

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

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**01/08/2025**

8:30 - 9:15

**PRE2024-00081**

**The Parking Spot DIA Concept**

**Case Manager:**

Lia Campbell

**Primary Engineer:**

Hugo Labouriau-Lacerda

**Applicant:**

Michael Fecco

**Parcel #s:**

0172300012004

**Request:**

Conceptual Review Meeting to discuss a development concept for the addition of a new canopy structure to be built over existing parking stalls with re-striping as necessary to obtain the most efficiency. The structure is approximately 600,000 sf in size, covering roughly 2,000 parking stalls. The site is affected by the Airport Height Overlay.

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**01/15/2025**

8:30 - 9:15

**PRE2024-00082**

**Totem Enhanced Deliverability Project**

**Case Manager:**

Brayan Marin

**Primary Engineer:**

Arthur Gajdys

**Applicant:**

Steve Gassman

**Parcel #s:**

0173100000022, 0173117100002, 0173117300001

**Request:**

Conceptual Review Meeting to discuss the limited requirements, standards, and procedures applicable to expansion of an existing Totem interstate underground natural gas storage field and facility, which is under the exclusive jurisdiction of the Federal Energy Regulatory Commission ("FERC") and the U.S. Pipeline and Hazardous Materials Safety Administration ("PHMSA"). On April 30, 2008, FERC authorized CIG to lease the Totem reservoir and authorized CIG to operate the Totem reservoir to provide interstate storage service in the Denver, Colorado area. The Totem storage facility was placed into service beginning in 2009 and has successfully operated to deliver gas into and out of the Totem reservoir.

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**12/18/2024**

10:00 - 10:45

**PRE2024-00080**

**Performance Charter School Concept**

**Case Manager:**

Nick Eagleson

**Primary Engineer:**

Matthew Emmens

**Applicant:**

Ethan Mansfield

**Parcel #s:**

0157102100003, 0157102100004, 0157102100005

**Request:**

Conceptual review Meeting to discuss a development proposal for a K-12 charter school to be located within a Planned Unit Development

8:30 - 9:15

**PRE2024-00076**

**EVRAZ Stockpile Height Conceptual Review**

**Case Manager:**

Brayan Marin

**Primary Engineer:**

Matthew Emmens

**Applicant:**

Kamille Brunwald

**Parcel #s:**

0182514100011

**Request:**

Conceptual Review Meeting to discuss a proposal to increase stockpile height from 10 feet to 30 feet. The site is zoned Industrial-3 and affected by the natural Resources and Mineral Conservation Overlays.



**Community and Economic Development Department**  
**Development Review Team Agenda**  
Thursday, December 5, 2024

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**Jen Rutter, Planning & Development Manager**

1. **RCU2024-00012 / Arvada Tennyson Sewer Project / Intergovernmental Agreement** / Intergovernmental Agreement for a sewer improvements project / Board of County Commissioners: January 28, 2025.

**Greg Barnes, Principal Planner**

1. **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 / PC: January 23, 2025, BoCC: February 18, 2025. Will be reassigned to Cody Spaid during leave.
2. **PLT2024-00006 / Wolf Creek Run West, Filing 3** / *Will be reassigned to David DeBoskey during leave.* Preliminary Plat for major subdivision to create 40 lots on 14.4 acres within the Wolf Creek Run West PUD. Portions of the site may be affected by the Natural Resources Conservation Overlay / Last Contacted Applicant: September 2024. Applicant pausing progress for a few months.
3. **PLT2024-00007 / Wolf Creek Run West, Filing 2B** / *Will be reassigned to Braynan Marin during leave.* Major Subdivision Final Plat to create 78 lots on 54 acres within the Wolf Creek Run West PUD. Resubmittal Requested / Resubmittal Requested / Last Contacted Applicant: September 2024. Applicant pausing progress for a few months.
4. **PRC2023-00020/ Todd Creek Preliminary Development Plan Amendment and Rezoning** / Parcel Numbers: 0157102100003, 0157102100004, 0157102101014, 0157103000014, 0157103300009, 0157104000006, 0157104000020, 0157104100005, 0157104200001 / *Will be reassigned to Nick Eagleson during leave.* 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 / In-Review / PC Hearing on January 9, 2025; BoCC Hearing on 02/04/2025.
5. **PRC2024-00001/ Starlight Subdivision** / 8451 Uinta Street / *Reassigned to Lia Campbell during leave.* 1. Minor subdivision to create two lots in the Residential-1-C zone district; 2. Waiver from Subdivision Design Standards waiver to reduce the infill setback requirement. The site is affected by the Airport Height Overlay / Resubmittal Required / Last Contacted Applicant: October 2024.
6. **RCU2023-00057 / Hillen Recycling/** *Will be reassigned to Braynan Marin during leave.* 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 October 2024; Granted until February 8, 2025, to resubmit.
7. **USE2023-00039 / 2001 W 52<sup>nd</sup> Office Building** / *Will be reassigned to David Wright during leave.* Change in Use Permit to establish a multi-tenant office building use in the C-4 District/ Resubmittal Required / Last Contacted Applicant: October 2024.
  8. **VSP2024-00041 / 2001 W 52<sup>nd</sup> Office Building** / *Will be reassigned to David Wright during leave.* Landscape Relief for north and east buffers and fencing / Resubmittal Required / Last Contacted Applicant: October 2024.

