

Conceptual Review Cases for following week

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
PRE2022-00078	55th Street T&T Bar	281 East 55TH AVE	Conceptual review meeting to discuss a concept to convert the existing auto storage yard and building into a bar/restaurant with outdoor seating.	David / Steve	Jan. 18, 9:15-10:00
PRE2022-00079	Hatchery Aggregate	Parcel #: 0172120301006	Conceptual reviewing meeting to discuss continuing operations related to an approved conditional use permit that is set to expire (PRC2015-00009). The existing conditional use permits allow for an aggregate mining operation & inert fill.	Greg / Greg	Jan. 18, 8:30-9:15

End of 1st Referral Period Discussion

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
PLT2022-00049	Pecos I-76 Industrial Park, Filing No.8	6045 Lipan St.	Subdivision replat to reconfigure 14.6 acres from seven lots into three lots	Nick / Greg L.	N/A
VSP2022-00026	Waddell Park Sign Variance	0171932114044	Variance to reduce the requirements of Section 4-17-06-04 (6) requiring minimum setbacks for freestanding signs to be 8 feet from any front property line and 15 feet from any side property line. The proposed signage is requested to be 2 feet from the front property line and 1 foot from the side property line.	Lia / Caio	N/A
PRC2020-00003	5200 Wyandot Project	5200 Wyandot	1) Minor Subdivision Final Plat to create four lots on roughly .53 acres (PLT2020-00004) 2) Rezone request from Residential-1-C (R-1-C) to Residential-3 (R-3) (RCU2019-00022).	Layla/ Greg	N/A

Cases to be Scheduled for Public Hearings

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
No cases to be scheduled for Planning Commission on February 9th					

Other Projects & Discussion Items

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
No discussion items this week.					



Community & Economic Development Department Development Review Team Agenda

Thursday, January 12, 2023

Jen Rutter, Planning and Development Manager

1. **RCU2022-00042 – Show Cause Hearing for Asphalt Specialties /** A show cause hearing (pursuant to Section 1-02-01-02-09 of the County's Development Standards) to suspend or revoke a conditional use permit (RCU2021-00003) which allowed aggregate recycling operations and stacking of aggregate material above fence height within the Industrial-3 zone district. **Pending Public Hearing: BoCC-01/17/2022**

Greg Barnes, Principal Planner

1. **PLN2022-00014 – DSR Amendments for Health Department / Countywide /** Review Complete: Comments due 10/26/ **Pending Public Hearing: BoCC: 1/17/2023**
2. **PLT2021-00041 – Wolf Creek Run West, Filing 2A Final Plat /** NW corner of Piggott and East 26th / Major subdivision to create 163 lots / Resubmittal required / **Last contacted applicant: October 2022 / Application to be cancelled 1/19/23 due to Inactivity**
3. **PRC2022-00013 – Cosimi Farms / 2401 E. 78th Avenue /** 1. Rezoning of 25.6 acres from Agricultural-1 (A-1) to Planned Unit Development (PUD); 2. Preliminary Development Plan to create 222 residential dwelling units; 3. Preliminary Plat to create approximately 223 lots and 25 tracts; 4. Vacation of existing right-of-way for portions of East 79th Avenue, Cline Street, and unconstructed roadways / **Resubmittal Required; Last contacted November 2022 / Application to be cancelled 01/19/23 due to Inactivity**
4. **PLT2022-00039 – Hardin Subdivision / 4147 W. 64th Avenue /** Major Subdivision Preliminary Plat to create 34 lots and 3 tracts in the Residential-2 zone district / **Resubmittal Required; Last contacted November 2022**
5. **PUD2022-00016 – Clear Creek Transit Village PDP Amendment / 6001 Federal Blvd.** / Minor Amendment to a Preliminary Development Plan to rearrange the spatial distribution of the site without affecting the ratio of mix of uses / **Waiting on Manager Approval Signature - Jan 2023**
6. **TVM2022-00032 Clear Creek Transit Village Inert Fill / 6001 Federal Blvd. /** Temporary use permit for an inert fill of 30,000 cubic yards over a 140-day period / **In Review – Comments due 01/27/2023**

