  
(Sketch Plat 12/18/19)
- RON HENSLEY/THE GROUP agent(s) for CLEARBOOK INVESTMENTS INC. request(s) the aforementioned action(s) for all or a portion of: **01 UNIT 3 ATRISCO GRANT EXC NW'LY POR TO R/W**, zoned MX-M, located at **SAGE RD between COORS and 75<sup>TH</sup> ST**, containing approximately 9.56 acre(s). (L-10)[Deferred from 7/22/20, 8/5/20, 9/2/20, 9/30/20, 11/18/20, 12/9/20]
- PROPERTY OWNERS:** CLEARBOOK INVESTMENTS INC, HENRY SCOTT TRUSTEE HENRY RVT  
**REQUEST:** SUBDIVISION OF TRACT INTO 62 LOTS AND 2 TRACTS AND SIDEWALK DEFERRAL
- DEFERRED TO APRIL 7<sup>TH</sup>, 2021.**
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4. [PR-2020-003441](#)  
SD-2020-00187 – VACATION OF PUBLIC  
RIGHT-OF-WAY
- RIO GRANDE ENGINEERING/DAVID SOULE agent(s) for FORTUNADA LLC request(s) the aforementioned action(s) for all or a portion of: **LOT 7 BLOCK 13, VOLCANO CLIFFS UNIT 3** zoned MX-T located on **ATRISCO between MOJAVE and SANTA DOMINGO**, containing approximately 1.0 acre(s). (C-18)[Deferred from 1/6/21]
- PROPERTY OWNERS:** FORTUNADA LLC  
**REQUEST:** VACATION OF PUBLIC RIGHT-OF-WAY
- WITHDRAWN BY THE APPLICANT.**
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5. [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]
- PROPERTY OWNERS:** AMERSTONE INVESTMENTS LLC  
**REQUEST:** SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE
- DEFERRED TO FEBRUARY 24<sup>TH</sup>, 2021.**
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6. [PR-2020-004708](#)  
[SI-2020-001411](#) – SITE PLAN

JESSICA LAWLIS, DEKKER/PERICH/SABATINI agent(s) for JUSTIN BAIARDO, EXECUTIVE DIRECTOR EXPLORE ACADEMY request(s) the aforementioned action(s) for all or a portion of: **3-C REPLAT LOT 3 INTERSTATE INDUSTRIAL TRACT UNIT II** zoned NR-BP located at **6600 GULTON CT NE**, containing approximately 10.0 acre(s). (E-17)[*Deferred from 1/6/21, 1/27/21*]

**PROPERTY OWNERS:** ARTEZ 6600 GULTON LLC  
**REQUEST:** THE PHASED RENOVATION OF THE EXISTING FACILITY TO ACCOMMODATE A SCHOOL, INCLUDING THE CONSTRUCTION OF A NEW GYM TOTALING APPROX 17,000 SQ.FT.

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

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7. [PR-2020-004138](#)  
[SD-2020-00225](#) – 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, TRACT A-4, TRACT A-1-A-4 & TRACT A-1-A-3, MESA DEL SOL INNOVATION PARK**, zoned PC, located on **BOBBY FOSTER**, containing approximately 55 acre(s). (R-15 & R-16)[*Deferred from 1/20/21, 1/27/21*]

**PROPERTY OWNERS:** MDS INVESTORS LLC  
**REQUEST:** PRELIMINARY PLAT

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

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8. [PR-2020-004771](#)  
[SD-2020-00211](#) – VACATION OF PUBLIC RIGHT-OF-WAY

CSI – CARTESIAN SURVEYS INC. agent(s) for HOMEWISE request(s) the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 1, GUTIERREZ ADDITION** zoned MX-L located at **1407 4<sup>th</sup> ST SW between BELL AVE SW and BARELAS RD SW**, containing approximately 0.0068 acre(s). (L-14)[*Deferred from 1/6/21*]

**PROPERTY OWNERS:** HOPE GLORIA CULLEY  
**REQUEST:** VACATE PORTION OF BELL AVE TO THE NE CONER OF LOT 1 BLOCK 1, GUTIERREZ AVE

