



**DEVELOPMENT HEARING OFFICER
Action Summary**

June 14, 2023

(Via Public Zoom Video Conference)

***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***

1. **[PR-2021-006261](#)**

**SD-2023-00105 – FINAL PLAT
IDO - 2021**

KENNETH MYERS, REMBE DESIGN AND DEVELOPMENT agent for GRIEGOS FARMS, LLC requests the aforementioned action(s) for all or a portion of: TRACT 144-A-1, MRCGD MAP NO. 31, TRACT 144-B-2 OF MRGCD MAP NO. 31, TRACT 2 OF THE BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE zoned R-A, located at PROPERTIES ADJACENT TO 1860 GRIEGOS ST. between THE GRIEGOS DRAIN and SAN ISIDRO containing approximately 10.23 acre(s). (F-13)

PROPERTY OWNERS: GRIEGOS FARMS LLC

REQUEST: FINAL PLAT APPROVAL

DEFERRED TO JUNE 28TH, 2023.

2. [PR-2021-004968](#)
[SD-2023-00108](#) – FINAL PLAT
IDO - 2021

BOHANNAN HUSTON, INC. | YOLANDA PADILLA MOYER, PE agent for ELK HAVEN, LLC | PULTE GROUP requests the aforementioned action(s) for all or a portion of: **TRACT B-1-A and B-2-A, LA CUENTISTA SUBDIVISION** zoned **R-ML**, located on **ROSA PARKS RD NW between PASEO DEL NORTE and ROSA PARKS RD** containing approximately **59.0834** acre(s). **(C-10)**

PROPERTY OWNERS: PULTE HOMES | ELK HAVEN LLC
REQUEST: FINAL PLAT FOR LA CUENTISTA SUBDIVISION, PHASE 1

THE FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITION AS INDICATED BY PLANNING:

- UNDER THE WAIVER NOTES SECTION ON SHEET 2 OF THE PLAT, TWO OF THE DPM SECTIONS FOR WHICH WAIVERS WERE APPROVED ARE MISLABELED AS “DMP.” THEY MUST BE CORRECTED TO “DPM.”

3. [PR-2022-007324](#)
[VA-2023-00129](#) – SIDEWALK WAIVER
SKETCH PLAT 7-20-22
IDO - 2021

ARCH + PLAN LAND USE CONSULTANTS agent for **VIA REAL ESTATE LLC** requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC ADDITION** zoned **MX-M**, located at **2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLAYTON ST** containing approximately **1.0665** acre(s). **(J-13)** [Deferred from 5/10/23b]

PROPERTY OWNERS: VIA REAL ESTATE LLC
REQUEST: SIDEWALK WAIVER TO MAINTAIN THE EXISTING 6-FOOT SIDEWALK WIDTH ALONG A PREMIUM TRANSIT-DESIGNATED STREET (CENTRAL AVENUE)

DEFERRED TO JUNE 28TH, 2023.

4. [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, 5/24/23b]

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

DEFERRED TO JUNE 28TH, 2023.

5. [PR-2019-002677](#)
SD-2023-00111 – VACATION OF PUBLIC
EASEMENT
SD-2023-00110 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 2-15-23 (DFT)
IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for **CARLISLE ASSOCIATES LIMITED PARTNERSHIP** requests the aforementioned action(s) for all or a portion of: **TRACT A-1 and B-1** zoned **MX-M (TRACT A-1) and MX-L (TRACT B-1)**, located at **2100 CARLISLE BLVD NE** containing approximately **10.5726** acre(s). **(H-17)**

PROPERTY OWNERS: CARLISLE ASSOC LP C/O ROSEN ASSOC MGMT CORP

REQUEST: VACATE EXISTING 20 FT PUBLIC SEWER EASMENT [16] VIA PLAT. GRANT WATER VAULT EASEMENT STUB [19]. *(No changes to exiting, recently platted lot lines)*

THE VACATION AND THE PRELIMIMANRYK/ FINAL PLAT WAS APPROVED WITH THE FOLLOWING

THE DHO HAS APPROVED THE VACATION OF PUBLIC EASEMENT INDICATING THAT THE PUBLIC WELFARE IS IN NO WAY SERVED BY RETAINING THE PUBLIC EASEMENT.