Layla Bajelan, Senior Long-Range Planner

1. **PRC2020-00003 - 5200 Wyandot Triplex / 5200 Wyandot St./** 01825162222007/ 1) Minor Subdivision Application to create three additional lots 2) Rezone request from R-1-C to R-3/ **In Review: Comments due 01/19/2023**

2. **PRC2022-00009/ 3075 W. 53rd Ave Minor Subdivision/** 1) Major Subdivision Preliminary Plat to create 8 lots from the existing 3 parcels (PLT2021-00036) and 2) Waiver from the Subdivision Design Standards to allow for access to be taken from a private roadway (PLT2022-00022). **Resubmittal Required 12/08/2022**
3. **PLT2021-00035; Holly View Estates/** 015712000023/ Minor Subdivision Final Plat to create one lot on approximately 17 acres /**Resubmittal Required 09/06/2022**
4. **PRC2022-00018; Neitenbach Minor Subdivision Final Plat/** 14901 Colorado Blvd./ 1. Minor Subdivision Final Plat to create three lots; 2. Waiver from Subdivision Design / **Resubmittal Required: 12/09/2022**
5. **PRC2022-00003; Lowell Crossing (Hidden Lake)/** Parcel Number: 0182506400003, 0182506400004, 0182506400005, 0182506412007/ 1) Rezone from Residential-1-C (R-1-C) to Residential-4 (R-4) and 2) Minor Subdivision Final Plat to combine the existing 4 parcels into 1 lot. / **Resubmittal Required: 01/05/2023**
6. **PLT2022-00016; Birch Leaf/** 2751 W. 55th Avenue/ Parcel Numbers: 0182517103016 & 0182517103057/ Major Subdivision Preliminary Plat to create 10 lots on approximately .72 acres **Resubmittal Required 11/29/ 2022**
7. **PRC2020-00008 – Midtown, Filing 12 /** 6701 Zuni Street /1) Final Development Plan for 107 townhomes and a 20-acre park for the Midtown at Clear Creek Planned Unit Development; 2) Major Subdivision (Preliminary/ Final Plat) for 107 residential lots and 12 non-residential tracts for Midtown at Clear Creek, Filing 12. 3) Subdivision Improvement Agreement / Submitted: 05/26/2020 / **Resubmittal Required: 12/20/2022**
8. **PRC2022-00008; Raritan Estates Redevelopment/** 5350 Tejon Street/ Parcel Numbers: 0182516215009, 0182516215010, 0182516216011, 0182516216012, 0182516216013, 0182516216014, 0182516216015/ 1) Rezone from Residential-1-C (R-1-C) to Planned Unit Development (P.U.D.), 2) Planned Unit Development-Preliminary Development Plan, 3) Major Subdivision Preliminary Plat to create 16 lots and 7 tracts from the existing 7 lots and Raritan Street ROW, 4) Right-of Way vacation for a portion of Raritan Way, 5) Waiver from the Subdivision Design Standards to allow for private roadways within the development (Section 5-03-03-10), and 6) Waiver from the Subdivision Design Standards to allow for new residences within a new subdivision to be closer than 30 feet from the common property line with adjacent residential uses (Section 5-03-02-02-01) **Resubmittal Required: 11/04/2022**
9. **PLT2022-00026; Berkeley Villas Final Plat/** Parcel Numbers: 0182517103030, 0182517103038, 0182517103041, 0182517103050, 0182517103052, 0182517103053, 0182517103063, 0182517103064 / Major Subdivision Final Plat to create 82 lots and 8 non-residential tracks on 4.6 acres /**Resubmittal Required: 11/15/2022**
10. **PRC2022-00015; 5990 Washington - Twenty Lakes Holdings Redevelopment/** 5990 Washington St. Parcel Number: 0182511308001 / Zoning Map Amendment (Rezone) to change the zoning designation on approximately 7.5 acres from Industrial-2 to Industrial-3 and 2) Major Subdivision Preliminary Plat to create two

