

### Conceptual Review Cases for following week

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
PRE2024-00008	14920 Zuni St. Subdivision Concept	14920 Zuni St.	Development concept for a two lot subdivision.	David/Steve	3-6 / 8:30 am
PRE2024-00005	2550 E 152nd Ave Subdivision	Parcel: 0156700000018	Conceptual review meeting to discuss a development concept for a two lot subdivision and potential rezoning from A-3 to A-1.	Cody / Matt	3/6 / 9:15 am
PRE2024-00012	Montes Trucking	Parcel: 0172128300142	Conceptual review meeting to discuss a development proposal for a trucking business to be located on the property.	Cody / Steve	3/6 / 10 am
PRE2024-00010	Riverdale Regional Park Multi-Use Arena	Parcel: 0157127000014	Conceptual Review Meeting to discuss a concept for a multi-use arena at Riverdale Regional Park	Greg / Matt	3/6 / 3:15 pm

### End of 1st Referral Period Discussion

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng
PRA2024-00001	CdeBaca	1310 E. 73rd / Parcel: 171935303015	1. Variance from the maximum lot coverage allowed in the Agricultural-1 zone district; 2. Variance from the front setback requirement of 48.3 feet in the Agricultural-1 zone district to allow a front setback of 40 feet; 3. Variance from the side setback requirement of 10 feet in the Agricultural-1 zone district to allow a side setback of 3 feet; 4. Variance from the rear setback requirement of 10 feet in the Agricultural-1 zone district to allow a rear setback of 3 feet. The site is zoned Agricultural-1 and within the Mineral Conservation Overlay District.	Lia / Caio
RCU2023-00068	Hurley Riding Academy	14583 Cherry St	Conditional use permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use.	David / Hugo
VAC2024-00001	64th & Lowell Vacation	3680 E 64th Ave	Vacation of right-of-way for a ditch	Cody / Laurie

### Cases to be Scheduled for Public Hearings

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
PRC2023-00006	Lowell Subdivision	Lowell Subdivision	1. Preliminary Plat for Major Subdivision to create 2 lot of approximately 23.3 acres; 2. Rezoning of approximately 12.9 acres to Residential-4.	Cody / Laurie	PC @ 3/28 BoCC @ 04/16
PLT2022-00023	A Better Place Subdivision	7261 Washington St	Minor Subdivision to correct an illegal subdivision on an existing lot	Brayan / Steve	PC @ 3/28 BoCC @ 04/23
RCU2022-00018	A Better Place Conditional Use Permit	7261 Washington St	Conditional Use permit to allow a funeral home and crematorium on a C-5 property		
PLN2023-00011	Wright Farms Metro District Amendment	Wright Farms Subdivision	Amendment to the Service Plan to allow for solid waste disposal collection services	Greg / Matt	PC @ 3/28 BoCC @ 04/23



**Community & Economic Development Department**  
**Development Review Team Agenda**  
Thursday, February 29, 2024

**Greg Barnes, Principal Planner**

1. **PLN2023-00004 / 2023 Development Standards & Regulations Text Amendments** / Formulating a Plan, Preparing Submittal of Draft Language / Drafting Language for Changes
2. **PLN2023-00009 / Wolf Creek Run West Metropolitan District** / NW of the intersection of East 26<sup>th</sup> Avenue & Piggottt Road / Creation of a special district to serve portions of Wolf Creek Run West Subdivision / Resubmitted Requested / Last Contacted Applicant: January 2024
3. **PLN2023-00011/ Wright Farms Metro District Service Plan Amendment** / Wright Farms Subdivision / Amendment to the service plan to allow for the power to provide solid waste collection / Pending Scheduling for Hearing
4. **PLT2023-00041 / Wolf Creek Run West, Filing 2** / 2800 Oxley Place / Minor Subdivision Final plat to create 108 lots on 180 acres in the Wolf Creek Run West PUD / Resubmitted Requested / In-Review: Comments Due 03/07/24
5. **PLT2023-00046 / Hardin Subdivision** / Final Plat for major subdivision to create 34 lots and associated tracts in the Residential-2 zone district / Resubmitted Requested / Last contacted Applicant: January 2024 /
6. **PLT2023-00045 / Clear Creek Valley Subdivision, Amendment #1/** Plat correction to the Clear Creek Valley Final Plat to change text/ Parcel Number: 0182506400046 / Waiting on Mylars / Last Contacted Applicant: February 2024
7. **PLT2023-00055 / Country Club Ranchettes, Filing 1, Amendment 1** / 30385, 30300, 30375, and 30400 E 161<sup>st</sup> Ave. / Subdivision Replat to amend the original major subdivision creating 56 lots to replat creating 60 total (4 new) lots / Resubmittal Required / Last Contacted Applicant: February 2024
8. **PRC2023-00011 / Clear Creek Transit Village Final Plat and Final Development Plan** / 6001 Federal Boulevard / 1. Final Plat to create 145 lots and 26 tracts on approximately 21 acres in the Clear Creek Transit Village Planned Unit Development; 2. Final Development Plan to allow up to 250,000 square feet of commercial and institutional uses and a variety of residential dwelling types up to 1,125 units. Resubmittal Required / In-Review: Comments Due 03/01/2024
9. **PRC2023-00020/ Todd Creek Preliminary Development Plan Amendment and Rezoning/** Parcel Numbers: 0157102100003, 0157102100004, 0157102101014, 0157103000014, 0157103300009, 0157104000006, 0157104000020, 0157104100005, 0157104200001 / 1. Major Amendment to the Preliminary Development Plan (PDP) for Todd Creek Planned Unit Development (PUD) 2. Rezoning to change the zone district designation of 79 acres to Planned Unit Development (PUD) from Agriculture-3 (A-3). Parcel Number: 0157104200001 3. Rezoning to change the zone district designation of 8 acres to Planned Unit