PRELIMINARY/FINAL PLAT IS APPROVED WITH THE FOLLOWING CONDITIONS:

- **PROJECT AND APPLICATION NUMBERS ARE TO BE ADDED TO THE PLAT.**
- **AGIS DXF FILE**
- **FOLLOWING FINAL SIGN OFF, A RECORDED COPY OF THE PLAT MUST BE SENT TO PLANNING**

6. [PR-2022-007875](#)
SD-2023-00113 – PRELIMINARY/FINAL PLAT
SD-2023-00114 – VACATION OF PUBLIC
EASEMENT
SKETCH PLAT 5-17-23 (DFT)
IDO - 2021

COMMUNITY SCIENCES CORP. | **TOM PATRICK** agent for **BETA INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 5 UNIT 26, VOLCANO CLIFFS** zoned **R-ML**, located between **ROSA PARKS RD NW and KIMMICK DR NW** containing approximately **3.3961** acre(s). **(C-11)**

PROPERTY OWNERS: BETA INVESTMENTS LLC

REQUEST: DEDICATE SOUTHERLY 6 FT OF EXISTING LOT 1, BLOCK 5, VOLCANO CLIFFS UNIT 26, GRANT ADDITIONAL 6 FT OF PUE

DEFERRED TO JUNE 28TH, 2023.

7. [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)** *[Deferred from 5/24/23c]*

PROPERTY OWNERS: WINROCK PADS LLC C/O COFORGE BPS
REQUEST: COMMERCIAL LOT SPLIT

DEFERRED TO JUNE 28TH, 2023.

8. [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 6TH ST NW and LOS TOMASES** containing approximately **0.3039** acre(s). **(H-14)** *[Deferred from 5/24/23c]*

PROPERTY OWNERS: 601 ASPEN AVE LLC

REQUEST: MINOR SUBDIVISION ELIMINATING THE INTERIOR LOT LINE OF THE FOUR EXISTING LOTS TO CREATE ONE NEW LOT

THE DHO HAS APPROVED THE PRELIMINARY/FINAL PLAT WITH THE FOLLOWING DETERMINATIONS, FINDINGS AND CONDITIONS:

DETERMINATIONS:

- DHO DETERMINES EXISTING 5 FT SIDEWALK ALONG 6TH ST IS APPROVED
- DHO DETERMINES THAT THE 60 FT RIGHT-OF WAY IS ADEQUATE ALONG 6TH STREET

PLANNING CONDITIONS:

- AGIS DXF FILE
- RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT
- CORRECT APPLICATION NUMBER MUST BE ADDED TO THE PLAT

TRANSPORTATION CONDITIONS:

- FENCE MUST BE MOVED BACK TO PROPERTY LINE AS IT IS CURRENTLY ENCROACHING WITHIN THE RIGHT-OF-WAY AND FOR FUTURE DEVELOPMENT, MUST BE ADEQUATELY PERMITTED

FINDING:

- A NOTE REGARDING FUTURE DEVELOPMENT REQUIRING INSTALLATION OF LANDSCAPING AND STREET TREES.

9. [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)** *[Deferred from 5/24/23c]*

PROPERTY OWNERS: MALL AT COTTONWOOD II LLC C/O
WASHINGTON PRIME GROUP LP

REQUEST: CREATE 2 NEW TRACTS FROM 1 APPROVED TRACT

PLANNING:

- AGIS DXF FILE
- RECORDED PLAT FOR PR-2019-003222 / SD-2020-00116

WATER AUTHORITY:

- PRIOR TO SIGNATURE, THE PROPOSED PRIVATE SANITARY SEWER (EASEMENT #13) RECORDING INFORMATION MUST BE INDICATED ON THE PLAT.

Other Matters: None

ADJOURNED: 11:55 am