- lots from the existing 26.6 acres. Lot 1 is proposed to be 20.6 acres and Lot 2 is proposed to be roughly 5.8 acres / **Resubmittal Required: 12/13/2022**
11. **PRC2022-00014 – Clear Creek Valley /6501 Lowell Blvd./** 1) Final Development Plan to establish the Clear Creek Valley Planned Unit Development, which will consist of 120 duplexes on approximately 6.8 acres; 2) Major subdivision preliminary plat to create 120 lots and 6 tracts on approximately 6.8 acres **Resubmittal Required: 11/03/2022**
 12. **PLT2022-00042 / Elmwood North Filing No. 1/ 8000 Pecos St./** Major Subdivision Final Plat to create 47 lots and 2 tracts on 3.3 acres within the Sherrelwood Village Planned Unit Development. **Resubmittal Required: 12/20/2022**
 13. **PLT2022-00047 / Berkeley Villas Subdivision Design Waiver/** Berkeley Villas Waiver from Subdivision Design Standards/ Waiver from subdivision design standards to allow lots served by a private street/ 2902 E. 56th Avenue/ **Pending Public Hearing: BoCC- 01/17/2022**
 14. **RCU2022-00038; 5901 Federal Blvd. TOD Rezoning/** 5901 Federal Blvd./ Zoning map amendment (rezone) to change the zone district designation from Industrial-2 (I-2) to Transit-Oriented Development (TOD) on 3.2 acres/ **Resubmittal Required: Comments due 12/22/2022**
 15. **PRC2022-00020; Klinker Subdivision Comprehensive Plan Amendment and Rezone/** 25300 E. 168th Avenue/ 1) Comprehensive Plan Amendment to change the Future Land Use Designation from Agriculture Large Scale to Agriculture Small Scale (PLN2022-00016) 2) Rezone request to change the zone district from Agriculture-3 (A-3) to Agriculture-2 (A-2) on roughly 37 acres (RCU2022-00046)/ **In Review: Comments due 01/25/2023**
 16. **TVM2022-00030; Midtown at Clear Creek -Filing No. 12 Inert Fill/** 6701 Zuni St./ Temporary use permit for an inert fill of 36,000 cubic yards. The duration of the fill will be no more than 90 days. The fill material shall not be spread over an area exceeding 10 acres. / **In Review: Comments due 01/23/2023**
 17. **TVM2023-0003**

Nick Eagleson, Senior Strategic Planner

1. **PLN2022-00010 / Metro Water Recovery Project –** 6450 York Street / Intergovernmental Agreement (IGA) between Metro Water Recovery and Adams County for Metro’s electrical transmission service substation project / **Resubmitted: IGA in Review**
2. **PLT2021-00047 / Alternative Auto Solutions Subdivision /** 811 W. 56th Avenue / Minor Subdivision (Final Plat) to legally subdivide one lot on approximately 2.5 acres / **Resubmittal Required / Last contact: December 2022**
3. **PLT2022-00010 / Berkeley Hills Filing No. 2 /** 0182517119004 / Major subdivision final plat to create six lots on approx. .77 acres / **Pending Public Hearing - BoCC: 1/17/22**
4. **PLT2021-00030 – Baseline Lakes, Filing 2 /** Major subdivision final plat to create 33 lots on 71 acres / Parcels: 0157102200005 and 0157103400002 – near East 168th & Lima / **In Review**

