

02/12/2025

8:30 - 9:15

PRE2025-00003

Ancon Services Colorado Facility

Case Manager:

Nick Eagleson

Primary Engineer:

Matthew Emmens

Applicant:

Tobi Moore

Parcel #s:

0172116401003

Request:

Ancon Marine Inc. d/b/a Ancon Services ("Ancon") seeks confirmation that operation of its hazardous and non-hazardous waste transfer and transportation facility at 8221 E 96th Ave. in Henderson, Colorado (the "Parcel") is an allowed use under the Adams County Development Standards and Regulations Section 3-07-01.



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

Jen Rutter, Planning & Development Manager

Greg Barnes, Principal Planner

1. **PLT2023-00055 / Country Club Ranchettes, Filing 1, Amendment 1 / 30385, 30300, 30375, and 30400 E 161st 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. **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.
5. **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.
6. **USE2023-00039 / 2001 W 52nd 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.
7. **VSP2024-00041 / 2001 W 52nd 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. 70th 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 / Resubmitted: Comments due 1/21/25**
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 1/15/25.**
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 1/15/25.**
5. **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.**
6. **PLT2022-00056 / Todd Creek Village Minor Subdivision / 10450 159th 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**
7. **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 1/7/25**
8. **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 / Resubmitted, Comments due: 2/6/25**
9. **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 / Resubmitted, Comments due: 2/6/25**
10. **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**
11. **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**
12. **EXG2024-00002 / Conservations Services Bennett Facility / 41800 E 88th Ave / Certificate of Designation for the continuation of an existing asbestos and non-**

- hazardous liquid solidification disposal facility in the A-3 and AHO. / Schedule for Hearing
13. **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 / Scheduled for Hearing: PC: 1/23; BoCC: 2/25
 14. **RCU2024-00010 / Xcel F-640 Regulator / 4279 E 88th 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
 15. **PLN2024-00002 / Adams County Master Water Plan** / Project Team Kick-Off 10/10/24 / Technical Advisory Committee Meeting: 2/19/25
 16. **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: Last contact 12/20/24
 17. **PRC2024-00012 / Elmwood North, Filing No. 1** / 1. Minor Subdivision Final Plat to create two lots within the Sherrelwood Village/Elmwood North PUD; and 2. Plat Vacation to vacate the approval of PLT2022-00042 known as Elmwood North Filing 1 due to unpaid collateral / Parcel Numbers 0171928400003, 0171933100009, 0171933124057, 0171933124036, 0171933124037, 0171933124038, 0171933124039 / Resubmitted: Comments due 2/4/25
 18. **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. / BOA: 2/20/25
 19. **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. 56th Ave. / Resubmittal Required: 11/7/24
 20. **RCU2024-00046 / Magellan Denver Pipeline Expansion** / Conditional Use Permit to allow a pipeline expansion for approx. 12 miles within Adams County / Multiple parcels / Resubmittal Required: 1/8/25
 21. **RCU2024-00040 / Kamerra** / Conditional Use Permit to allow the property to be used for outdoor storage in the Industrial-1 zone district / 34025 E. 48th Ave. / Resubmittal Required: 1/15/25
 22. **VSP2025-00004 / Perf 88 Relief from Landscaping** / Request for relief from landscaping to operate parking lot use / 6300 East 88th Ave. / Comments due: 2/17/25
 23. **PLT2025-00006 / Seltzer Heights Filing No.1** / Preliminary Plat to create 205 lots and 8 tracts on approximately 227 acres / Comments due: 3/5/25

