



DEVELOPMENT HEARING OFFICER

Action Sheet Minutes

June 26, 2024

Robert L. Lucero - Development Hearing Officer
David S. Campbell - Development Hearing Officer

Staff

Jolene Wolfley - Associate Planning Director
Jay Rodenbeck – Development Services Planning Manager
Angela Gomez - Hearing Monitor

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1. [PR-2022-007299](#)
SD-2024-00113 – PRELIMINARY/FINAL
PLAT
IDO – 2022
SKETCH 9-28-22 (DRB)
- CSI – CARTESIAN SURVEYS INC. agent for **BRUNACINI DEVELOPMENT** requests the aforementioned action(s) for all or a portion of: **TRACT I, TRACTS 54 & 55, COORS PLAZA; TOWN OF ATRISCO GRANT** zoned **NR-C**, located at **7226 CENTRAL AVE SW** between **AMANDA ST SW** and **7TH ST SW** containing approximately **13.2493** acre(s). **(K-10)**
- PROPERTY OWNERS:** SKYVIEW WEST INDUSTRIAL PARK LLC
REQUEST: Create Two New Tracts From Three Existing Tracts. Plat Grants Cross-Lot Drainage Easement [15]. This Action Is Paired With An Expected Site Plan Application From Tierra West - Provided Infrastructure List Tied To That Action
- DEFERRED TO JULY 17TH, 2024**
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2. [PR-2018-001579](#)
SD-2024-00112 – PRELIMINARY/FINAL
PLAT
IDO – 2022
SKETCH 10-18-23 (DFT)

SCOTT EDDINGS, P.E. | HUITT-ZOLLARS, INC. agent for WINROCK PARTNERS, LLC requests the aforementioned action(s) for all or a portion of: **TRACT E-1-A, WINROCK CENTER ADDITION** zoned **MX-M**, located at **7500 INDIAN SCHOOL RD NE between PENNSYLVANIA ST NE and WINROCK LOOP** containing approximately **3.3847** acre(s). (J-19)

PROPERTY OWNERS: WINROCK LOFTS LLC
REQUEST: ADD APPROVED VACATION OF PUBLIC ACCESS EASEMENT AND GRANTING PUBLIC SIDEWALK EASEMENT

DEFERRED TO JULY 17TH, 2024.

3. [PR-2021-005394](#)
SD-2024-00109 – PRELIMINARY/FINAL
PLAT
SD-2024-00111 – VACATION OF PRIVATE
EASEMENT
IDO – 2022
SKETCH 3-20-24

CSI – CARTESIAN SURVEYS, INC. agent for NMR – 1600 RE LLC requests the aforementioned action(s) for all or a portion of: **LOT B-2-A, LANDS OF AUDIO CLINIC, INC. & INTERNATIONAL DEVELOPMENT** zoned **MX-L**, located at **1600 EUBANK BLVD NE between HANNETT AVE NE and McKNIGHT AVE NE** containing approximately **0.6842** acre(s). (J-21)

PROPERTY OWNERS: NMR-1600 RE LLC
REQUEST: Vacation Of Private Easement To Be Formalized By Minor Preliminary/Final Plat For Single Lot. Removing Existing Private Access Easement [1], Subsequent Access Easements To Be Granted Concurrently By Document. Grant Sanitary Sewer Easement 14 To Preserve Service Access For Adjoining Lot

The Vacation of Private Easement was approved because the public welfare does not require that the easement be retained and there is no convincing evidence that any substantial property right is abridged by this vacation.

