

Conceptual Review Cases for following week

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
PRE2024-00052	Chaffee Park Duplexes	0182517102025	Conceptual review meeting to discuss a development proposal for (2) two family dwelling units at 2600 West 56th Avenue. Resulting in in a total of 4 dwelling units on a 16,293 SF lot.	Brayan / Hugo	Aug. 7 at 8:30 am

End of 1st Referral Period Discussion

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng
VSP2024-00024	Bunker-Maez	14620 Colorado Blvd	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.	David W / Hugo

Cases to be Scheduled for Public Hearings

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
RCU2024-00009	D+K Rezoning on Cavanaugh Road	2491 Cavanaugh Rd	Zoning map amendment (rezone) to change the zoning designation of two lots totaling approximately 91 acres to Industrial-2 (I-2) from Agricultural-3 (A-3). The site is located within the Airport Influence Zone (AIZ), but is not affected by any of the AIZ's restriction areas.	Lia / Laurie	Just discussing this case for completeness. Will schedule for hearings on August 15th DRT

Other Projects & Discussion Items

Discussion Topic	Associated Property Location	Staff Lead
Telecommunications Towers	n/a	Jen / David W.



Community & Economic Development Department
Development Review Team Agenda
Thursday, August 1, 2024

Greg Barnes, Principal Planner

1. **PLT2023-00041 / Wolf Creek Run West, Filing 2A /** 2800 Oxley Place / Minor Subdivision Final plat to create 108 lots on 180 acres in the Wolf Creek Run West PUD / Resubmittal Required / BoCC Consent Agenda: 09/03/2024
2. **PLT2023-00046 / Hardin Subdivision /** Final Plat for major subdivision to create 34 lots and associated tracts in the Residential-2 zone district / Resubmittal Required / Last Contacted Applicant: July 2024
3. **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 / Resubmittal Required / Last Contacted Applicant: July 2024
4. **PLT2024-00006 / Wolf Creek Run West, Filing 3 /** 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. Resubmitted / In-Review – Comments Due: 08/09/2024
5. **PLT2024-00007 / Wolf Creek Run West, Filing 2B /** Major Subdivision Final Plat to create 78 lots on 54 acres within the Wolf Creek Run West PUD. Resubmittal Requested / In-Review – Comments Due: 08/19/2024
6. **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. BoCC Consent: 09/10/2024
7. **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 / Last Contacted Applicant: July 2024
8. **PRC2024-00001/ Starlight Subdivision /** 8451 Uinta Street / 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: July 2024
9. **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 April 2024
 10. **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 July 2024
 11. **RCU2024-00013 / Riverdale Regional Park Rezoning /** 9600 Henderson Road / Rezoning of approximately 1,100 acres to Regional Park (RP) from A-3. Site is affected by NRCO and MCO / BoCC: 08/20/2024.
 12. **RCU2024-00015 / Copeland Precast East /** 35582 East 56th Ave / Conditional use permit application to allow accessory outdoor storage in excess of 100% of the building area within the Industrial-1 zone district. The site is also affected by the Airport Influence Zone and the Airport Noise Overlay / Resubmittal Required / Last Contacted Applicant – July 2024.
 13. **USE2023-00039/2001 W 52nd 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 / Last Contacted: June 2024
 14. **VSP2024-00018 / Quintana Hernandez Brighton Setback Variance /** 12199 Brighton Rd / Variance to allow a side setback to be 4 feet where 10 feet is required. The property is zoned Agricultural-3 and is impacted by the Mineral and Natural Resources Conservation Overlays / Resubmittal Required / Resubmitted & In Review: Comment Due 08/05/2024.