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

1. **PRC2024-00014 / Thompson Properties** / 0157110016007 / 1. Request to rezone approx. 4 acres from A-1, Agriculture to R-E, Residential Estate; and 2. Minor Subdivision to create two total lots / Resubmittal Required: 11/13/24.
2. **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: 08/19/24.
3. **RCU2023-00051 / O’Neill Special Trade Contractor** / 0181731300006 / Conditional Use Permit to allow a special trade contractor in the Agricultural-3 zone district / Resubmittal Required: Last contact 8/28/24.
4. **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 8/28/24.
5. **PUD2023-00015 / Crestwood Estates PUD, Amendment No. 3** / 0156519101026 / Minor Amendment to the Crestwood Estates PUD to address roofline pitch and roof materials to ensure consistency with neighborhood covenants / Inactivity Letter Sent: 08/28/24.
6. **USE2023-00038 / Unlimited Motors** / 8780 Welby Road / Change in Use to allow automobile sales in the I-1 zone district / Resubmittal Required: 8/28/24.
7. **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 / Waiting on FDP Submittal to review plat / Last contact 8/28/24
8. **PUD2023-00016 / Todd Creek Village PUD, Metro District Office Amendment** / 10450 159TH CT / Major 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. / Last contact 8/28/24
9. **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 / Resubmittal Required: 11/26/24
10. **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 / Resubmittal Required: 11/26/24

11. **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./ Resubmitted: Comments due 8/24/24
12. **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: 4/24/24
13. **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. / Waiting on CDPHE Response
14. **RCU2024-00008 / Xcel Kestrel Interconnection Project / 24600 E. Smith Rd.** / Areas and Activities of State Interest to allow Xcel Energy to extend an existing transmission line approximately 1.3 miles, of which half-mile (approx.) is located in unincorporated Adams County / Development Agreement in County Review
15. **RCU2024-00010 / Xcel F-640 Regulator / 4279 E 88<sup>th</sup> Ave** / Conditional use permit to allow the replacement of a natural gas regulator/meter station within the Agricultural-1 zone district. The site is affected by the Natural Resources Conservation and Mineral Conservation Overlay Districts / Resubmittal Required: 6/13/24; Last Contact: 11/12/24
16. **PLN2024-00002 / Adams County Master Water Plan** / Project Team Kick-Off 10/10/24 / Project Team Meeting: 12/5/24
17. **PUD2024-00006 / Sherrelwood Village PUD, Amendment No.2** / Major Amendment to the Sherrelwood Village Planned Unit Development to propose 70 townhouse dwellings / Parcel Numbers 0171928400003, 0171933100009, 0171933124057, 0171933124036, 0171933124037, 0171933124038, 0171933124039 / Resubmittal Required: 8/23/24
18. **PLT2023-00017 / Elmwood North, Filing No. 1 Minor Subdivision Final Plat** / Minor Subdivision Final Plat to create two lots within the Sherrelwood Village/Elmwood North PUD / Parcel Numbers 0171928400003, 0171933100009, 0171933124057, 0171933124036, 0171933124037, 0171933124038, 0171933124039 / Resubmittal Required: 8/23/24
19. **VSP2024-00046 / Asher Country Hills** / Variance to allow a structure coverage of 8.48% where the maximum allowed is 7.5% within the A-1 zone district / 14521 Country Hills Dr. / Resubmittal Required: 11/7/24
20. **PLT2024-00025 / Homes at Alcott Minor Subdivision** / Minor Subdivision Final Plat to create two lots in the Residential-2 zone district on 0.21 acres. / 2351 W. 56<sup>th</sup> Ave. / Resubmittal Required: 11/7/24