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 3/18/2025
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 2/27/2025
 3. **PRC2023-00026 / 53rd and Tennyson ROW Final Plat and Vacation / 4301 W. 53rd 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. / Comments provided on 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. Resubmittal Required. Comments provided 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. Inactivity Notice Sent 1/9/2025
 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. **PLT2024-00018 / Major Subdivision Final Plat / 3075 53rd Avenue / 182517208047 /** Major Subdivision Final Plat to create 8 lots from the existing 3 parcels within the Residential-2 Zone District. Resubmittal Required. Comments provided 1/23/2025
 8. **PRC2024-00008 / Gibbons Industrial Project / 7061 E. 96th 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
 9. **RCU2024-00026 / Camp Bow Wow Brighton / 18405 E. 152nd Avenue / 156909004024** Conditional Use Permit to allow a commercial kennel in the A-1 zone district. Under Review. Resubmittal Required 9/10/2024. Inactivity Notice Sent 1/9/2025
 10. **VAC2024-00002 / Toczek & Finesilver East 64th Avenue Vacation / 49200 E. 64th Avenue / 181500000243** Roadway Vacation of a portion of East 64th Avenue / Under Review. Scheduled for hearing BoCC 2/25/2025
 11. **RCU2024-00032 / Bondarenko Equipment Repair / 14010 Peterson Rd / 0156524200001 /** Conditional Use Permit to allow for agricultural equipment repair in the Agricultural-3 zone district. Resubmittal Required. Comments provided on 10/28/2024.
 12. **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
13. **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
 14. **PLN2024-00007 / Berkeley Villas Metro District** / Service Plan to establish the Berkeley Villas Metropolitan District / Under Review. Comments Due on
 15. **USE2024-00029 / Oak Ridge at 64th / 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
 16. **VSP2024-00053 / Paiz 65th Setback Variance / 2441 E. 65th PI / 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
 17. **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
 18. **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
 19. **PRA2024-00005 / Cox Harvest Hangar Variances / 15849 Harvest Ct. / 0156707104027** / 1. Variance to allow an accessory structure to be 10 feet from a side property lines, where a minimum of 14 feet is required; 2. Variance to allow a lot coverage of 22.23% where the maximum allowed structure coverage is 7.5%. The site is located within the Agricultural-1 zone district. The site is affected by the Airport Height and Airport Noise Overlays. Under Review / Comments Due 1/8/2025
 20. **VSP2025-00001 / Xcel Green Valley Substation Fence Variance / 0156534300001** / Xcel Energy is proposing to replace the existing eight-foot-tall chain-link fence around the perimeter of the Substation with 1,970 linear feet of ten-foot tall, expanded metal/mesh fencing as a necessary security measure. Additionally, Xcel Energy proposes to install one new automatic expanded metal cantilever gate to replace the existing twenty-foot manual swing gate at the main site entrance and implement various other security improvements. Under Review / Comments Due on 2/13/2025

Lia Campbell, Planner II

1. **USE2023-00031 / Ace Hardware** / 401 E 58th 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. **RCU2023-00062 Ace Hardware Rezoning / 401 E 58th 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.**
4. **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**
5. **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**
6. **USE2024-00002 / Riverdale Bluffs / 0157122000012 /226-acre, undeveloped parcel of rolling and sometimes steep prairie landscape. Resubmittal required (engineering only) 8/7/2024**
7. **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.**
8. **USE2024-00012 / Copeland Precast East / 35582 E 56th 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).**
9. **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. Review complete; Pending Public Hearing – Planning Commission: 02/27/2025 | Board of County Commissioners: 03/25/2025**
10. **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. Approved, pending signing and recording of plat.**
11. **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**
12. **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 – Planning Commission: 02/13/2025 | Board of County Commissioners: 03/25/2025**

13. **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. Resubmittal required 1/15/2025.
14. **PLT2024-00035 / Acres of Promise Subdivision – Amendment No. 1 / 15100 Watkins Road** / Minor subdivision final plat to create two 4.43-acre lots in the Agricultural-1 (A-1) zone district. Comments due 2/21/2025.
15. **VSP2025-00006 / Transwest Quick Lube Variance** / Variance to allow a 50-foot right-of-way setback in the I-2 zone district where 75 feet is required. Comments due 2/28/2025.
16. **RCU2025-00003 / Bennett Station Lateral Proposed Gas Line** / An amendment to the approved Matador Pipeline and CDP Facility (Bennett Station) Conditional Use Permit to include the Bennet Station Lateral, which would be a natural gas pipeline and crude oil pipeline being installed within the existing Bennett Station parcel. Comments due 2/07/2025.

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. Applicant has discussed plan with Staff.
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. Due to the approval of VSP2024-00027 applicant is working on this application within one year of variance approval: 11/21/24
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. Comments Due: 2/20/2025.
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: 10/11/2024. Met with Applicants 1/23/2025. Granted Extension to Resubmit.
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: 1/23/25
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. Resubmittal Required: 11/11/2024.
7. **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. The applicant has emailed with project updates.

8. **USE2024-00033/ QuikTrip E. 96th Ave/ 7281 96th Ave/**Change in Use Permit for a gas station (automobile service station) and retail convenience store use in the Industrial-2 and Mineral Conservation Overlay zone districts. Resubmittal Required: 12/20/2024
9. **PLT2024-00030/ Dalfen Industrial Subdivision Final Plat/**Minor subdivision final plat to create one lot of approximately 6.8 acres within the Industrial-2 zone district. The site is affected by the Mineral Conservation Overlay. Comments Due: 02/12/2025
10. **PRC2024-00018/ Little Pecos Subdivision and Rezoning/ 2051 56th Ave/** 1. Minor Subdivision Final Plat to create a single lot subdivision on 3.3 acres. 2. Zoning map amendment (rezone) to change the zoning designation of approximately 2.5 acres from Residential-1-C to Industrial-2. Resubmittal Required: 01/02/2025
11. **VSP2024-00056/ 1500 Solana Drive Side Setback Variance/1500 Solana Dr/** Variance request to allow a 2-foot side setback in the R-1-C district where a 5-foot setback is required. Resubmittal Required: 01/31/2025
12. **RCU2025-00002/ Sand Creek Farms Renewal / 0181103400002/** A Conditional Use Permit to continue sand extraction in the A-3, Agricultural zone district. Comments Due: 02/20/2025
13. **USE2024-00037/ Lighthouse Transportation Construction Yard/ 811 W 56th Ave/** Change of use permit at 811 W. 56th Ave to allow a storage yard, area for pre-fabrication, warehousing, and vehicle maintenance. Comments Due: 03/05/25