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 / Last contact with applicant: 06/12/24
2. **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: 6/20/24
3. **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 / Resubmittal Required: 8/31/23: Working on stormwater issues.
4. **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

5. **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 3/25/24**
6. **VSP2023-00034 / Brannan Concrete Batch Plant Special Use Permit / 0182510200040, 0182510200042, 0182510200048 / Special Use Permit for operation of a concrete batch plant / BOA: 8/1/24**
7. **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 / PC: 7/25; BoCC: 8/20**
8. **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 / Resubmittal Required 2/1/24 / Last Contact 4/2/24**
9. **USE2023-00038 / Unlimited Motors / 8780 Welby Road / Change in Use to allow automobile sales in the I-1 zone district / Resubmitted: Comments due 8/12/24**
10. **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 / Last contact 2/1/24**
11. **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.**
12. **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 / Last Contact 5/16/24**
13. **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 / Last contact: 5/16/24**
14. **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**
15. **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
16. **RCU2023-00066 / Kamerra / Zoning map amendment (rezoning) to change the zone district designation of approx. 11 acres from Agricultural-2 to Industrial-1. / PC: 8/8/24; BoCC 9/3/24**
 17. **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. / Resubmittal required: 3/28/24**
 18. **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 / Resubmittal Required: 6/13/24**
 19. **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**
 20. **PLN2024-00002 / Adams County Master Water Plan / Contract agreement to BoCC: 8/13/24**
 21. **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 / Comments due: 8/21/24**
 22. **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 / Comments due: 8/21/24**
 23. **USE2024-00015**

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 6/27 BoCC 7/23/**
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. / Resubmittal Required 3/15/2024**
3. **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 / hearing continued PC 6/27 BoCC 7/30.**

4. **PLT2023-00026 / Rosebud Gardens Replat, Lots 1-2 / 5595 Federal Blvd /** Lot line adjustment to reconfigure two existing lots. / Resubmittal Required 11/16/2023
Inactivity Letter sent on 4/18/2024
5. **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.
6. **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. / Under Review / Resubmittal Required 4/8/2024
7. **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 / Scheduled for hearing 8/15/2024
8. **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 / Inactivity Letter sent 7/22/2024
9. **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
10. **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
11. **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) Scheduled for DRT discussion. 5/28
12. **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. 5/30/2024
13. **PRC2023-00013 / Oaks Ridge on 64th (Formerly 64th 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. Scheduled for hearing PC 7/11 / BoCC 8/06
14. **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
 15. **PLT2024-00003 / Berkeley Gardens, Block 13, Yocum Amendment / 3915 53rd 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 3/27/2024
 16. **PLT2024-00018**

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. Resubmittal Required 10/6/2012.
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. Resubmittal required 4/02/2024.
4. **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. Resubmittal required 12/12/23.
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. Resubmittal required 1/08/2024
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. **PRA2024-00001 / Cdebaca / 1310 E 73rd Ave /** 4 variances for an RV storage accessory structure / Resubmittal Required 3/8/2024
8. **USE2024-00002 / Riverdale Bluffs / 0157122000012 /** 226-acre, undeveloped parcel of rolling and sometimes steep prairie landscape. Resubmittal comments due 8/7/2024
9. **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. Resubmittal required 4/12/2024.

10. **VSP2024-00012 / Barajas Vallejo Setback Variance / 8389 Vallejo St.** / Variance to allow a side corner setback of approximately 4 feet for a principal structure where the minimum required setback is 20 feet within the Residential-1-C zone district. Pending public hearing 8/15/2024.
11. **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 5/3/2024.
12. **VSP2024-00017 / Aberle Magnolia / 16688 Magnolia St** / Variance to allow an accessory structure to be located 10 feet from a side property line where a minimum side setback of 20 feet is required within the Residential Estate zone district. Pending public hearing 8/15/2024.
13. **RCU2024-00009 / D+K Rezoning / 2491 Cavanaugh Rd.** / Zoning map amendment (rezone) to change the zoning designation of two lots totaling approximately 91 acres to Industrial-2 (I-2) from Agricultural-3 (A-3). The site is located within the Airport Influence Zone (AIZ) but is not affected by any of the AIZ's restriction areas. Resubmittal comments due 8/6/2024.
14. **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 Rresidential-1-C. Comments due 7/19/2024.
15. **PLT2024-00015 / Golden Fields Subdivision, Filing 1 Preliminary Plat / 0156513300003** / Major Subdivision Preliminary Plat to create 6 lots and 1 tract on 38 acres within the Agricultural-1 zone district. Resubmittal required 7/19/2024.
16. **PRC2024-00003 / Tapia / 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. Comments due 8/16/2024.
17. **TVM2024-00020 / Morales / 5200 Sheridan** / Temporary Use Permit to allow a chile stand in the Commercial-4 zone district. The site is affected by the Flammable Gas and Mineral Conservation Overlays. Comments due 8/6/2024.