5. **PRC2021-00010 / Thompson Properties / 0157110016004, 0157110016007 / 1.** Request to rezone approx. 7 acres from A-1, Agriculture-1 to R-E, Residential Estate; and 2. Minor Subdivision to create four total lots / **Resubmittal Required: 01/21/22**
Last contact 9/16/22
6. **PRC2022-00006 / CorePark Denver Distribution Center / 0171936200007, 0171936200008, 0171936200032 / 1.** Request to rezone approx. 12.3 acres from Agricultural-1 (A-1) to Industrial-1 (I-1) and approx.. 1.5 acres from Agricultural-1 (A-1) to Commercial-5 (C-5); 2. Comprehensive Plan Amendment to change the future land use on two parcels from Mixed-Use neighborhood to Mixed-Use Employment; and 3) Minor Subdivision (Final Plat) to create two lots / **Resubmitted: SIA/CD in Review**
7. **PUD2022-00018 / Skyline Industrial Park Subdivision PUD, Amendment No.4 / 0182503307024 /** Minor Amendment to an approved Planned Unit Development to allow for outdoor storage / **In Review: Comments due 1/16/23**
8. **RCU2022-00022 / Greatrock North Concentrate Pond / 0156702400001 /** Conditional Use Permit for to construct an evaporative concentrate pond to support the districts water treatment plant / **Resubmittal Required: 9/16/2022 Last Contact 11/20/22**
9. **RCU2020-00037 – RK Steel Conditional Use Permit / 8213 E. 96th Ave /** Conditional Use Permit for outdoor storage exceeding 80% of the lot area in the Industrial-3 zone district. / **Awaiting applicant response from 12/15/22**
10. **PLN2022-00015 – / Text Amendments to the Adams County Development Standards for Aviation-Related Regulations / DIA Zone District /** **Pending Public Hearing – PC: 1/26; BoCC: 2/21**
11. **RCU2022-00033 – Watkins Compressor Station / 0181700000107 /** Conditional Use Permit to allow a compressor station in the Agricultural-3 (A-3) zone district / **In Review: Comments due 1/2/2023**
12. **RCU2022-00034 – Merritt Trailers Rezoning / 0172120005008, 0172120005007 /** Zoning map amendment (rezone) of approximately 7.3 acres from Agricultural-1 to Industrial-2 / **In Review: 1/3/2023**
13. **RCU2022-00040 / Prill Rezoning / 0157134001003, 0157134001004 /** Zoning map Amendment (rezone) of approximately .75 acres from Commercial-5 to Residential-1-C / **Resubmittal Required: 12/30/2022**
14. **RCU2022-00044 / Pony Station CUP Minor Amendment #5 / 0181719401001 /** Minor Amendment of an approved Conditional Use Permit / **In Review: Comments due 1/5/2023**
15. **PLT2022-00049 / Pecos I-76 Industrial Park, Filing No.8 / 6045 Lipan St. /** Subdivision replat to reconfigure 14.6 acres from seven lots into three lots / **In Review: Comments due 12/26**
16. **TVM2022-00029 / 70th & Broadway / 100 W. 70th Ave. /** Temporary Use Permit to allow 25,000 cubic yards of inert fill. / **In Review: Comments due 1/17/2023**

David DeBoskey, Planner II

1. **PLT2022-00051 / Dupont Subdivision Plat Correction No. 1/8040 Ivy St/ Lot Line Adjustment to create two lots where four lots already exist within the Dupont Subdivision.** **Comments Due 01/12/2023**
2. **VSP2022-00010 / Iniguez Rosemary Fence Variance/8401 Rosemary St/ Variance to allow for a fence to be 6 feet in height where a maximum fence height of 3.5 feet is allowed for a residentially used property.** **Resubmittal Required 01/03/2023**
3. **USE2022-00011 / Zuni Residences, Phase 3/0182516221031/ Establishment of townhouse use in the Residential-3 zone district.** **Resubmittal Required 11/17/2022**
4. **USE2022-00015 / Behavioral Health Facility/ 9051 I-76/ Change in use from hotel to convalescent home within the Industrial-2 zone district.** **Resubmittal Required 12/29/2022**
5. **RCU2022-00043/ Harvest Acres York Rezoning/Request to rezone 2.9 acres from Agricultural-1 to Industrial-2.** **Comments due 01/06/2023**
6. **RCU2022-00045/ Portillo Watkins Large Vehicle Parking/ 14910 Watkins Rd/ Conditional Use Permit to park vehicles weighing in excess of 7,000 lbs. on a residentially used property within the Agricultural-1 zone district.** **Comments due 01/06/2023**
7. **PLT2022-00050/College Crest Subdivision Plat Correction No. 4/ 3095 Ellis Ln/ Lot line vacation to consolidate 13 existing lots into 1 lot in the Commercial-5 zone district.** **Comments due 01/13/2023**
8. **RCU2023-00001/GCSA Event Center Conditional Use Permit, Amendment No. 1/ 6539 Imboden Rd/ Major Amendment to an approved Conditional Use Permit (RCU2021-00023) to expand the event center use throughout the barn and across 10 acres of the site.** **Comments due 02/10/2023**