- Development (PUD) from Agriculture-1 (A-1). Parcel Number: 0157104000020  
Resubmittal Required 09/14/2023 / In-Review: Comments Due: 03/26/2024
10. **PUD2023-00018 / Clear Creek Valley PUD, Amendment #1** / Minor Amendment to the Clear Creek Valley Planned Unit Development / Parcel Number: 0182506400046 / Waiting on Mylars / Last Contacted Applicant: February 2024
  11. **PUD2023-00022 / Pomponio Terrace PUD, Tract G Amendment** / Parcel: 0182505409010 / PUD Minor Amendment for Pomponio Terrace, Tract G to make changes to the tract regarding open space amenities / Waiting on Mylars / Last Contacted Applicant: February 2024
  12. **PUD2024-00003 / Salvation Army / 2821 W 65<sup>th</sup> Pl** / Minor amendment to the text of the Salvation Army PUD final development plan to allow for the Salvation Army to apply for an Administrative Review Permit for a safe parking lot use. This application only allows the Salvation Army to apply for an ARP. A separate Administrative Review Permit will be required to approve the safe parking use. / In-Review: Comments Due 02/28/2024
  13. **RCU2023-00046 / 5380 Washington Street Billboard Conversion/ 5380** Washington St. / Conditional use permit to allow a 300 square foot static billboard to replace an existing 72 square foot static billboard. Resubmittal Required – Last Contacted February 2024
  14. **RCU2023-00057 / Hillen Recycling/** Conditional Use Permit to use the property for a recycling facility (metals, wood, brick, and concrete) in the I-2 zone district/ Parcel Numbers: 0172131106037, 0172131106010, and 0172131106039 / Resubmittal Required: Last Contacted Applicant December 2023
  15. **RCU2023-00063 / Calcacion-Talamantes Food Truck Storage** / Conditional use permit to allow storage or parking of a vehicle exceeding 7,000 lbs. in the Agricultural-1 zone district / Resubmitted Requested / Last contacted Applicant: January 2024
  16. **RCU2023-00069 / 120<sup>th</sup> Avenue RV Storage** / 10925 E. 120<sup>th</sup> Avenue / Conditional use permit to allow Boat and/or Recreational Vehicle Storage within the Agricultural-3 and Mineral Conservation Overlay zone districts / Resubmittal Required / Last Contacted Applicant: February 2024
  17. **VSP2023-00029 / Pfaff-Saxton ADU Variance** / 3435W 54<sup>th</sup> Avenue / Variance to allow a 672 square foot accessory dwelling unit where a maximum area of 276 sq. ft. is required / Public Hearing to be Scheduled. Board of Adjustment Hearing: 03/07/2024
  18. **USE2023-00042 / 5990 Washington Warehousing/** Change in Use Permit to establish a trucking and general warehousing use with an accessory office use within the Industrial-1 zone district. / Parcel Number: 0182511308001/ Resubmittal Required. Last Contacted Applicant: February 2024
  19. **USE2023-00043 / NOVA Event Center** / 5690 Logan St / Change in Use Permit to establish a new use in a multi-tenant building. The new use being introduced would be for an events center, with accessory shared workspaces, offices, and an art supply shop. Additionally, the event center within the building will be a versatile space suitable for hosting various types of events, such as conferences, workshops,

and social gatherings. Resubmitted Requested / Last Contacted Applicant:  
December 2023

### **Nick Eagleson, Senior Strategic Planner**

1. **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: 1/3/24.
2. **RCU2022-00040 / Prill Rezoning / 0157134001003, 0157134001004 / Zoning map Amendment (rezone) of approximately .75 acres from Commercial-5 to Residential-2 / Comments due: 2/19/24**
3. **RCU2023-00029 / JEA Events Center / 41901 E. 88<sup>th</sup> Ave. / CUP to allow an event center in the Agricultural-3 zone district / Resubmittal Required: last spoke 2/6/24.**
4. **USE2023-00025 / 6910 York Events Center / 6910 York St. / Change in Use to establish an Event Center in the I-1 zone district / Resubmittal Required: 2/1/24**
5. **PRC2023-00019 / 7-Eleven at 6950 Broadway / 50 E. 70<sup>th</sup> Avenue / 1. Minor Subdivision (final plat) to combine two lots and create two new lots within the same subdivision on approx. 3.3 acres; 2. Zoning map amendment (rezoning) to change the zoning of approx. 2.9 acres from Industrial-1 to Commercial-5 / Resubmittal Required: 8/31/23: Working on stormwater issues.**
6. **RCU2023-00051 / O'Neill Special Trade Contractor / 0181731300006 / Conditional Use Permit to allow a special trade contractor use in the Agricultural-3 zone district / Resubmittal Required: Last contact 1/22/24**
7. **RCU2023-00052 / O'Neill Landscape Storage Yard / 0181731300011 / Conditional Use Permit to allow a landscape storage yard in the Agricultural-3 zone district / Resubmittal Required: Last contact 1/22/24**
8. **PLT2023-00042 / Grove Minor Subdivision / 5330 Grove Street / Final Plat for minor subdivision to create two lots in the Residential-2 zone district on 11,760 sq. ft. / Public Hearing: PC: 3/14/2024; BoCC: 4/2/2024**
9. **VSP2023-00034 / Brannan Concrete Batch Plant Special Use Permit / 0182510200040, 0182510200042, 0182510200048 / Special Use Permit for operation of a concrete batch plant / Resubmittal Required: 12/8/23**
10. **RCU2023-00061 / Pioneer Water Pipeline Expansion / Multiple parcels (Begins at 01569239100001) / Major Amendment to an approved CUP (RCU2020-00004) to extend a 6 to 12-inch diameter produced water pipeline four additional miles / Waiting on applicant to review final copy of DA**
11. **PRC2023-00024 / Brannan Sand & Gravel / 0182510200040, 0182510200042, 0182510200048 / 1. Conditional use permit to allow recycling operations in the industrial-3 zone district; 2. Conditional use permit to allow stockpiles that exceed the height of screen fencing / Resubmittal Required: 12/20/23.**
12. **PUD2023-00015 / Crestwood Estates PUD, Amendment No. 2 / 0156519101026 / Minor Amendment to the Crestwood Estates PUD to address roofline pitch and roof materials to ensure consistency with neighborhood covenants / Resubmittal Required 2/1/24**