21. **RCU2024-00046 / Magellan Denver Pipeline Expansion** / Conditional Use Permit to allow a pipeline expansion for approx. 12 miles within Adams County / Multiple parcels / Comments Due: 12/18/24
22. **RCU2024-00040 / Kamerra** / Conditional Use Permit to allow the property to be used for outdoor storage in the Industrial-1 zone district / 34025 E. 48<sup>th</sup> Ave. / Comments Due: 12/18/24

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

1. **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/ Scheduled for Hearing PC 1/9/2025 BoCC 1/21/2025
2. **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. / Under Review / Comments Due 10/8/2024
3. **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. / Under Review. Comments due 12/28/2024
4. **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. Under Review. Comments Due 12/12/2024
5. **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 1/24/2024
6. **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 4/8/2024
7. **PLT2024-00003 / Berkeley Gardens, Block 13, Yocum Amendment / 3915 53<sup>rd</sup> Avenue / 182518107019** / Lot line adjustment to the Berkeley Gardens Subdivision to combine five existing lots into two lots within the Residential-2 zone district. Under Review. Resubmittal Required 4/25/2024
8. **PLT2024-00018 / Major Subdivision Final Plat / 3075 53<sup>rd</sup> Avenue / 182517208047** / Major Subdivision Final Plat to create 8 lots from the existing 3 parcels within the Residential-2 Zone District. Under Review. Comments Due 11/14/2024
9. **PRC2024-00008 / Gibbons Industrial Project / 7061 E. 96<sup>th</sup> Avenue / 172117004003** / 1. Comprehensive Plan Amendment to change the future land use map designation of approximately 20 acres from Agricultural Small Scale to Industrial Medium; 2. Zoning Map Amendment (Rezone) to change the zoning designation from Agricultural-1 to Industrial-2. Scheduled for hearing PC 1/9/2025 / BoCC 2/11/2025

10. **RCU2024-00026 / Camp Bow Wow Brighton / 18405 E. 152<sup>nd</sup> Avenue / 156909004024** Conditional Use Permit to allow a commercial kennel in the A-1 zone district. Under Review. Resubmittal Required 9/10/2024
11. **VAC2024-00002 / Toczek & Finesilver East 64<sup>th</sup> Avenue Vacation / 49200 E. 64<sup>th</sup> Avenue / 181500000243** Roadway Vacation of a portion of East 64<sup>th</sup> Avenue / Under Review. Scheduled for hearing BoCC 2/25/2025
12. **RCU2024-00032 / Bondarenko Equipment Repair / 14010 Peterson Rd / 0156524200001** / Conditional Use Permit to allow for agricultural equipment repair in the Agricultural-3 zone district. Under Review. Comments Due 10/28/2024
13. **USE2024-00028 / Hooker Street Outdoor Storage / 5831 Hooker St / 182508300019** / Change In Use Permit to allow an outdoor storage facility (for semi-truck trailers, dump trucks, and pick-up trucks) within the Industrial-2 zone district. / Resubmittal Required. Comments provided on 11/7/2024
14. **VAC2024-00005 / Rehfeld ROW Vacation / No address / 57302010001, 157302010002, 157302010003** / Roadway Vacation for portions of Race Street, East 162nd Avenue, and East 164th Avenue. / Resubmittal Required. Comments Provided on 11/7/2024
15. **PLN2024-00007 / Berkeley Villas Metro District** / Service Plan to establish the Berkeley Villas Metropolitan District / Resubmittal Required. Comments provided on 11/7/2024
16. **USE2024-00029 / Oak Ridge at 64<sup>th</sup> / 182508202047 / Change** in Use Permit to establish the use for multi-family dwellings in the Residential-4 zone district. The site is affected by the Mineral Conservation Overlay. Under Review. Comments Due on 1/07/2024
17. **VSP2024-00053 / Paiz 65<sup>th</sup> Setback Variance / 2441 E. 65<sup>th</sup> Pl / 0182505404031** / Variance to allow a 10 foot front setback where 20 feet is required for a principal structure within the Residential-2 zone district. Comments provided on 12/5/2024
18. **RCU2024-00045 / 8400 Steele Heavy Construction Contractor CUP / 8400 Steele St. / 0171925001003 Lot 1** / Conditional Use Permit to allow a heavy construction contractor use within the Agricultural-3 zone district on 4.9 acres. The site is affected by the Mineral Conservation Overlay. Comments Due on 12/12/2024
19. **PRC2024-00017/ Maiker Boyers Rezoning and Preliminary Development Plan / 7295 Washington St. / 0171934408003** / 1. Zoning Map Amendment (Rezoning) to change the zoning designation of 2.1 acres to Planned Unit Development; 2. Preliminary Development Plan to allow a mixed-use development including 117 dwelling units and approximately 4,200 square feet of commercial space. Comments Due on 12/26/2024