The preliminary/final plat was approved with the following conditions:

Planning:

- The application number must be added to the Plat sheet
- The date of the DHO approval must be noted on the plat
- DXF File must be approved by AGIS
- The original notarized signatures of the property owners shall be listed on the plat prior to final sign-off

4. [PR-2024-010069](#)
**SD-2024-00107 – VACATION OF RIGHT-
OF WAY**
**SD-2024-00106 – PRELIMINARY/FINAL
PLAT**
IDO – 2022
SKETCH 3-20-24

CSI – CARTESIAN SURVEYS, INC. agent for KATHY SCHROEDER | SCHROEDER-JOHNSON REVOCABLE TRUST requests the aforementioned action(s) for all or a portion of: **LOT P, UNIT 3, ALVARADO GARDENS** zoned **R-A** located at **2618 VERANDA RD NW between TRILLIS DR NE and GLENWOOD RD NW** containing approximately **0.4805** acre(s). (**G-12**)

PROPERTY OWNERS: SCHROEDER KATHY & JOHNSON JODY L TRUSTEES SCHROEDER-JOHNSON RVT

Request: Vacation Of Adjoining Portion Of Acequia (579 Sq Ft), Grant Overhead Public Utility Easement, Plat To Create One New Lot From One Existing Lot

The Vacation of Right-of-Way was approved because the public welfare does not require that the easement be retained and there is no convincing evidence that any substantial property right is abridged by this vacation.

The preliminary/final plat was approved with the following conditions:

Planning:

- The application number must be added to the Plat sheet
- The date of the DHO approval must be noted on the plat
- DXF File must be approved by AGIS

5. [PR-2024-010457](#)
**SD-2024-00103 – PRELIMINARY/FINAL
PLAT**
IDO -2022
P&F 06-12-24

CSI – CARTESIAN SURVEYS INC. agent for RIO GRANDE FOOD PROJECT requests the aforementioned action(s) for all or a portion of: **LOT C, BLOCK J, NORTHERN HEIGHTS** zoned **R-1B**, located at **600 COORS BLVD NW between DAYTONA RD NW and FORTUNA RD NW** containing approximately **2.4077** acre(s). (**J-11**) [*Deferred from 6/12/24L*]

PROPERTY OWNERS: RIO GRANDE PRESBYTERIAN CHURCH

REQUEST: Create 2 new lots from 1 existing lot, grant 5 ft PUE along Coors and Daytona frontages

The preliminary/final plat is approved with the following conditions:

Planning:

- AGIS DXF file approval must be submitted
- Date of DHO approval must be recorded on the Plat

6. [PR-2024-010462](#)
SD-2024-00104 – PRELIMINARY/FINAL
PLAT
IDO -2022
P&F 06-12-24

CSI – CARTESIAN SURVEYS INC. agent for D R INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: **LOTS 15 & 16, DAVIDSON ADDITION NUMBER 2** zoned **MX-M**, located at **210 CANDELARIA RD NW between 2ND ST NW and 3RD ST NW** containing approximately **0.4205** acre(s). **(G-14)** [Deferred from 6/12/24L]

PROPERTY OWNERS: DR INVESTMENTS LLC

REQUEST: Create one new lot from two exiting lots. Plat grants a 10' public utility easement

The preliminary/final plat is approved with the following conditions:

ABCWUA:

- Confirmation for the extra water service line to be removed prior to signature

Planning:

- AGIS DXF file approval must be submitted
 - Date of DHO approval must be recorded on the Plat
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7. [PR-2024-010464](#)
VA-2024-00165 – WAIVER - DHO
IDO -2022
WAIVER-DHO 06-12-24

ON THE LEVEL BUILDERS | DAVID CAMPBELL agent for KATE NOVINC requests the aforementioned action(s) for all or a portion of: **LOT 9, BLOCK 10, GLENWOOD HILLS NORTH UNIT 1** zoned **R-A**, located **4901 GLENWOOD HILLS DR NE between NUBE BLANCA and MANITOBA DR NE** containing approximately **0.278** acre(s). **(F-23)** [Deferred from 6/12/24L]

PROPERTY OWNERS: NOVINC-ANTES KATE M

REQUEST: Access 32 inches of the 20' setback from sidewalk to new garage

DEFERRED TO JULY 31, 2024

Other Matters: None

ADJOURNED: 10:35

