



**DEVELOPMENT HEARING OFFICER
Action Sheet Minutes**

June 12, 2024

***Robert 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-2022-007712 \(aka PR-2019-002663\)](#)
SD-2024-00097 – PRELIMINARY PLAT
SKETCH PLAT 4-3-24 (DFT)
IDO -2022

MODULUS ARCHITECTS & LAND USE PLANNING, INC. agent for GROUP II U26 VC LLC | WRIGHT BILLY J requests the aforementioned action(s) for all or a portion of: **LOT 1-A, BLOCK 2, VOLCANO CLIFFS UNIT 26** zoned **MX-M** located on **PASEO DEL NORTE NW** and **KIMMICK DR NW** containing approximately **8.2578** acre(s). (C-11)

PROPERTY OWNERS: GROUP II U26 VC LLC C/O WRIGHT BILLY J
REQUEST: CREATE 6 NEW TRACTS FROM ONE EXISTING TRACT

THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING FINDINGS AND CONDITIONS:

DHO FINDING:

“Because of the prior plat that divided the northern and southern properties into the northern property that is the subject of this action, and the southern property that is not subject of this action, having not been appealed and standing on its own ground, and with the information in the record and submitted under oath that the court having found in litigation, that the property is not adjacent to major public Open Space, and having no evidence in the record of any stay of further action, the DHO finds that the property that is subject of this action, approximately 8.2578 acres is not adjacent to public Open Space, and therefore is ripe for decision by the DHO, does not require an EPC siteplan.”

PLANNING CONDITIONS:

- Project and Application numbers must be added to the plat prior to final sign-off
- AGIS-approved DXF file prior to the final sign-off of the Plat
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat

WATER AUTHORITY FINDING:

- Confirm Infrastructure List items are correct to serve the entire site, and provide an additional private easement for proposed lot 1A5, such that every lot has access to public water and public sanitary sewer infrastructure through coordination with the Water Authority.

2. [PR-2024-010457](#)
[SD-2024-00103](#) – PRELIMINARY/FINAL
PLAT
IDO -2022

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**)

PROPERTY OWNERS: RIO GRANDE PRESBYTERIAN CHURCH
REQUEST: Create 2 new lots from 1 existing lot, grant 5 ft PUE along Coors and Daytona frontages

DEFERRED TO JUNE 26, 2024

3. [PR-2024-010462](#)
[SD-2024-00104](#) – PRELIMINARY/FINAL
PLAT
IDO -2022

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**)

PROPERTY OWNERS: DR INVESTMENTS LLC
REQUEST: Create one new lot from two exiting lots. Plat grants a 10' public utility easement

DEFERRED TO JUNE 26, 2024

4. [PR-2024-010464](#)
[VA-2024-00165](#) – WAIVER - DHO
IDO -2022

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**)

PROPERTY OWNERS: NOVINC-ANTES KATE M
REQUEST: Access 32 inches of the 20' setback from sidewalk to new garage

DEFERRED TO JUNE 26, 2024

5. [PR-2020-004171](#)

[SD-2024-00098](#) – PRELIMINARY PLAT

[SD-2024-00061](#) - VACATION OF PUBLIC EASEMENT

[SD-2024-00063](#) - VACATION OF PRIVATE EASEMENT

[SD-2024-00066](#) - VACATION OF PUBLIC EASEMENT

[SD-2024-00067](#) - VACATION OF PUBLIC EASEMENT

SKETCH PLAT 12-13-23 (DFT)

IDO - 2022

FIERRO & COMPANY agent for **WILLIAM E. GALBRETH LAND DEVELOPMENT CO. LLC** requests the aforementioned action(s) for all or a portion of: **TRACT N-7-A-1, BULK LAND PLAT OF TRACT N-7-A-1 TANOAN PROPERTIES** zoned **R-1D**, located at **12300 SAN ANTONIO DR between LOWELL DR NE and TENNYSON ST NE** containing approximately **6.653** acre(s). **(E-22)** *[[SD-2024-00061, SD-2024-00063 Deferred from 4/10/24L] 5/8/24L]*

PROPERTY OWNERS: WILLIAM E GALBRETH LAND DEVELOPMENT CO LLC

REQUEST: Create 9 lots and 1 tract, vacate existing private and public easements with new easement dedications, sidewalk waiver and DHO determination of right-of-way with right-of-way dedication.

THE PRELIMINARY PLAT AND THE VACATIONS WERE APPROVED WITH THE FOLLOWING CONDITIONS:

PLANNING:

- Date of the DHO approval must be noted on the plat
- All granted waivers and approved vacations of easement must be noted on the plat by project and application number
- The Infrastructure List must be signed by AMAFCA

HYDROLOGY:

- Pending conceptual Grading & Drainage plan approval

6. [PR-2024-009917](#)
[SD-2024-00092](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 2-14-24 (DFT)
IDO - 2022

THE GROUP | RON HENSLEY agent for MJ HOSPITALITY LLC requests the aforementioned action(s) for all or a portion of: **TRACT L-1-B-1-A and LT 21-A, ATRISCO BUSINESS PARK** zoned **NR-BP**, located at **531 SILVER CREEK RD NW** between **SILVER CREEK** and **UNSER** containing approximately **4.05** acre(s). **(K-10)** [Deferred from 5/22/24L]

PROPERTY OWNERS: MJ HOSPITALITY LLC
REQUEST: REPLAT OF 2 EXISTING LOTS

THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS:

TRANSPORTATION:

- Submission of application for Deferral of Sidewalk

PLANNING:

- Project and Application numbers must be added to the Plat
- Shared Parking Agreement between the two lots to access parking on Lot 21-A-1 for the proposed commercial development on Tract L-1-B-1-A-1
- A DHO Determination letter and exhibits must be submitted for the existing 6-foot wide landscape buffer along Unser
- AGIS DXF file
- Date of DHO approval must be added to the Plat
- DHO Determination must be added to the Plat
- Recorded Infrastructure Improvements Agreement (IIA) must be submitted

7. [PR-2021-005714](#)
[SD-2023-00165](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 7-14-21 (DRB)
IDO - 2022

ARCH + PLAN LAND USE CONSULTANTS agent for MARY ELLEN GONZALES requests the aforementioned action(s) for all or a portion of: **LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION** zoned **NR-LM**, located at **4000 2nd ST NW** between **HEADINGLY AVE** and **MESCALERO RD** containing approximately **2.0711** acre(s). **(G-14)** [Deferred from 9/13/23c, 9/27/23c, 12/6/23c, 1/10/23c, 2/7/24c, 3/27/24c]

PROPERTY OWNERS: J & M DISCOUNT TOWING LLC & GONZALES MARY ELLEN
REQUEST: Lot Consolidation: 8 lots into 1 lot

DEFERRED TO JULY 31, 2024.

Other Matters: None

ADJOURNED