## **Lia Campbell, Planner II**

1. **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. Inactivity letter sent 10/29/2024.
2. **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

3. **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. Pending Public Hearing; Planning Commission: 11/14/2024 | Board of County Commissioners: 01/21/2025
4. **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. Inactivity letter sent 10/29/2024.
5. **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. Complete. Pending permit issuance 10/29/2024
6. **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
7. **USE2024-00002 / Riverdale Bluffs** / 0157122000012 / 226-acre, undeveloped parcel of rolling and sometimes steep prairie landscape. Resubmittal required (engineering only) 8/7/2024
8. **PRA2024-00002 / Domenico Elizabeth Variances** / 7040 Elizabeth St. / 1) Variance from the maximum allowed lot coverage of 12.5% to allow 21% lot coverage; 2) Variance from the right-of-way setback requirement to allow an accessory structure to be 5 feet where 50 feet is required; 3) Variance from the side setback requirement to allow an accessory structure to be 5 feet from the side property line. Inactivity letter sent 10/29/2024.
9. **USE2024-00012 / Copeland Precast East** / 35582 E 56<sup>th</sup> Ave / Change in Use Permit to establish a cement, cinder block, concrete, lime or plastering manufacturing use within the Industrial-1 zone district. The site is affected by the Airport Noise Overlay and the Airport Influence Zone - Restriction Area 2. Resubmittal required 11/6/2024 (engineering only).
10. **RCU2024-00014 / 3800 West 64th Avenue Rezoning / 3800 W. 64th Ave.** / Zoning map amendment (rezoning) to designate 1.4 acres as Residential-2. The site is presently zoned Residential-1-C. Pending public hearing Planning Commission: 10/24/2024 | Board of County Commissioners: 01/21/2025.
11. **PRC2024-00003 / Tapia Residences Subdivision and Rezoning / 7190 Converse Rd.** / 1. Zoning Map Amendment (Rezoning) of approximately 39 acres to Agricultural-2 from Agricultural-3; 2. Major subdivision preliminary plat to create three lots in the Agricultural-2 zone district. Resubmittal required 10/18/2024.
12. **ARP2024-00004 / 58TH & PECOS** / Administrative review permit for major upgrades to an existing cell tower. Resubmittal required 11/06/2024.
13. **VAC2024-00004 / Medlin Riverdale Vacation / 15655 Riverdale Road** / Roadway vacation for a portion of the right-of-way for Riverdale Road. The request also includes a new right-of-way dedication for Riverdale Road. Pending public hearing, Board of County Commissioners: 02/04/2025.
14. **VSP2024-00039 / 14025 Florence Court** / Special Use Permit to allow the import of 1,000 cubic yards of inert fill material over a one year period on a 2.7 acre property. The site is designated with Agricultural-1 zoning. Resubmittal required 9/27/2024
15. **PRC2024-00013/ Golden Fields Subdivision, Filing 1 Preliminary Plat and Waiver / 0156513300003** / 1. Major Subdivision Preliminary Plat to create 6 lots and

- 1 tract on 38 acres within the Agricultural-1 zone district. 2. Waiver from Subdivision Design Standards. Pending Public Hearing.
16. **VSP2024-00055 / 3330 W. 55th Avenue Accessory Dwelling Unit Variance / 3330 West 55th Avenue** / Variance to allow an accessory dwelling unit to be 896 square feet where the maximum allowed is 312 square feet within the Residential-1-C zone district. Comments due 01/02/2025.
  17. **PLT2024-00033 / Ridgeview Estates, Filing No. 2 / 0156710201015** / Final Plat for Major Subdivision to create nine lots in the Residential Estate zone district and Airport Height Overlay. Comments due 1/15/2025.