Ella Gleason, Planner II

1. **RCU2020-00029 / Perez-Morales Vehicle Storage Conditional Use Permit / 0172128209001. Conditional Use Permit to park and store large vehicles in excess of 7,000 pounds gross vehicle weight in an agricultural zone district / application submitted 9/30/2020 / Resubmittal Required 8/12/2022 – spoke with applicant 12/13/2022**
2. **RCU2021-00029 / Hernandez Trucking and Warehousing Conditional Use Permit / Parcel # 0156720400002 (13895 Powhatan Rd)/ Conditional Use Permit to operate a trucking and warehousing use in the A-3 zone district.** **Resubmittal Required 10/21/2022 – spoke with applicant 12/13/2022**
3. **RCU2022-00012 / Martinez Trucking Conditional Use Permit / 15489 Gun Club Rd. / Conditional Use Permit to operate a trucking business in the A-3 zone district.** **Resubmittal Required 5/19/2022/ Spoke with applicant 11/8/2022**
4. **PLT2022-00023 / A Better Place Minor Subdivision / 7261 Washington St. / 0171934400017 / Minor Subdivision to correct an illegal subdivision on an existing lot.** **Resubmittal Required 09/23/2022 – spoke with applicant 12/02/2022**
5. **VAC2022-00009 / The Adam Wagner Subdivision, Alley ROW Vacation / 56471 E Colfax Ave. / 0181333411001, 0181333411002, 0181333411009 / Roadway**

- Vacation of a 15' wide alley located within The Adam Wagner Subdivision. **BoCC: 01/24/2023**
6. **PLT2022-00034 / The Adam Wagner Subdivision, Plat Correction No. 2 / 491 E Colfax Ave. / 0181333411001, 0181333411002, 0181333411009 / Lot line vacation to combine five existing lots into a single 1.97-acre lot. **Pending recordation after VAC2022-00009 is approved****
 7. **RCU2022-00035 / Strasburg Plaza Rezoning /0181333411001, 0181333411002 /Zoning map amendment (rezone) to change the zone district designation from Residential-1-C to Commercial-5 on 0.57 acres. **PC: 12/08/23 BoCC: 1/17/23****
 8. **PUD2022-00007/ Grasslands at Comanche Minor PUD Amendment - Equestrian Center / 7530 WOODCHEST ST / An appeal from the denial decision of Planning Commission for a Minor PUD Amendment to amend the language within the Final Development Plan pertaining to the Equestrian Use Lot Facility. **BOCC: 12/06/2022 *continued to 1/31/2023****
 9. **USE2022-00016 / Lipan/Pecos Change in Use Application / 6135, 6050, 6105, & 6140 Lipan; 6090 and 6100 Pecos Street / Change in Use Permit for Outdoor Storage as a Primary Use at 6050 Lipan Street, 6105 Lipan Street, 6135 Lipan Street, 6140 Lipan Street, 6090 Pecos Street, and 6100 Pecos Street. **Resubmittal Required 12/05/2022****
 10. **USE2022-00021 / Quantum 56 / 601 56th Ave. / Change of Use Permit to establish a trucking and warehousing use on six lots in the Industrial-2 zone district. An amenity tract is also included in this permit. **Resubmittal Required 12/30/2022****