13. **USE2023-00038 / Unlimited Motors / 8780 Welby Road / Change in Use to allow automobile sales in the I-1 zone district / Resubmittal Required: 12/27/23**
14. **PLT2022-00056 / Todd Creek Village Minor Subdivision / 10450 159<sup>th</sup> Ct / Minor Subdivision Final Plat to create 1 lot of 1.6 acres in a Planned Unit Development zone district. Resubmittal Required: 12/28/23**
15. **PUD2023-00016 / Todd Creek Village PUD, Metro District Office Amendment / 10450 159TH CT / Minor amendment to the Todd Creek Village Preliminary PUD to include the Metro District office location. Ready to schedule, but waiting for PLT2022-00056 and future FDP submittal in order to take all three.**
19. **USE2023-00018 / Perf 88/ Parcel Number: 0172120302001 / Change in Use Permit to establish a parking lot use in the Commercial-5 zone district /Resubmittal Required: 10/03/2023 Last contact with the applicant 12/11/2023 / Assigned to Nick Eagleson**
20. **USE2023-00037 / 76 and 88, LLC / Change in Use Permit to allow automotive repair including top, body, upholstery repair, paint, and tire-retreading use in the Commercial-5 zone district. / Parcel Number: 0172120002002/ Resubmittal Required: 10/19/2023 Last contact with the applicant 12/11/2023 / Assigned to Nick Eagleson**
21. **PUD2024-00001 / Midtown at Clear Creek Preliminary Development Plan, Amendment No. 4 / Minor Amendment to the Midtown at Clear Creek Preliminary Development Plan to allow for concrete excavation and processing as a temporary use within Filing No. 13./ Resubmittal Required 2/7/2024**
22. **PRC2023-00023; Midtown at Clear Creek, Filing No. 13/ 1. Preliminary Plat for major subdivision to create 79 lots and 12 tracts within the Midtown at Clear Creek Planned Unit Development; 2. Final Plat for major subdivision to create 79 lots and 12 tracts within the Midtown at Clear Creek Planned Unit Development; 3. Final Development Plan to establish 79 townhomes on 6.2 acres and parks and open space on 7.4 acres. Small portions of the site are also designated within the Mineral Conservation Overlay and Natural Resources Conservation Overlay Districts. / Parcel Number: 0182504400022 and 0182504400024 / Resubmittal required: 2/14/24**
23. **RCU2023-00066 / Kamerra / Zoning map amendment (rezoning) to change the zone district designation of approx. 11 acres from Agricultural-2 to Industrial-1. / Comments due 3/5/24**
24. **EXG2024-00002 / Conservations Services Bennett Facility / 41800 E 88<sup>th</sup> Ave / Certificate of Designation for the continuation of an existing asbestos and non-hazardous liquid solidification disposal facility in the A-3 and AHO. / Comments due 3/20/24**
25. **PUD2024-00004 / Crestwood Estates PUD, Parkhurst Amendment**

### **Brayan Marin, Planner III**

1. **PRC2022-00010 – DTI Trucks Rezoning and Minor Subdivision / 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 de-annexed by the city of**