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

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**MINOR CASES**

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9. [PR-2020-004771](#)  
VA-2021-00017 – WAIVER TO IDO

CSI – CARTESIAN SURVEY'S INC. agent(s) for **HOMEWISE, INC.** request(s) the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 1, GUTIERREZ ADDITION**, zoned MX-L, located at **1407 4<sup>TH</sup> ST SW between BELL AVE SW and BARELAS RD SW**, containing approximately 0.0068 acre(s). (L-14)

**PROPERTY OWNERS:** HOMEWISE INC

**REQUEST:** SIDEWALK WAIVER (PLACEMENT ALONG BELL AVE AND WIDTH REQUIREMENTS ALONG BARELAS)

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

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10. [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)

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

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

**DEFERRED TO FEBRUARY 24<sup>TH</sup>, 2021.**

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11. [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 COORD BLVD NW**, containing approximately 14.5 acre(s). (G-11)*(Deferred from 12/16/20, 1/6/21, 1/27/21)*

**PROPERTY OWNERS:** RED SHAMROCK

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

**DEFERRED TO FEBRUARY 24<sup>TH</sup>, 2021.**

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12. [PR-2019-002976](#)  
SD-2020-00210 – PRELIMINARY/FINAL PLAT  
VA-2020-00447 – SIDEWALK WAIVER  
(Sketch plat 10/23/19)

CSI – CARTESIAN SURVEYS, INC. agent(s) for BEELING ARMIJO request(s) the aforementioned action(s) for all or a portion of: **LOT 9, EASTERLY PORTION OF 20 FT LOT 8 AND PORTION OF LOT 10, BLOCK 2, SANDIA MANOR** zoned R-1D, located at **17400 HILLDALE RD NE between HILDALE RD NE and CAMINO DE LA SIERRA NE**, containing approximately 0.5108 acre(s). (K-23) {Deferred from 12/9/2, 1/13/210, 1/27/21}

**PROPERTY OWNERS:** BEELING ARMIJO

**REQUEST:** SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS

**DEFERRED TO FEBRUARY 24<sup>TH</sup>, 2021.**

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13. [PR-2021-004984](#)  
SD-2021-00016 – PRELIMINARY/FINAL PLAT  
SD-2021-00012 – WAIVER TO IDO

CSI – CARTESIAN SURVEY'S INC. agent(s) for HOMEWISE request(s) the aforementioned action(s) for all or a portion of: **BLOCK C-1-A, SILVER TOWNHOMES**, zoned MX-FB-ID, located at **300 TITANIUM ST SW between 2<sup>ND</sup> ST and SILVER AVE SW**, containing approximately 0.1407 acre(s). (K-14)

**PROPERTY OWNERS:** HOMEWISE INC.

**REQUEST:** CREATE 8 NEW LOTS AND 1 NEW TRACT FROM ONE EXISTING BLOCK

**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 WAIVER TO IDO FOR SIDEWALK WIDTH, AND THE PRELIMINARY/FINAL PLAT WITH FINAL SIGN OFF IS DELEGATED TO PLANNING FOR PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, AGIS DXF AND SIGNATURE LINE ADDED FOR SIGNATURE BY MRGCD.**

14. [PR-2019-002293](#)  
[SD-2021-00017](#) – PRELIMINARY/FINAL PLAT  
[VA-2021-00015](#) – WAIVER TO IDO  
(Sketch Plat 11/18/20)

CSI – CARTESIAN SURVEY'S INC agent(s) for HOMEWISE request(s) the aforementioned action(s) for all or a portion of: **BLOCK A-1-A, SILVER TOWNHOMES**, zoned MX-FB-ID, located at **301 PLATINUM between 3<sup>rd</sup> ST SW and SILVER AVE SW**, containing approximately 0.1421 acre(s). (K-14)

**PROPERTY OWNERS:** HOMEWISE INC.

**REQUEST:** TO CREATE 8 NEW LOTS AND ONE NEW TRACT FROM ONE EXISTING BLOCK

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 WAIVER TO IDO FOR SIDEWALK WIDTH, AND THE PRELIMINARY/FINAL PLAT WITH FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, AGIS DXF, AND SIGNATURE LINE ADDED FOR SIGNATURE BY MRGCD.