Brayan Marin, Planner II

Brayan is on family leave. His cases all have interim managers

1. **PLT2022-00025 / Lot 56 Todd Creek Meadows Minor Subdivision (Temporary Case Manager: David DeBoskey) / 8640 E. 163rd Pl / 0157104404006 / A request for a Minor Subdivision to subdivide 2.42 Acres into two lots – Lot 1 1.12 Acres and Lot 2 1.3 acres – to meet the R-C (Residential Estate District) zone district requirements. **Resubmittal Required 7/15/22****
2. **PRA2022-00003 / Britt 5302 Newton St Variances (Temporary Case Manager: Lia Campbell) / 5302 Newton St / 0182518105008 / 1. Variance request to allow for a 8.5 Ft. front/side corner setback for an accessory structure in the R-2 district where a 20 ft. front /side setback is required. 2. Variance request to allow for 20 Ft in height for an accessory structure in the R-2 district where a 16 Ft height is the maximum. **Resubmittal Required 10/28/22****
3. **PRA2021-00001 – Trailer World Variances (Temporary Case Manager: Greg Barnes) / (Associated with case # PRC2019-00010) 1610 Denver Avenue / Variances from Industrial-1 and commercial vehicle sales standards/ **Resubmittal Required / Last contacted applicant: May 2022****
4. **PRC2019-00010 – Trailer World Rezoning & Subdivision (Temporary Case Manager: Greg Barnes) / 1610 Denver Avenue / 1. Rezoning of 4.3 acres from Agricultural-1 (A-1) to industrial-1 (I-1); 2, Minor subdivision final plat for 4.3 acres to reconfigure 5 existing lots into two new lots / **Resubmittal Required / Last contacted applicant: May 2022****

5. **PRC2022-00010 – DTI Trucks Rezoning and Minor Subdivision (Temporary Case Manager: David DeBoskey)** / 8100 Steele St. / 017192500017 / 1. A rezone from Agricultural -3 (A-3) to Industrial-2 (I-2) and a rezone request to Industrial-2 (I-2) on a property that was deannexed by the city of Thornton. 2. A minor subdivision final plat to combine 5 lots into one 8.7-acre site. / **In Review. Comments Due 1/06/2022**
6. **PRC2022-00016 – 53rd & Tennyson Row (Temporary Case Manager: David DeBoskey)** / 4301 W. 53rd Ave. / 0182518100027 / 1. Major Subdivision Preliminary Plat to create 12 lots and 2 tracts on 1.9 acres in the R-2 Zone District; 2. Waiver from Subdivision Design Standards to waive road improvements on 53rd Avenue and Tennyson Street. **Resubmittal Required 11/8/2022**
7. **RCU2022-00039 / Asphalt Specialties CUP Parking Amendment (Temporary Case Manager: Ella Gleason)** / 345 62nd Ave. / 0182510200013 / Minor amendment to an approved conditional use permit (RCU2021-00003) to revise the parking requirements in the original approval. Previously, too many spaces had been allocated to the lab and asphalt plant, and not enough to the space within the building. The net number of spaces is proposed to remain the same. **Resubmittal Required. 12/23/2022**
8. **VSP2022-00027 / 73rd Commerce Center Landscape Relief (Temporary Case Manager: Cody Spaid)** / 1051 E. 73rd Ave / Administrative Relief from Perimeter landscaping requirements / **Resubmittal Required 12/28/2022**
9. **VSP2022-00009 / Waste Solutions Landscape Relief (Temporary Case Manager: Cody Spaid)** / 605 W. 62nd Avenue / Administrative Relief from landscaping requirements / **Resubmittal Required 12/29/2022**