- Thornton. 2. A minor subdivision final plat to combine 5 lots into one 8.7-acre site. / Resubmittal Required 10/10/2023
2. **PUD2023-00002 / VanPelt PUD Amendment No. 2 / 4300 Hudson Rd / Major Amendment to the VanPelt Final Development Plan. The proposed amendment is to allow additional uses and designate an area for outdoor storage within Lot 1. The uses and previously approved for Lot 2 are not proposed for change/ Resubmittal Required 10/3/2023.**
  3. **PLT2022-00013 / 5200 Sheridan Minor Subdivision / 5200 Sheridan Blvd. / Minor Subdivision Final Plat to create 4 lots on approximately 7 acres within the Commercial-4 zone District. / Inactivity Letter sent on 1/18/2024**
  4. **RCU2022-00018 / A Better Place Conditional Use / 7261 Washington St / Conditional use permit to allow a Funeral home/mortuary to include cremation in the Commercial-3 zone district / Resubmittal Required 11/13/2023.**
  5. **RCU2023-00025 / Wiegert CUP / 33503 152<sup>nd</sup> Avenue / Conditional Use Permit to allow transportation equipment use in the Agricultural-3 zone district. /Under Review. Resubmittal Required 1/17/2024**
  6. **PLT2023-00026 / Rosebud Gardens Replat, Lots 1-2 / 5595 Federal Blvd / Lot line adjustment to reconfigure two existing lots. / Resubmittal Required 11/16/2023**
  7. **USE2023-00029 / 5595 Federal Mini-Storage / 5595 Federal Blvd / Change in use permit to establish a mini-storage use in the industrial-1 zone district. Under Review. Comments Due 1/18/2024**
  8. **RCU2023-00030 / R & Sons / 33555 E. 152<sup>nd</sup> Avenue / Conditional use permit to allow the accessory storage or parking of vehicles in excess of 7,000 lbs. in the Agricultural-3 zone district. / Resubmittal Required 10/3/2023**
  9. **PRC2023-00026 / 53<sup>rd</sup> and Tennyson ROW Final Plat and Vacation / 4301 W. 53<sup>rd</sup> Avenue / 1. Final Plat for major subdivision to create 7 lots and 3 tracts on 1.9 acres in the R-2 Zone district; 2. Roadway Vacation. / Resubmittal Required 1/10/2024**
  10. **VSP2023-00028 / Carnitas Don Chuy / 8241 Rosemary St. / Special Use Permit to operate a food truck on a property zoned Residential-1-C and within the Airport Height Overlay / Resubmittal Required 1/11/2024.**
  11. **PRC2023-00025 / 1853 Monroe Street Subdivision / 1. Final Plat for minor subdivision to create two lots in the Residential-1-C zone district, and partially within the Natural Resources Conservation Overlay District; 2. Waiver from Subdivision Design Standards to seek relief from Adams County Arterial Roadway Design Standards / Resubmittal Required 1/16/2024**
  12. **PLT2022-00023 / A Better Place Minor Subdivision / 7261 Washington St. / 0171934400017 / Minor Subdivision to correct an illegal subdivision on an existing lot. Resubmittal Required 11/22/2023 New case manager: Brayon Marin**
  13. **RCU2023-00053 / Complete Containers / 6515 Delaware St. / Conditional use Permit to allow a heavy retail use (storage container sales and rental) within the Industrial-2 zone district. Resubmittal Required 10/6/2023 New Case Manager: Brayon Marin / Inactivity Letter provided to applicant on 1/11/2024**
  14. **PRC2020-00003 - 5200 Wyandot Triplex / 5200 Wyandot St./ 01825162222007/ 1) Minor Subdivision Application to create four lots from the existing parcel 2) Rezone**

- request from R-1-C to R-3/ Resubmittal Required 09/19/2023 Lats contact with the applicant 12/22/2023 / Assigned to Brayan Marin
15. **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: 01/09/2024 / Assigned to Brayan Marin
  16. **PLT2023-00022 / Birch Leaf Final Plat/** Parcel Numbers: 0182517103016, 0182517103057 / Major subdivision final plat to create ten residential lots and two nonresidential tracts /Resubmittal Required: 01/17/2024 / Assigned to Brayan Marin
  17. **PRC2023-00013 / Oaks Ridge on 64<sup>th</sup> (Formerly 64<sup>th</sup> Avenue Apartments)/** Parcel Numbers are 0182508200017, 0182508200033, 0182508202015. / 1. Comprehensive Plan Amendment to change the future land use designation of approximately 5 acres from Residential Medium to Residential High; 2. Zone Map Amendment (Rezone) to change the zoning designation of approximately 5 acres from Residential-2 and Residential-1-C to Residential-4; 3. Minor Subdivision Final Plat to create one lot of approximately 5 acres within the Residential-4 zone district. Resubmittal Required: 01/30/2024 / Assigned to Brayan Marin
  18. **PRC2023-00017 / Mendoza East Lake Subdivision & Rezone /** Parcel Numbers- 0171935400086, 0171935400085 / 1. Minor subdivision final plat to create four lots on approximately 12 acres; 2. Zoning Map Amendment (rezoning) to Residential-1-C from Agricultural-1 on 11,200 square feet; 3. Zoning Map Amendment (rezoning) to Industrial-1 from Agricultural-1 on 3.1 acres; 4. Zoning Map Amendment (rezoning) to Residential-1-C from Agricultural-1 on 2.3 acres. The entire site is also within the Mineral Conservation Overlay District. /Resubmittal Required: 09/22/2023 Last contact with applicant 12/22/2023 / Assigned to Brayan Marin
  19. **PUD2024-00001 / Box Elder Creek Ranch PUD, Amendment 38 (Barrows)**
  20. **RCU2024-00003 / Torres Brighton**
  21. **PLT2024-00003 / Berkeley Gardens, Block 13, Yocum Amendment**

## **Lia Campbell, Planner II**

1. **RCU2022-00016 – VIP Parking Amendment /** 0181930301002 / 23905 26<sup>th</sup> 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 10/19/2023.