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15. [PR-2020-004433](#)  
[VA-2021-00016](#) - WAIVER TO DPM

COMMUNITY SCIENCES CORPORATION agent(s) for LEMAR ROGERS request(s) the aforementioned action(s) for all or a portion of: **LOTS 29 & 30 BLOCK 5, VOLCANO CLIFFS**, zoned R-1D, located at **8032 VICTORIA DR NW**, containing approximately 0.4523 acre(s). (E-10)

**PROPERTY OWNERS:** LEMAR AND JULIANNA RODGERS

**REQUEST:** TO ALLOW EXITING 4 FOOT SIDEWALK RATHER THAN ORDINANCE REQUIRED 5 FOOT WIDTH

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 WAIVER TO THE DPM FOR SIDEWALK WIDTH.

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16. [PR-2020-004433](#)  
SD-2021-00011 – PRELIMINARY/FINAL PLAT  
(Sketch Plat 9/23/20)

**COMMUNITY SCIENCES CORPORATION** agent(s) for **LEMAR C. ROGERS** request(s) the aforementioned action(s) for all or a portion of: **LOTS 29 & 30**, zoned R-1, located on **VICTORIA DRIVE NW between RIMROCK PL and SHIPROCK PL NW**, containing approximately 0.4523 acre(s). (E-10)[Deferred from 1/20/21]

**PROPERTY OWNERS:** LEMAR C. ROGERS

**REQUEST:** MINOR SUBDIVISION PLAT COMBINING TWO EXISTING LOTS INTO ONE NEW LOT

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 TO INCLUDE THE REQUESTED DEVIATION, WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR UTILITY COMPANIES SIGNATURES, AMAFCA SIGNATURE, PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, AND FOR THE REQUESTED DEVIATION TO BE ADDED TO THE PLAT.

17. [PR-2019-002738](#)  
SD-2021-00018 - PRELIMINARY/FINAL PLAT  
(Sketch Plat 10/14/20)

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **MCDONALD'S REAL ESTATE COMPANY** request(s) the aforementioned action(s) for all or a portion of: **LOTS A & B BLOCK 101, BEL AIR SUBDIVISION**, zoned MX-M, located at **5900 MENAUL BLVD NE**, containing approximately 0.9457 acre(s). (H-18)

**PROPERTY OWNERS:** MCDONALDS REAL ESTATE COMPANY

**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

**DEFERRED TO FEBRUARY 24<sup>TH</sup>, 2021.**

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### **SKETCH PLAT**

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18. [PR-2021-004985](#)  
PS-2021-00016 - SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **BETH BROWNELL** request(s) the aforementioned action(s) for all or a portion of: **H-3A-1 & H-4A-1, BLOCK 2, STRONGHURST ADDITION** zoned R-1D, located on **ARNO ST between CLAREMONT AVE and COMMERCIAL ST**, containing approximately 0.4082 acre(s). (H-15)

**PROPERTY OWNERS:** BROWNELL L BETH TRUSTEE

**REQUEST:** LOT CONSOLIDATION OF 2 LOTS INTO 1 LOT, VACATION OF EXISTING PRIVATE UTILITY AND ROAD EASEMENT

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

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19. [PR-2019-002309](#)  
PS-2021-00014 - SKETCH PLAT

**CONSENSUS PLANNING** agent(s) for **BUTTERFLY HOLDINGS, LLC** request(s) the aforementioned action(s) for all or a portion of LOT 1-A, LA MIRADA SUBDIVISION, zoned MX-M, located at **4315 WYOMING between MONTGOMERY BLVD and LA MIRADA PL**, containing approximately 15.1894 acre(s). (G-19)

PROPERTY OWNERS: M & M CO

REQUEST: SUBDIVIDE EXISTING PARCEL INTO 8 PARCELS

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

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20. Other Matters: None

21. **ACTION SHEET MINUTES** were approved for **January 27, 2021**

ADJOURNED