DEVELOPMENT REVIEW BOARD
Agenda
ONLINE ZOOM MEETING

March 10, 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-2020-003443**  
   **SD-2021-00027**– PRELIMINARY PLAT  
   (sketch plat 3-4-20)  
   CONSENSUS PLANNING INC. agent for HOLLY PARTNERS LLC request(s) the aforementioned action(s) for all or a portion of: 20A-1, PARADISE NORTH zoned MX-L, located on UNSER BLVD NW between BANDELIER DR NW and McMAHON BLVD NW containing approximately 19.01 acre(s). (A-11)
   
   **PROPERTY OWNERS:** HOLLY PARTNERS LLC  
   **REQUEST:** SUBDIVIDE EXISTING LOT INTO 9 NEW LOTS AND PROVIDE REQUIRED PUBLIC INFRASTRUCTURE  
   
   **DEFERRED TO MARCH 31ST, 2021.**

2. **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, 2/3/21, 2/24/21]
   
   **PROPERTY OWNERS:** AMERSTONE INVESTMENTS LLC  
   **REQUEST:** SITE PLAN FOR CONVERSION OF HOTEL TO MULTI-FAMILY RESIDENTIAL USE  
   
   **DEFERRED TO MARCH 31ST, 2021.**

DRB 2021
3. **PR-2020-004748**  
**SD-2021-00028 - VACATION OF PUBLIC RIGHT OF WAY**

TIM SOLINSKI request(s) the aforementioned action(s) for all or a portion of BLK 1A GARCIA ESTATE & REMAINING PORTION SE CORNER, 58 4 ARMIJO BROS ADDN LOTS 58 TO 61 & LOTS P & Q, LTS 7 THR 12 BLK C MANDELL BUSINESS ADDN EXC ELY PORT INCLUDED W/PAR ADJ CONT 0.1731 AC M/L OR 7,540 SQ FT M/L, *62 4 ARMIJO BROS ADDN LTS 62, 63 & 64 & LTS R, S & T & ALLEY ADJ LT and LTS 1-5 ALL LT 6 EXC A SELY PORTION BLK C OF THE MANDELL BUSINESS AND RESIDENCE ADDN AND AN UNPLATTED STRIP OF LD W OF AND ADJ THERE TO CONT 0.4627 AC M/L OR 20,155 SQ FT M/L zoned MX-FB-UD, located at ONE CIVIC PLAZA/400 MARQUETTE between MARQUETTE and TIJERAS containing approximately 2.2273 acre(s). (J-14)

**PROPERTY OWNERS:** XXX  
**REQUEST:** CONSOLIDATE 22 LOTS/TRACTS, DEDICATE ADDITIONAL RIGHT OF WAY, GRANT EASEMENTS

**DEFERRED TO MARCH 17TH, 2021.**

4. **PR-2020-004030**  
**SI-2020-00540 - SITE PLAN**

TIERRA WEST, LLC agent(s) for CALABACILLAS GROUP C/O DONALD HARVILLE request(s) the aforementioned action(s) for all or a portion of: TRACT E-1 PLAT OF TRACTS D-1, E-1 AMAFCA BLACK ARROYO CHANNEL ROW PARADISE HEIGHTS UNIT 1 zoned MX-M, located at GOLF COURSE RD NW between GOLF COURSE RD NW, BLACK ARROYO and WESTSIDE BLVD containing approximately 8.77 acre(s). (A-12,13) Deferred from 1/27/21, 2/24/21]

**PROPERTY OWNERS:** CALABACILLAS GROUP C/O DONALD HARVILLE  
**REQUEST:** SITE PLAN FOR APARTMENT WITH MORE THAN 50 UNITS

**N THE MATTER OF THE AFOREMENTIONED APPLICATION,**  
**BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON MARCH 10, 2021, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR THE PERIMETER WALLS TO BEindiCATED ON THE SITE PLAN AS “TAN” IN COLOR, AND FOR THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA).**
5. **PR-2020-004024**  
SD-2021-00029 – PRELIMINARY PLAT  
(sketch plat 10-14-20)  

CSI – CARTESIAN SURVEYS INC. agent for DIAMOND TAIL REALTY, LLC request(s) the aforementioned action(s) for all or a portion of: TRACTS H-5, VENTURA RANCH zoned MX-M, located on UNIVERSE BLVD NW between PASEO DEL NORTE NW and PARADISE BLVD NW containing approximately 8.7797 acre(s). (B-10)

**PROPERTY OWNERS**: DIAMOND TAIL REALTY, LLC  
**REQUEST**: REPLAT 5 LOTS INTO 6  
**DEFERRED TO MARCH 31ST, 2021.**

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**MINOR CASES**

6. **PR-2019-002765**  
VA-2021-00010 – SIDEWALK WAIVER  

CSI – CARTESIAN SURVEYS 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)[Deferred from 2/3/21, 2/24/21, 3/3/21]