2. **RCU2023-00036 / Chaffee Park Townhome Rezoning / 2590 W 56<sup>th</sup> Ave / Proposed** rezone of 2.4 acres from R-2 to TOD / Sent Inactivity Letter 10/17/2023.
3. **USE2023-00031 / Ace Hardware / 401 E 58<sup>th</sup> Ave / Change in Use Permit to establish** a general merchandise store in the Industrial-1 zone district. Resubmittal Required 10/6/2012.
4. **PLT2023-00030 / Mustang Acres Second Filing, Buckhorn Capital Amendment /** 15238 Navajo St / Plat Correction (lot line adjustment) to reconfigure four legal lots into two lots. Resubmittal Required 8/29/2023.
5. **PLT2023-00035 / Grasslands at Comanche, Filing 6 / 0173133400009 / Major** Subdivision Final Plat to create 15 residential lots within the Grasslands at Comanche Planned Unit Development. Resubmittal required 12/22/2023
6. **PLT2023-00038 Allart Subdivision, Amendment 1 / 0156714202007 / Subdivision** replat to reconfigure three previously platted lots in the Agricultural-1 zone district with Natural Resources Conservation Overlay. Resubmittal Required 12/7/2023.
7. **VAC2023-00006 / Box Elder Ave Vacation / 18121 E 136<sup>th</sup> Ave / Roadway Vacation** for a portion of East 136th Avenue located between Franklin Street and Barr Lake (indicated as Box Elder Avenue on the Barr City, 2nd Filing subdivision plat). Pending Public Hearing 3/05/2024.
8. **RCU2023-00062 Ace Hardware Rezoning / 401 E 58<sup>th</sup> Ave / Zoning Map Amendment** (rezoning) to change the zone district designation of 401 E 58th Ave to Commercial-5 from Industrial-1. Resubmittal required 12/12/23.
9. **TVM2023-00031 Clear Creek Valley Park Inert Fill / 5900 Tennyson / Temporary Use** Permit for Inert Fill of 4000 cubic yards spread over 0.48 acres. The duration of transport and stockpile activities is estimated to be 30 working days. Resubmittal Required 12/5/2023.
10. **USE2023-00041 / Strasburg Plaza / 491 Colfax Ave / Change in use permit to** establish a commercial retail use for a multi-tenant shopping center in the Commercial-5 zone district. Resubmittal required 1/08/2024
11. **PLT2023-00034 / Grasslands at Comanche, Filing 5 Final Plat / 0173133300010,** 0173133300005, 0173133300006 / Major Subdivision Final Plat to create 19 residential lots within the Grasslands at Comanche Planned Unit Development. Resubmittal Required 12/22/2023
12. **PLT2024-00001 / Grasslands at Comanche, Filing 5, Waiver / 0173133300010,** 0173133300005, 0173133300006 / Standalone Waiver from Subdivision Design Standards on an already approved preliminary plat for Grasslands at Comanche Filing 5. Request is to not improve northern half of East 72nd Avenue and eastern half of Piggott Road adjacent to a lot created from the school district. Comments due 2/21/2024
13. **RCU2024-00002 / Golden Fields / 0156513300003 / Zoning map amendment** (rezone) to change the zone district designation of 38 acres to Agricultural-1 from Agricultural-3. Resubmittal comments due 3/15/2024
14. **PRA2024-00001 / Cdebaca / 1310 E 73<sup>rd</sup> Ave / 4 variances for an RV storage** accessory structure. Waiting on the applicant to clarify the request / Comments due 3/5/2024



15. **USE2024-00002 / Riverdale Bluffs / 0157122000012 /226-acre, undeveloped parcel of rolling and sometimes steep prairie landscape. Resubmittal required 2/21/2024**
16. **VSP2024-00007 / 6590 Lowell Townhomes Admin Landscape Relief**

## **David DeBoskey, Planner II**

1. **PRC2023-00002/ Harvest Acres York Rezoning & Minor Subdivision /** 1. Request to rezone 2.9 acres from Agricultural-1 to Industrial-2; 2. Minor subdivision to create 1 lot; 3. Associated Subdivision Improvements Agreement (SIA2023-00002) / Pending Public Hearing: 02/08/2024, 03/05/2024.
2. **RCU2023-00001 / GCSA Event Center Conditional Use Permit/ 6539 Imboden Rd/** Request to use a 13,200 sq ft barn and 10 acres for an event center use. (Case RCU2021-00023 has expired) Resubmittal Required 02/02/2024.
3. **PRC2023-00007/ Oak Park Drive Estates Rezoning and Major Subdivision/ 0181526400003/** 1. Request to rezone 35 acres from Agricultural-3 to Agricultural-2; and 2. Preliminary Plat for Major Subdivision to create 3 lots on 35 acres. Pending Public Hearing: 01/25/2024, 02/20/2024
4. **RCU2023-00033/ Menjivar Delgado Truck Storage/ 24141 152<sup>nd</sup> Ave/** Conditional Use Permit to allow vehicles exceeding 7,000 lbs. to be parked or stored in the Agricultural-1 zone district. Resubmitted Required 02/09/2024.
5. **USE2023-000027 / Little Mario's/ 56841 Colfax Ave/** Change in Use Permit to establish a restaurant in the Commercial-5 zone district. Resubmittal Required 07/05/2023. Status awaiting outcome of VSP2023-00022.
6. **USE2023-00034/ The 55<sup>th</sup> Street T & T Bar/ 281 55<sup>th</sup> Ave/**Change in Use Permit to establish a restaurant with outdoor seating and a rooftop patio in the Industrial-1 zone district with Flammable Gas Overlay and Mineral Conservation Overlay. Resubmittal Required 10/10/2023. Applicant has remained in continuous contact with Staff.
7. **VSP2023-00022/ Little Mario's Setback Variance/ 56841 Colfax Ave/**Variance to allow a 5-foot rear setback in the Commercial-5 zone district where a minimum rear setback of 15-feet is required. Resubmittal Required 12/12/2023. Inactivity Letter Sent 02/09/2024.
8. **PUD2023-00013 / Willmann – Smith PUD, Lark Bunting Access Amendment/ 20300 152<sup>nd</sup> Ave /** Minor amendment to the Willmann - Smith Planned Unit Development to allow Lot 4 to gain access to Lark Bunting Lane. Resubmittal Required 10/11/2023. Inactivity Letter Sent 01/02/2024. Received Email Contact 01/19/2024.
9. **RCU2023-00056 / Mustardseed Construction Vehicle Storage / 33950 E 152<sup>nd</sup> Ave /** Conditional use permit to allow the accessory storage of vehicles exceeding 7,000 lbs. on a residentially used property in the Agricultural-3 zone district. Resubmittal Required 11/3/2023. Inactivity Letter Sent 02/09/2024.
10. **PRC2023-00022 / Colby Subdivision and Rezone/ 15635 Pecos St/** 1. Zoning map amendment (rezone) to change the zone district designation on 4.24 acres to Residential Estate. The site is currently designated Agricultural-1; 2. Minor subdivision final plat to create two lots on 4.24 acres. Resubmittal Required 12/01/2023.