## **David DeBoskey, Planner II**

1. **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: 05/30/2024. Received email regarding status update on remaining issues. 09/03/2024
2. **USE2023-00034/ The 55th Street T&T Bar/ 281 55th 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. Review paused until outcome of VSP2024-00027
3. **RCU2023-00056 / Mustardseed Construction Vehicle Storage / 33950 E 152nd 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 05/02/2024. Resubmittal Required: 9/12/2024.
4. **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. Resubmittal Required: 10/11/2024.
5. **PLT2023-00056 / Berkeley Center Subdivision/ 6350 Federal Blvd/** 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: 09/04/2024.
6. **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: 11/11/2024. (Temporary Case Manager: David Wright)
7. **USE2024-00009 / Strasburg Community Park East/ 1866 Wagner St/** Change in Use Permit to establish a new use of public areas for recreational activities within the Industrial-2 zone district. Comments Due: 10/25/2024.
8. **VAC2024-00003/ United Water District East 132nd Avenue Vacation/East 132nd Ave & Nome Street/Roadway** Vacation to vacate a portion of East 132nd Avenue bound to the west by Brighton Road and to the east by Nome Street. Resubmittal Required: 09/06/2024
9. **RCU2024-00021/ Integrity Outdoor Storage Conditional Use Permit/ 0172131300011/** Conditional Use Permit to establish a primary use of Outdoor Storage. The property is zoned Industrial-1. The site is within the Mineral Conservation Overlay. Resubmittal Required: 9/20/2024.



10. **USE2024-00033**
11. **PLT2024-00030**
12. **PRC2024-00018**

## **Cody Spaid, Planner II**

1. **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 9/19/24
2. **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 9/23/2024
3. **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. Resubmittal Required 7/8/2024
4. **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: 5/29/2024 / Assigned to Cody Spaid.
5. **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: 9/30/2024 / Assigned to Cody Spaid.
6. **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 09/11/2024 Assigned to Cody Spaid.
7. **RCU2024-00011 / Lira Commercial Vehicle Conditional Use** / Conditional use permit to allow accessory parking and storage vehicles in excess of 7,000 pounds on a residentially used property in the Agricultural-3 zone district. The site is affected by the Airport Height and Noise Overlays. Resubmittal Required 6/24/2024
8. **PRC2024-00002 / Douglass Colony Subdivision and Rezoning / 2021 68TH AVE** / 1. Minor Subdivision Final Plat to create one lot on 3.2 acres; 2. Zoning map amendment (rezone) to designate 3.2 acres as Industrial-2. The site is currently designated as Industrial-1 with Conditions. The site is affected by the Mineral Conservation Overlay. Resubmittal Required 7/22/2024.
9. **PRC2024-00004 / Hanks Crossing Energy Project / 7110 HANKS CROSSING** / 1. Conditional Use Permit to allow a large-scale solar energy facility in the Agricultural-3 zone district; 2, Conditional Use Permit to allow a utility substation in the Agricultural-3 zone district. Portions of the site affected by the Natural Resources Conservation Overlay. The entire project consists of 2,569 acres. Resubmittal Required 8/21/2024
10. **VSP2024-00028 / Tacos Y Tortas La Preferida Food Truck Special Use Permit / 6990 FEDERAL BLVD** / Special use permit to allow a food truck to be parked on

the property for a period not to exceed five years. The site is zoned Industrial-1. Resubmittal Required 9/4/2024

11. **VSP2024-00035 / Rodriguez Pecos / 6821 Pecos Street / Variance to allow a six foot tall screen fence where the maximum height allowed is 42 inches on a residentially used property. Resubmittal Required 9/30/2024**
12. **RCU2024-00035 / Pony Station, Amendment 6 / 34301 38TH AVE / Minor Amendment to the approved Conditional Use Permit to allow additional compressors on the subject property. Comments Due 10/22/2024**
13. **VSP2024-00037 / Lemus Garage Variance on West 68th Way / 900 68TH WAY / Variance to allow an accessory structure to be located 20 feet from the front property line along West 68th Way, where the minimum required setback is 91 feet within the Residential-1-C zone district. Resubmittal Required 10/23/2024**
14. **RCU2024-00033 / Villalobos Concrete Outdoor Storage Conditional Use Permit / 8121 QUEBEC ST / Conditional Use Permit to allow outdoor storage in excess of 100% of the building area on 5.7 acres within the Industrial-1 zone district. The site is affected by the Airport Height Overlay. Comments Due 10/30/2024**
15. **PLT2024-00026 / Zuni Residences / 5231 WYANDOT ST / Plat Correction to vacate easements on the original plat. Comments Due 11/14/2024**
16. **TVM2024-00026 / Molson Coors Inert Fill**
17. **PLT2024-00022 / Grasslands**
18. **ARP2024-00010 / Crown Hyland Hills**