Cody Spaid, Planner II

1. **PRC2021-00007 / Quebec Rezone and Conditional Use / 8121 Quebec St / 0172129403008** / Conditional Use and Rezone for concrete business. **Resubmittal Required 11/29/2022**
2. **RCU2022-00006 / Best Box Self Storage - Conditional Use / 6640 Federal / A** Conditional Use Permit to allow an indoor storage facility in a Commercial-5 zone. **PC 1/26**
3. **PLT2022-00013 / Best Box Self Storage - Plat Correction / 6640 Federal Blvd /** Request to vacate a lot line consolidating two lots into one. / **Comments Due 11/22/2022**
4. **PRA2022-00004 – Hernandez Emerson / 8300 Emerson St. /** 1. Variance to allow a 10-foot side corner accessory building setback in the Residential-1-C zone district where a 20-foot side corner setback is required; 2. variance to allow an accessory building measuring 1,350 square feet in the Residential-1-C zone district where a maximum of 900 square feet is allowed. **Resubmittal Required 10/19/2022 Last Contact 1/5/2023**
5. **VSP2022-00006 – Ready Foods / 5270 Fox Street /** Administrative Landscape Relief **Resubmittal Required 5/24/2022S Sent Inactivity Letter 12/20/2022**
6. **PRC2022-00005 – 5299 Newton Street / 1.)** Variance request from the side corner/front setback for a principal structure in the R-2 zone district to allow for a

- 17-foot side corner setback along West 53rd Ave, where a 20-foot setback is required. 2.) A variance for additional access **Resubmittal Required 11/4/2022**
7. **RCU2022-00036 - Human Bean Coffee Rezoning** / 6871 Pecos St / Zoning map amendment (rezone) to change the zoning designation from Agricultural-1 to Commercial-3 on 0.64 acres. **PC 1/12**
 8. **RCU2022-00037 Riverdale Tower CUP Amendment** / 14781 Riverdale Rd / Minor Amendment to a conditional use permit approved in 1994. The amendment proposes to remove a stipulation for six evergreen trees at the base of the existing telecommunications tower and to provide screen fencing. **Resubmittal Required 12/8/2022**
 9. **USE2022-00004 Re-Conserve** / 5801 Franklin St / Use Permit for Building #3 on existing site for finished product storage/distribution **Resubmittal Required 12/20/2022**
 10. **TVM2022-00031** / 7821 BRIGHTON RD / Temporary use permit to allow an inert fill of 6,500 cubic yards of fill material to be imported over a 90 day period. **Comments Due 1/19/2023**
 11. **PLT2021-00002 / North Metro Subdivision** / 8101 Steele St / RTD, owner of three lots and easement on fourth, wishes to construct support facilities for the recently opened (9-21-20) North Metro Commuter Rail Line **Resubmittal Required 2/26/2021**
 12. **PLT2023-00001**

Lia Campbell, Planner I

1. **RCU2022-00016 – VIP Parking Amendment** / 0181930301002 / 23905 26th Ave / major amendment to a Conditional Use Permit to allow a commercial parking lot and special warehousing and storage in the A-3 zone district. **Resubmittal Required (3rd Review) 10/18/2022**
2. **RCU2022-00025 – APS Management Group Special Warehousing Conditional Use Permit** / 0181700000082 / a Conditional Use Permit to utilize 3 acres of a 56-acre property in the A-3 zone for special warehousing and storage. **Resubmittal required (3rd Review) 12/30/2023.**
3. **PLT2022-00021 - Gutierrez Minor Subdivision** / 2121 Highway 7. Parcel # 0157302000060/ A request for a Minor Subdivision to legalize parcel which is currently not in a legal subdivision. **Resubmittal required 11/29/2022**
4. **VSP2022-00020 – Lopez Pigeon Keeping** / 7456 Krameria Drive / 0172132406021 / A special use permit to allow the keeping of pigeons in the R-1-C zone district. **Resubmittal in review. Comments due 1/18/2023**
5. **PRA2022-00006 - Payan-Campo Variance** – 661 Campo St / 0171934314018 / Two variances to allow an accessory structure to be located within 2.5 feet of a side property line, where a minimum setback of 5 feet is required in the Residential-1-C zone district, and 3 feet of the rear property line, where a minimum setback of 5 feet is required in the Residential-1-C zone district. **Comments due 1/11/2022**