11. **RCU2023-00059 / Buckley Parallel RV Storage/ 12895 Buckley Rd/** Conditional use permit to allow recreational vehicle storage in the Agricultural-3 zone district and the Natural Resources Conservation Overlay District. Resubmittal Required 12/22/2023.
12. **USE2023-00044 / QuikTrip at 7320 Pecos/ 7320 Pecos St./** Change in Use Permit to establish a fueling station in the Commercial-4 zone district. The proposal includes a convenience store with eight vehicle fuel pump islands under a canopy and 39 on-site parking spaces. Resubmittal Required 12/27/2023.
13. **VSP2023-00040/ QuikTrip at 7320 Pecos Street Sign Height Variance/ 7320 Pecos St./** Variance request to allow a freestanding sign to be 70 feet in height within the Commercial-4 zone district, where the maximum height is 24 feet. Resubmittal Required 01/02/2024.
14. **PLT2023-00056 / Berkeley Center Subdivision** Final Plat for minor subdivision to create four lots in the Commercial-5, Industrial-1, Industrial-2 zone districts. The Mineral Conservation Overlay and Natural Resources Conservation Overlay Districts also affect portions of the subdivision boundaries. Resubmittal Required: 02/02/2024.
15. **TVM2024-00002 / WES DJ Gathering at 15475 Havana** Temporary Use Permit for an Inert Fill for the import of 100 cubic yards of soil in less than six months and spread over less than 10 acres. Resubmittal Required: 02/09/2024
16. **RCU2023-00068/ Hurley Riding Academy/ 14583 Cherry St** Conditional use permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use. Comments Due: 03/01/2024
17. **USE2023-00048/ Integrity Outdoor Storage (Lot 1)/ 0172131315001** Change in use permit to establish a primary use of Outdoor Storage. The current use of the property is zoned Industrial-2. The site is within the Mineral Conservation Overlay. Comments Due: 02/20/2024
18. **USE2023-00047/ Integrity Outdoor Storage (Lot 2)/ 0172131300011** Change in use permit to establish a primary use of Outdoor Storage. The current use of the property is zoned Industrial-1. The site is within the Mineral Conservation Overlay. Comments Due: 02/20/2024

## **Cody Spaid, Planner II**

1. **PRC2023-00006 / Lowell Development Subdivision & Rezone / 5602 Lowell Blvd /**  
1. Preliminary Plat for Major Subdivision to create 2 lot of 20+ acres; 2. Rezoning of 12.9 acres to Residential-4 from Commercial-4 / Comments Due 2/20/24.
2. **RCU2023-00006 / Tail Waggin' / 43200 136<sup>th</sup> Ave /** Conditional use permit to allow for a commercial kennel (dog boarding operation) in the Agricultural-3 zone district. Resubmittal Required 2/8/24.
3. **TVM2023-00029 / Manilla & 160th Inert Fill Temporary Use Permit / 39400 160th Ave /** Temporary Use Permit to allow the import of approximately 350 cubic yards of inert fill material. The material will be imported for a period not to exceed six months and will be spread over an area not to exceed 10 acres. Resubmittal Required 12/13/2023

4. **PUD2023-00011 / Box Elder Creek Ranch PUD, Witt Amendment / 31350 160th Ct** / Minor Amendment to an approved PUD to change the front setback for a detached structure from 10 feet behind the principal structure's front building line to equal the front primary setback of 30 feet. Additionally, the east setback to revert to the original PUD side setback of 5 feet. The proposed changes are only being pursued for the subject property. Awaiting Recording
5. **PLT2023-00039 / H & L / 12150 112<sup>th</sup> Avenue** / Lot line vacation (plat correction) to vacate internal lot lines combining three lots into a single lot. Resubmittal Required 10/11/2023.
6. **RCU2023-00054 / Ballard Equestrian Therapeutic Riding Center / 14880 PECOS ST, CO** / Conditional use permit to allow a riding academy as an accessory use to a residentially used property within the Agricultural-1 zone district. Resubmittal Required 10/23/2023.
7. **VSP2023-00036 / Tucker Lot Coverage Variance / 13150 148TH AVE** / Variance to allow a lot coverage of 13%, where the maximum lot coverage allowed is 7.5% within the Agricultural-1 zone district. Resubmittal Required 1/5/2024
8. **VSP2023-00037 / Nevarro-Dueñas / 14175 HARBACK RD** / Variance from the performance standards for a retail marijuana cultivation facility. Section 4-2-03-07(1) requires that retail marijuana cultivation facilities be located within a geographic boundary when zoned Agricultural-3; the application is seeking relief from this requirement. Resubmittal Required 1/9/2024
9. **RCU2023-00067 / Lighthouse on Florence / 14040 Florence** / Conditional use permit for a group home exceeding five residents in the Residential Estate zone district. The group home would be an assisted living facility. Comments Due 3/5/2024
10. **PRA2023-00005 / Zink Pole Barn Variances on Dillon Street / 13291 DILLON ST / 1.** Variance to allow 10.27% structure coverage of a lot where the maximum allowed is 10%; 2. Variance to allow a side corner setback of 75 feet where the minimum required setback is 100 feet. The property is zoned Agricultural-1. Resubmittal Required 2/2/24
11. **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 /Pending Public Hearing: Dates not established / Assigned to Cody Spaid
12. **PRC2023-00010 / 64th & Lowell Minor Subdivision and Rezone** / Parcel Number: 0182507100044 and 0182507101003 / 1. Minor subdivision final plat to create 1 lot on 5.8 acres; 2. Rezone of 5.8 acres to Residential-4 from Residential-1-C and Commercial-4 / Awaiting Vacation / Assigned to Cody Spaid
13. **PRC2023-00014 / Mendoza York** / Parcel Numbers: 0171936300074 & 0171936300075/ 1. Zoning map amendment (rezone) to change the zone district designation to Industrial-1 from Agricultural-1 on 7.1 acres; 2. Minor subdivision final plat to create four lots on 7.1 acres. / Resubmittal Required: 12/20/2023 / Assigned to Cody Spaid