### **David Wright, Planner I**

1. **TVM2024-00005 / Devonshire Ditch Inert Fill / ROW South of McElwain & Devonshire / 0171925210015 / Temporary Use Permit to allow an inert fill of material within the Devonshire Square PUD. Third review comments sent to applicant 7/8. On pause due to Adams County construction activities on parcel. PW now nearing end of construction (10/17) and RTD is working on access for work. PW is requiring a signed access agreement before signing off on anything in the TVM.**
2. **TVM2024-00015 / Granite World Inert Fill / 6600 Franklin / 0182502401003 / Temporary use permit for an inert fill of less than 500,000 cubic yards of material which has already been imported on to the site. The property is currently scheduled for an upcoming rezoning hearing to change the designation to Industrial-1. The site is impacted by the Mineral Conservation Overlay. First review comments sent 6/20; waiting for resubmittal. Inactivity letter sent on 8/28- spoke with code compliance about this case and trying to get in touch with the applicant before cancelling. Have spoken with Brian week of 10/21- he has indicated he will work on documents.**
3. **TVM2024-00016 / Rodriguez Inert Fill / 14490 Country Hills Dr / 0156918000027 / Temporary Use Permit to allow for 640 cubic yards of inert material to be imported to the site over a period of less than six months and spread over an area not to exceed 8.1 acres. First review comments sent 7/29, inactivity letter sent 9/30. Called applicant 10/30 and met with him in person. He has indicated he will work on getting the required documents resubmitted.**
4. **VSP2024-00024 / Bunker-Maez / 14620 Colorado Blvd / 0157118301001 / Variance to allow an accessory structure to be located twenty (20) feet from a**

front/arterial right-of-way property line where the minimum required setback for a front property line is one hundred (100) feet and the minimum required setback from an arterial right-of-way setback is fifty (50) feet. The site is within the Agricultural-1 zone district. First submittal review comments sent out 8/1, resubmittal 10/9, plan coordination due 10/30. BOA 12/19

5. **USE2024-00021 / LOJ, LLC Office / 5399 Federal / 0182517208021** / Change in Use Permit to allow office use in the Commercial-5 zone district. First submittal comments sent 7/24, waiting for resubmittal. Have spoken with applicant about some of their comments and they may request administrative variance for landscaping. Checked in as recently as 10/30- applicants will need to obtain change in occupancy for part of building and they are working on it with building safety.
6. **PRA2024-00006 / Haddad Zuni Accessory Dwelling Variances / 14920 Zuni St. / 0157316202013** / 1. Variance to allow an accessory structure to have a 40' front property line setback where 100' from the front property line is required; 2. Variance to allow an accessory structure to have a 49' front property line setback where 100' from the front property line is required; 3. Variance to allow for a 2,000 square foot Accessory Dwelling Unit (ADU) where the maximum area allowed is 1,500 square feet; 4. Variance to allow a detached ADU to be located in front of the front structure line of the primary dwelling where an ADU is required to be setback at least 10' to the rear of the front structure line. The site is designated with Agricultural-2 zoning. Originally a single variance case, switched to PRA and has gone through communication with applicant. First review comments sent 11/25.
7. **VSP2024-00029 / Pacheco Edison ADU Setback Variance / 8641 Edison St. / 0171926204013** / Variance to allow an accessory dwelling unit to have a front setback equal to the principal dwelling setback. Section 4-03-03-02-01-5H of the Adams County Development Standards requires accessory dwelling units be setback 10 feet behind the front structure line of the principal dwelling. Plan coordination sent 9/5; RCC 9/11. Waiting for re-submittal as of 9/11- applicant applied for building permit for ADU, but had some things going on that needed edits. Currently working with applicant and BSD to resolve before closing.
8. **USE2024-00026 / Berkeley Villas Development Change-in-Use Permit / 2912 W 56<sup>th</sup> Ave. / 0182517103065** / Change-in-Use Permit to establish the use for townhouses and associated subdivision tracts for the Berkeley Villas Development. The site is zoned Transit Oriented Development. First review comments sent 10/17. Second review comments sent 11/21.
9. **TVM2024-00023 / Inert Fill Xcel Energy 4279 E 88<sup>th</sup> Avenue / 0172119300008** / Temporary Use Permit for 267 cubic yards of inert fill material to be imported to the site over a period of two months and spread over an area of 0.32 acres. First review comments sent 10/22.
10. **VSP2024-00045 / Gabriel East 152<sup>nd</sup> Place Swimming Pool Variance / 1957 W 152<sup>nd</sup> Place / 0157309003021** / Variance request for a swimming pool to be located between the principal structure and the street in the Agricultural-1 zone district. Plan coordination due 11/4; BOA 12/19.
11. **TVM2024-00024 / Bunker Maez Colorado Inert Fill TUP / 14620 Colorado / 0157118301001** / Temporary use permit to allow the inert fill of 52 cubic yards of inert material and spread over a 9,000 square foot area. The import of material is expected to take fewer than six months. Plan coordination due 11/12.