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.
2. **RCU2023-00033/ Menjivar Delgado Truck Storage/ 24141 152nd 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. Resubmittal Required: 05/03/2024.
3. **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
4. **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.
 5. **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. PC Hearing: 08/08/24
 6. **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: 05/30/2024.
 7. **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. Potentially to be Canceled by Applicant. Inactivity Letter Sent: 04/09/2024. Extension discussed.
 8. **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: 02/02/2024. Resubmittal Required: 05/09/2024.
 9. **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: 06/28/2024.
 10. **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. Resubmittal Required: 07/16/2024. Review paused until outcome of PLT2024-00012
 11. **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. Resubmittal Required: 07/16/2024. Review paused until outcome of PLT2024-00012
 12. **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. Resubmittal Required: 6/17/2024.
 13. **PLT2024-00004 / Oak Drive Estates Final Plat/ 0181526400003/** Major subdivision final plat to create three lots on 35 acres within the Agricultural-2 zone district. An associated preliminary plat and rezoning was approved by the Board of County Commissioners on February 27, 2024. Pending Public Hearing

14. **VSP2024-00015/ West Fork Ranch Meteorological Tower Height Variance/ 0155300000076/** Variance to allow a non-agricultural structure to be approximately 196 feet in height where the maximum structure height allowed is 35 feet within the Agricultural-3 zone district. Resubmittal Required: 05/30/2024
15. **PLT2024-00012/ Petco Dahlia Subdivision/ 7627 Dahlia/** Minor Subdivision Final Plat to combine two lots on 2 acres in the Industrial-1 and Industrial-2 zone districts. Comments Due: 07/19/2024
16. **VSP2024-00027 / The 55th Street T & T Bar Parking Variance /281 55th Ave/** Request to reduce the required number of parking spaces for a nightclub use from 81 spaces to 56 spaces. The site is zoned Industrial-1 and is affected by the Flammable Gas Overlay and the Mineral Conservation Overlay. Comments Due: 08/16/2024

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 2/8/24. Inactivity Letter sent on 7/24/2024
2. **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. Inactivity Letter sent on 7/24/2024
3. **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. Resubmittal Required 2/21/2024. Inactivity Letter sent on 7/24/2024
4. **PLT2023-00039 / H & L / 12150 112th Avenue /** Lot line vacation (plat correction) to vacate internal lot lines combining three lots into a single lot. Resubmittal Required 5/29/2024.
5. **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. Inactivity Letter sent on 7/24/2024
6. **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 5/30/2024
7. **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

8. **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: 3/5/2024 / Assigned to Cody Spaid. Inactivity Letter sent on 7/24/2024
9. **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 03/25/2024 Assigned to Cody Spaid. Inactivity Letter sent on 7/24/2024
10. **USE2024-00006 / 8777 Brighton Automotive** / Change in Use Permit to establish an Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops within a multi-tenant building in the Industrial-2 zone district. The site is affected by the Mineral Conservation Overlay District. Resubmittal Required 5/13/2024
11. **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
12. **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.
13. **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. Comments Due 8/20/2024
14. **VSP2024-00028**

David Wright, Planner I

1. **TVM2024-00008 / 5200 Sheridan Blvd. Inert Fill / 0182518206004** / Temporary Use Permit for inert fill to allow 6,000 cubic yards of fill material to be imported over a six-month period and spread over a 7 acre area. 2nd Review comments sent 6/26; waiting for third submittal.
2. **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.
3. **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.