14. **PLT2023-00028 / Lefor Final Plat** / Parcel Number: 0156500000086 / Major subdivision final plat to create three lots on approximately 65 acres in the Agricultural-2 zone district. / Resubmittal Required: 3/3/2024 / Assigned to Cody Spaid
15. **RCU2023-00041 / Ramirez-Cavanaugh Hills** /Parcel No: 0156515303004 Conditional use permit to allow the storage of vehicles exceeding 7,000 lbs. on a residentially used property within the Cavanaugh Hills Planned Unit Development. In Review: Resubmittal Required 01/26/2024 Assigned to Cody Spaid
16. **VSP2024-00002 / 64<sup>th</sup> & Lowell Administrative Landscape relief** / Administrative Landscape Relief to reduce Type-B bufferyard requirements on the eastern side of the lot, as well as a reduction in parking lot landscaping requirements. Comments Due 2/29/2024
17. **VAC2024-00001 / 3680 W 64TH AVE, CO** / Vacation of right-of-way for a ditch. Comments Due 3/7/2024

### **John Stoll, Principal Planner**

1. **USE2023-00039/2001 W 52<sup>nd</sup> Office Building** / Change in Use Permit to establish a multi-tenant office building use in the C-4 District/Applicant working on resubmittal and in contact with staff/ Resubmittal Required: 10/17/2023.
2. **PLN2023-00008 Tapia-Converse Comprehensive Plan Amendment/7190 Converse Rd/ 0181503200006** / Comprehensive Plan Amendment to change the future land use designation from Agriculture Large Scale to Agriculture Small Scale / Comments Sent: 2/22/2024. Public Hearing Required.

### **Ella Gleason, Sr. Long Range Planner**

1. **PLN2023-00010 / House of Pots Comprehensive Plan Amendment** / Comprehensive Plan Amendment to change the future land use designation on the property from Residential Medium to a designation consistent with the existing Commercial-2 zone district. Comments due 3/28/2024

### **Greg Dean, Oil & Gas Liaison**

1. **OGF2024-00001 / Wakeman Pad on Powhaton** / Oil & Gas Facilities Permit to allow 16 well pads on 7.8 acres in the Agricultural-3, Airport Noise Overlay, and Airport Height Overlay Zone Districts/ In Review: Comments Due 02/05/2024

**02/28/2024**

**10:00 - 10:45**

**PRE2024-00004**

**Case Manager:**

**Primary Engineer:**

**Applicant:**

**Parcel #s:**

**Request:**

**Arvada North Trunk Sewer Improvements Project**

Greg Barnes

Matthew Emmens

Kris Gardner

0182507300031

Conceptual review meeting requested by the City of Arvada. The City recently completed a Sanitary Sewer Master Plan for its North Trunk Sewer (NTS) sanitary collection system. This master plan analyzed existing and buildout flow projections for the existing NTS collection area. Multiple areas were identified as needing capacity increases to adequately convey existing and buildout flow conditions.

Two portions of the program are from approximately Hidden Lake to the City's connection with Metro Water Recovery along/in Tennyson Street. The objective of these portions of the program is to upsize approximately 6,400 feet of existing 21-inch and 30-inch gravity sanitary sewer in the NTS system to 42-inch gravity sanitary sewer. The upsizing will relieve existing condition capacity issues and provide for estimated build-out flows at the City's written level of service condition - peak sewage flow during a 25-year storm event. The first portion of the program includes work from 61st to the connection with Metro Water Recovery (just north of I-76). The second portion of the project includes work from Hidden Lake to 61st.

**9:15 - 10:00**

**PRE2023-00075**

**Case Manager:**

**Primary Engineer:**

**Applicant:**

**Parcel #s:**

**Request:**

**495 W 64th Ave Truck Storage Concept**

Nick Eagleson

Laurie Clark

Derald Bellio

0182503304009

Requesting a change-in-use permit to allow truck parking and storage on 495 W. 64th Ave property. The site is currently zoned Agricultural-1 with Mineral Conservation and Flammable Gas Overlays.

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**03/06/2024**

**10:00 - 10:45**

**PRE2024-00012**

**Case Manager:**

**Primary Engineer:**

**Applicant:**

**Parcel #s:**

**Request:**

**Montes Trucking**

Cody Spaid

Steve Krawczyk

Montes Cosme P

0172128300142

Conceptual review meeting to discuss a development proposal for a trucking business to be located on the property. The site is affected by the Airport Height Overlay.