12. **TVM2024-00027 / Morales Family Christmas Trees TUP / 5200 Sheridan / 0182518206004** / Temporary Use Permit to allow the sale of Christmas trees on a property zoned Commercial-4 and affected by the Flammable Gas Overlay and the Mineral Conservation Overlay. First submittal review comments sent 11/21. In second review.
13. **RCU2024-00048 / GEI Outdoor Storage Height Conditional Use Permit / 7000 96<sup>th</sup> Ave. / 0172120009003,4,5** / Conditional Use Permit to allow outdoor storage to exceed the required screen fence height within the Industrial-2 zone district and the Mineral Conservation Overlay. Plan coordination due 12/31.

**John Stoll, Long-Range Principal Planner**

1. **PLN2024-00006 / Dorado Imboden / 14551 Imboden Road / 0156518400003**  
Comprehensive Plan Amendment to change the future land use designation from Agricultural Large Scale to Residential Low.

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

**Greg Dean, Oil & Gas Liaison**

1. **OGF2024-00001 / Wakeman Pad on Powhatan** / 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/ Resubmitted – Comments Due 06/04/24
2. **USR2024-00001**
3. **OGF2024-00002 / Conner 19-18 Wellpad**

**Conceptual Review Cases for following week**

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time

**End of 1st Referral Period Discussion**

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
RCU2024-00046	Magellan Denver Pipeline Expansion	Parcel: 017250000003; 12 miles in all	Conditional Use Permit to allow a pipeline expansion for approximately 12 miles within Adams County.	Nick / Matt	
RCU2024-00040	Kamerra Outdoor Storage	34025 E 48th Avenue	Conditional Use Permit to allow the property to be used for outdoor storage in the Industrial-1 zone district and the Airport Influence Zone.	Nick / Hugo	

**Cases to be Scheduled for Public Hearings**

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
PRC2024-00013	Golden Fields Subdivision, Filing 1	156513300003	1. Major Subdivision Preliminary Plat to create 6 lots and 1 tract on 38 acres within the Agricultural-1 zone district. 2. Waiver from Subdivision Design Standards	Lia / Laurie	PC: 2/13 BoCC: 3/25
PRC2024-00017	Maiker Boyers	7295 Washington St	1. Zoning Map Amendment (Rezoning) to change the zoning designation of 2.1 acres to Planned Unit Development; 2. Preliminary Development Plan to allow a mixed-use development including 117 dwelling units and approximately 4,200 square feet of commercial space.	Brayan / Caio	
PRA2024-00006	Haddad Zuni Accessory Dwelling Unit Variance Requests	14920 Zuni St.	1. Variance to allow an accessory structure to have a 40' front property line setback where 100' from the front property line is required; 2. Variance to allow an accessory structure to have a 49' front property line setback where 100' from the front property line is required; 3. Variance to allow for a 2,000 square foot Accessory Dwelling Unit (ADU) where the maximum area allowed is 1,500 square feet; 4. Variance to allow a detached ADU to be located in front of the front structure line of the primary dwelling where an ADU is required to be setback at least 10' to the rear of the front structure line. The site is designated with Agricultural-2 zoning.	David W. / Caio	BOA: 1/16

**Other Projects & Discussion Items**

Discussion Topic	Associated Property Location	Staff Lead