4. **VSP2024-00021 / Boese Barn Setback Variance / 1572 152nd Ave / 0157316004054** / Variance to allow an accessory structure within 32 feet of a front property line, where a minimum setback of 100 feet is required within the Agricultural-1 zone district. First review comments sent 6/26; RCC is 7/10. Waiting on resubmittal.
5. **VSP2024-00023 / Munoz Sundown Fence / 484 Sundown Ln / 0171927326015/** Variance to allow a 6-foot tall screen fence where the maximum allowed height is 42 inches. The property is zoned Residential-1-C. Second submittal coordination due 8/15.
6. **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, waiting for resubmittal.
7. **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. Plan coordination due 8/5.
8. **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.
9. **ARP2024-00006 / Vertical Bridge US-CO-5198 / Unaddressed / 0172105200004 /** Administrative Review Permit to erect a 100'-0" monopole tower with a 4'-0" lightning rod for a total height of 104'-0" along with support equipment to be located within a 50'-0" x 50'-0" fenced ground area in the Agricultural-1 zone district. Plan coordination due 8/5.
10. **TVM2024-00019 / Bergman Remediation / 25900 160th Ave. / 0156708100001 /** Temporary use permit to allow the import of 10,000 cubic yards of clean fill over a period not to exceed six months and spread over an area not to exceed ten acres. The site is located within the Agricultural-3 zone district, Airport Noise Overlay, and Airport Height Overlay. Plan coordination due 8/13
11. **VSP2024-00026 / Haddad Zuni Accessory Dwelling Variance / 14920 Zuni St. / 0157316202013 /** Variance to allow a 2,000 square feet accessory dwelling unit where the maximum area that is allowed is 1,500 square feet within the Agricultural-2 zone district. Case paused- additional variances needed, applicant considering next steps.
12. **TVM2024-00021 / Pete Rock Remediation Inert Fill / 15000 Piccadilly Rd. / 0156900000161 /** Temporary Use Permit to allow for the import of 10,000 cubic yards of inert fill material over a two week period of time. The overall area which the material is proposed to be spread does not exceed ten acres. The site is located within the Agricultural-3 zone district, and within the Airport Height, Airport Noise, and Natural Resources Conservation Overlays. / Plan Coordination Due 8/26

13. **TVM2024-00022 / Rainbow Remediation Inert Fill / 25600 E 160th Ave. / 156708200003** / Temporary Use Permit for inert fill of 10,000 cubic yards of material to be imported to the site over a two week period and spread over an area not to exceed one acre. Plan Coordination due 8/27
14. **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 due 9/5.

John Stoll, Long-Range Principal Planner

1. **PLN2024-00003 / Gibbons Industrial**

Ella Gleason, Sr. Long Range Planner

2. **PLN2024-00005 / Fox Brighton**

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**

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

07/31/2024

8:30 - 9:15

PRE2024-00050

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Reynoso Child Care Center

Brayan Marin

Arthur Gajdys

Ivonne Reynosa

0157316001015

Conceptual review meeting to discuss a proposal for a Day Care Center use within the A-1 zone district. Portions of the site are affected by the Natural Resources Conservation Overlay.

9:15 - 10:00

PRE2024-00051

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Logic HVAC

Lia Campbell

Matthew Emmens

Garrett Goodlin

0172128212012

Conceptual Review Meeting to discuss a development proposal for a office and industrially-used structure within the Industrial-1 zone district. The site is affected by the Airport Height Overlay.

08/07/2024

8:30 - 9:15

PRE2024-00052

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Chaffee Park Duplexes

Brayan Marin

Hugo Labouriau-Lacerda

Peter Pappas

0182517102025

Conceptual review meeting to discuss a development proposal for (2) two family dwelling units at 2600 West 56th Avenue. Resulting in in a total of 4 dwelling units on a 16,293 SF lot.

08/21/2024

8:30 - 9:15

PRE2024-00053

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Jorge Eguiarte Subdivision

Nick Eagleson

Steve Krawczyk

Jorge Eguiarte

0157103300006

Conceptual Review Meeting to discuss a development concept for a subdivision creating three lots. The site is currently zoned A-1.