Cody Spaid, Planner II

1. **RCU2023-00006 / Tail Waggin' /** 43200 136th 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/license 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- 2nd Staff comments sent to applicant 1/2.
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. Left message 1/6.
4. **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 are trying to figure out how to comply with landscaping standards. Sent follow-up email 1/6.
5. **USE2024-00026 / Berkeley Villas Development Change-in-Use Permit / 2912 W 56th 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. 3rd Review plan coordination due 1/31, but could change because of administrative relief application.
6. **TVM2024-00023 / Inert Fill Xcel Energy 4279 E 88th 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. Follow-up email 1/6.
7. **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. Comments sent to applicant- variance for this TVM was approved and they are working through this one and BDP.
8. **RCU2024-00048 / GEI Outdoor Storage Height Conditional Use Permit / 7000 96th 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. Comments sent to applicant- RCC 1/7.
9. **USE2024-00031 / 5711 Hooker St. Change in Use / 5711 Hooker St. / 0182508300028 /** Change of Use to establish parking of concrete mixers in the I-2 zone district. Plan coordination sent 2/6, waiting for resubmittal.
10. **VSP2025-00003 / Berkeley Villas Landscape Relief / 2912 W 56th Ave / 0182517103065 /** Associated permit USE2024-00026- Trumark Homes is requesting an Administrative Relief Landscaping request from the County's Subdivision Design

Standards to reduce the tree requirement required by Bufferyard C as noted in Section 4-19-06-01 and Street Frontage Landscape requirements noted in 4-19-07-01. Plan Coordination due 2/18- case is connected to USE2024-00026.

11. **ARP2025-00002 / Sanchez Commercial Vehicle Parking / 15580 E 144th Ave / 0156920200002** / The request is to store one commercial vehicle on the property in association with a home occupation. A Special Use Permit has been submitted to request up to three total commercial vehicles. Plan Coordination due 2/24, RCC 2/26.
12. **VSP2025-00005 / Sanchez Commercial Vehicle Parking SUP / 15580 E 144th Ave / 0156920200002** / The request is to store three commercial vehicles on the property in association with a home occupation. An Administrative Review Permit has been submitted to request one commercial vehicle. Plan Coordination due 2/24.
13. Temporarily covering the following cases for Greg Barnes: USE2023-00039 / 2001 W 52nd 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.
14. **VSP2024-00041** / 2001 W 52nd 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.

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. Pending Public Hearing: Planning Commission February 27, 2025 and Board of County Commissioners March 18, 2025.

Ella Gleason, Sr. Long Range Planner

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/ 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
PRE2025-00001	Randev Storage Development	0157136000021	Proposal to rezone from A-3 to allow for indoor/outdoor storage in addition to the existing home.	David W/Laurie	2/19 @ 8:30am
PRE2025-00005	409 W. 66th Mobile Office Utility Connections	409 W. 66th Way	Two mobile offices are requested at 409 W. 66th Way	Lia / Stve	2/19 @ 9:15am
End of 1st Referral Period Discussion					
Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	
VSP2025-00001	Xcel Green Valley Substation Fence Variance	156534300001	Xcel Energy is proposing to replace the existing eight-foot-tall chain-link fence around the perimeter of the Substation with 1,970 linear feet of ten-foot tall, expanded metal/mesh fencing as a necessary security measure. Additionally, Xcel Energy proposes to install one new automatic expanded metal cantilever gate to replace the existing twenty-foot manual swing gate at the main site entrance and implement various other security improvements.	Brayan / Caio	RCC: 2/19 @ 10:45 AM
VSP2025-00002	Osceola Duplex Lot Size Variance	5390 OSCEOLA ST	Request for Variance to allow a 6,650 square-foot duplex lot in the R-2 zone district where 7,000 square feet is required.	Cody / Steve	
Cases to be Scheduled for Public Hearings					
Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
PRC2024-00004	Hanks Crossing Energy Project	#0173700000042	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.	Cody/Steve	PC: 3/13 4/1? BoCC:
Other Projects & Discussion Items					
Discussion Topic			Associated Property Location	Staff Lead	
CED Compliance for CUP and USE Permits				Grace	
PrimeGov Expectations				Jen	