6. **TVM2022-00025 / Weins Development Inert Fill / 7110 York / 0182501200001 /** Temporary Use Permit to allow the inert fill and storage of 13,000 square feet of dirt to be used for backfill until February 2023. **Resubmittal Required 12/08/2022**
7. **RCU2022-00041 / Simon Vehicle & Equipment Storage / 18101 E 160th Ave / 0156904003001 /** Conditional use permit to allow the accessory storage of vehicles in excess of 7,000 lbs on a property used residentially and zoned Agricultural-1. **Resubmittal required 12/23/2022**
8. **VSP2022-00026 / Waddell Park Sign Variance / 0171832114044 /** Variance to reduce the requirements of Section 4-17-06-04 (6) requiring minimum setbacks for freestanding signs to be 8 feet from any front property line and 15 feet from any side property line. The proposed signage is requested to be 2 feet from the front property line and 1 foot from the side property line. **Comments due 1/17/2023.**
9. **TVM2022-00027 / Duck Club Oil & Gas Inert Fill / 0156900000278 /** Temporary use permit to allow an inert fill of approximately 120 cubic yards to fill an area of less than one acre. The importation of fill material is expected to last five days. **Resubmittal required 1/10/2023**
10. **TVM2022-00028 / Civitas – Prairie Center Inert Fill / 0156929100001 /** Temporary use permit to allow an inert fill of approximately 55 cubic yards to fill an area of less than one acre. The importation of fill material is expected to last two days. **Resubmittal required 1/10/2023**

Katie Keefe, Environmental Programs Manager

1. **EXG2022-00013 / Denali Water Solution – KFP Biosolids 19 /** Administrative Permit to land apply biosolids to agricultural lands. / **Resubmittal Required**
2. **EXG2022-00014 / Denali Water Solution – KFP Biosolids 17 /** Administrative Permit to land apply biosolids to agricultural lands. / **Resubmittal Required**

**Community and Economic Development
Development Review Team
Upcoming Conceptual Review Meetings**

1/11/2023

8:30 - 9:15

PRE2022-00072

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Boise Cascade - Saw Mill Structure

Cody Spaid

Boise Building Solutions Distribution

0182502301039

Boise Cascade would like to propose a new open-air pre-engineered metal building structure to house the purchase of a new sawmill on their existing site. The structure will be 25'x200' (5,000 sq. ft.).

9:15 - 10:00

PRE2022-00077

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

120th RV Storage

Layla Bajelan

Steve Krawczyk

Tate Carlson

0157135301001

Conceptual Review for proposed RV parking on the former Henderson Pit site. The proposal is for 958 RV spaces that includes both covered and uncovered parking spaces.

1/18/2023

8:30 - 9:15

PRE2022-00079

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Hatchery Aggregate

Joel Bolduc

0172120301006

Conceptual reviewing meeting to discuss continuing operations related to an approved conditional use permit that is set to expire (PRC2015-00009). The existing conditional use permits allow for an aggregate mining operation & inert fill.

9:15 - 10:00

PRE2022-00078

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

55th Street T&T Bar

David DeBoskey

Steve Krawczyk

Andy Olree

0182515100015

Conceptual review meeting to discuss a concept to convert the existing auto storage yard and building into a bar/restaurant with outdoor seating.

2/1/2023

8:30 - 9:15

PRE2023-00001

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

1661 E 77th Ave

Nick Eagleson

Laurie Clark

Ted Swan

0171935100056

Conceptual review meeting to discuss a concept for development of two industrial buildings (totaling 194,650 sf) on 9.6 acres. The site is currently zoned Agricultural-1.