**3:15 - 4:00**

**PRE2024-00010**

**Case Manager:**

**Primary Engineer:**

**Applicant:**

**Parcel #s:**

**Request:**

**Riverdale Regional Park Multi-Use Arena**

Greg Barnes

Matthew Emmens

Cyndi Stringham

0157127000014

Conceptual Review Meeting to discuss a concept for a multi-use arena at Riverdale Regional Park

8:30 - 9:15	<b>PRE2024-00008</b> <b>Case Manager:</b> <b>Primary Engineer:</b> <b>Applicant:</b> <b>Parcel #s:</b> <b>Request:</b>	<b>14920 Zuni St Subdivision Concept</b> David DeBoskey Steve Krawczyk Alex Haddad 0157316202013 Conceptual review meeting to discuss a development concept for a two lot subdivision.
9:15 - 10:00	<b>PRE2024-00005</b> <b>Case Manager:</b> <b>Primary Engineer:</b> <b>Applicant:</b> <b>Parcel #s:</b> <b>Request:</b>	<b>25500 E 152nd Ave Subdivision Concept</b> Cody Spaid Matthew Emmens Ed Leroux 0156700000118 Conceptual review meeting to discuss a development concept for a two lot subdivision and potential rezoning from A-3 to A-1. Site is affected by the Airport Noise and Height Overlays.
<hr/> <b>03/13/2024</b>		
10:00 - 10:45	<b>PRE2024-00016</b> <b>Case Manager:</b> <b>Primary Engineer:</b> <b>Applicant:</b> <b>Parcel #s:</b> <b>Request:</b>	<b>Fuentes Sheridan Cabaret Concept</b> Brayan Marin Arthur Gajdys Yadel Edith Fuentes 0182518206006 Conceptual review meeting to discuss a development proposal for a tavern and cabaret on the property. The site is affected by the Flammable Gas and Mineral Conservation Overlays.
9:15 - 10:00	<b>PRE2024-00009</b> <b>Case Manager:</b> <b>Primary Engineer:</b> <b>Applicant:</b> <b>Parcel #s:</b> <b>Request:</b>	<b>Regulator Station Reconstruction Concept</b> Nick Eagleson Matthew Emmens Danny Tran 0172119300008 Conceptual Review Meeting to discuss a development concept involving two existing natural gas regulator stations that need to be rebuilt due to obsolete and inoperable equipment. Both stations will be installed inside of buildings. The new regulator stations will provide 24/7 remote communication and control and overall increased efficiency and reliable operation. The site is affected by the Mineral Conservation and Natural Resources Conservation Overlays.
<hr/> <b>03/20/2024</b>		
10:00 - 10:45	<b>PRE2024-00013</b> <b>Case Manager:</b> <b>Primary Engineer:</b> <b>Applicant:</b> <b>Parcel #s:</b> <b>Request:</b>	<b>United Power Substation Concept at 128th Avenue &amp; Gun Club Road</b> David DeBoskey Hugo Labouriau-Lacerda Steve Barwick 0156730300001 Conceptual review meeting to discuss a development proposal for an electrical substation on 5-10 acres. The site will be unmanned and will not require water/sewer services. The site is affected by the Airport Height and Noise Overlays.
10:45 - 11:30	<b>PRE2024-00017</b> <b>Case Manager:</b> <b>Primary Engineer:</b> <b>Applicant:</b> <b>Parcel #s:</b> <b>Request:</b>	<b>D.E.N. Towing Specialists Concept</b> Greg Barnes Matthew Emmens Wayne Anderson 0172116006001 Conceptual Review Meeting to discuss a development proposal for an auto towing and storage facility within the Industrial-2 zone district. The site is affected by the Mineral Conservation Overlay.

**8:30 - 9:15**      **PRE2024-00014**      **Montes Event Center Concept**  
**Case Manager:** Lia Campbell  
**Primary Engineer:** Laurie Clark  
**Applicant:** Xochitl Montes  
**Parcel #s:** 0171926101013  
**Request:** Conceptual Review Meeting to discuss a development proposal for an event center on a property. The proposed development includes a potential rezoning to Commercial-4.

**9:15 - 10:00**      **PRE2024-00015**      **Snider Subdivision Concept**  
**Case Manager:** Nick Eagleson  
**Primary Engineer:** Steve Krawczyk  
**Applicant:** Christina Snider  
**Parcel #s:** 0156507200003  
**Request:** Conceptual Review Meeting to discuss a development proposal for a three lot subdivision on 40 acres served by well and septic system. The site is affected by the Airport Height Overlay.

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**03/27/2024**

**10:00 - 10:45**      **PRE2024-00011**      **Imboden Lots**  
**Case Manager:**  
**Primary Engineer:**  
**Applicant:** Carlos Gandara  
**Parcel #s:** 0156518400003  
**Request:** Rezone this property from A3 to A1 and subdivide it to 12 lots total.

**8:30 - 9:15**      **PRE2024-00018**      **Emerald Farms Development Concept**  
**Case Manager:** Brayen Marin  
**Primary Engineer:** Hugo Labouriau-Lacerda  
**Applicant:** Carmen Maldonado  
**Parcel #s:** 0156700000248, 0156725100001, 0156725100002, 0156725100003, 0156725100004, 0156725100005, 0156725200003, 0156725300004, 0156725400001, 0156725400003, 0156725400004, 0156726100001, 0156726100002, 0156726100003, 0156726100004, 0156726100005, 0156726400001, 0156726400002, 0156726400003, 0156726400004  
**Request:** Conceptual review meeting to discuss a development proposal for rezoning to Residential Estate and subdivision to create up to 610 lots on 1,127 acres of land.

**9:15 - 10:00**      **PRE2024-00020**      **7061 E 80th Emissions Testing**  
**Case Manager:** Cody Spaid  
**Primary Engineer:** Laurie Clark  
**Applicant:** Arthur Ranes  
**Parcel #s:** 0172129404014  
**Request:** Conceptual review meeting to discuss a development proposal for an emissions testing center to be added to an existing site within the Commercial-5 and Airport Height Overlay Zone Districts.