**PROPERTY OWNERS**: RED SHAMROCK 4, LLC  
**REQUEST**: WAIVER FROM SIDEWALK REQUIREMENTS UNTIL DEVELOPMENT OF SUBDIVIDED LOTS 8 & 9 OF COORS PAVILION, LOT BY LOT  
**DEFERRED TO MARCH 17TH, 2021.**

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7. **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, 3/3/21]

**PROPERTY OWNERS**: RED SHAMROCK  
**REQUEST**: SUBDIVIDE 2 EXISTING LOTS INTO 5 LOTS  
**DEFERRED TO MARCH 17TH, 2021.**
8. **PR-2018-001579**
SD-2021-00035 – PRELIMINARY/FINAL PLAT

MODULUS ARCHITECTS, INC C/O ANGELA WILLIAMSON, CEO agent for WINROCK PARTNERS request(s) the aforementioned action(s) for all or a portion of: PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H, WINROCK CENTER ADDITION zoned MX-H, located at 2100 LOUSIANA BLVD NE between INDIAN SCHOOL and I-40 containing approximately 28.86 acre(s). (J-19)

**PROPERTY OWNERS:** SUN CAPITAL HOTELS. OWNERS; WINROCK PARTNERS

**REQUEST:** PRELIMINARY PLAT FOR WINROCK TOWN CENTER FOR A NEW HOTEL – APPROXIMATELY 149 ROOMS ENCOMPASSING +/- 80,000 SQ FT

**DEFERRED TO MARCH 31ST, 2021.**

9. **PR-2020-003887**
SD-2021-00039 – PRELIMINARY/FINAL PLAT

SBS CONSTRUCTION AND ENGINEERING, LLC agent(s) for MICHAEL DRESKIN request(s) the aforementioned action(s) for all or a portion of LOT 1-A, 6, 7, 8, 9 & 20, CITY REALTY CO.’S ADDITION NO. 1 zoned MX-M, located at 2818 4TH ST between PHOENIX AVE and 4TH ST, containing approximately 1.2690 acre(s). (H-14)

**PROPERTY OWNERS:** MICHAEL DRESKIN

**REQUEST:** AMEND PRELIMINARY/FINAL PLAT TO REVISE DEDICATION OF RIGHT OF WAY TO SIDEWALK EASEMENT


10. **PR-2019-002604**
VA-2021-00041 – SIDEWALK WIDTH WAIVER

ARCH + PLAN LAND USE CONSULTANTS agent(s) for 4SP request(s) the aforementioned action(s) for all or a portion of: 261-A, TOWN OF ATRISCO, zoned NR-C, located at 6030 ILIFF RD between COORS BLVD and ESTANCIA DR, containing approximately 4-4844 acre(s). (H-11) [Deferred from 2/24/21]

**PROPERTY OWNERS:** 4SP HOTELS LLC

**REQUEST:** WAIVER OF 1 FOOT TO THE REQUIRED 5 FOOT MINIMUM SIDEWALK WIDTH

**DEFERRED TO MARCH 31ST, 2021.**
11. **PR-2019-002604**  
**SD-2021-00022 – PRELIMINARY/FINAL PLAT (sketch plat 7-9-20)**  
ARCH + PLAN LAND USE CONSULTANTS agent(s) for 4SP HOTELS LLC request(s) the aforementioned action(s) for all or a portion of: **261-A, TOWN OF ATRISCO GRANT**, zoned NR-C, located at **6030 ILIFF RD NW between COORS BLVD and ESTANCIA DR**, containing approximately 4.4844 acre(s). (H-11) [Deferred from 2/10/21, 2/24/21]

PROPERTY OWNERS: 4SP HOTELS LLC  
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT  
DEFERRED TO MARCH 31ST, 2021.

12. **PR-2020-004138**  
**SD-2021-00037 – AMENDMENT TO 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 & A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located along **BOBBY FOSTER**, containing approximately 33.3 acre(s). (R-15)

PROPERTY OWNERS: MDS INVESTORS, LLC  
REQUEST: ADDING ADDITIONAL DRAINAGE INFRASTRUCTURE  

**SKETCH PLAT**

13. **PR-2020-004138**  
**PS-2021-00037 - SKETCH 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-3, MESA DEL SOL INNOVATION PARK** zoned PC, located on **DIEKENBORN**, containing approximately 16.3 acre(s). (R-15)

PROPERTY OWNERS: MDS INVESTORS, LLC  
REQUEST: 87 SINGLE FAMILY RESIDENCES  
THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

14. Other Matters: None

15. **ACTION SHEET MINUTES**  
Were approved for March 3, 2021

ADJOURNED