

Conceptual Review Cases for following week					
Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
PRE2025-00025	Bennett Creek Ranch Gravel Pit	0181524200001	Request to amend a CUP for a gravel pit	Greg Barnes (for Nick Eagleson) / Laurie Clark	5/14 @ 8:30 am
PRE2025-00027	Maiker Broadway	0171934300005	Conceptual review meeting to discuss a concept for 64 units of new housing: 44 of age-restricted in a multifamily building and 20 townhomes. Also a new road bifurcating the site with a new	Greg Barnes / Matt Emmens	5/14 @ 9:15 am
PRE2025-00028	Big Bronco	0181700000006, 0181700000009, 0181700000010, 0181700000022, and others	Conceptual review meeting for a large-scale solar energy facility known as the Big Bronco Energy Project encompassing approximately 2,800 acres of leased privately-owned land.	Cody Spaid / Fernando Rodriguez	5/14 @ 10 am
End of 1st Referral Period Discussion					
Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	
PRA2025-00003	Cox Harvest Hangar Variances	15849 Harvest Rd	1. Variance to allow an accessory structure to be 10 feet from a side property lines, where a minimum of 10 feet is required; 2. Variance to allow a lot coverage of 16.6% 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	Greg Barnes / Caio Gajdys	
PRC2025-00005	Meraz Minor Subd & Rezoning	9315 E 160th Avenue	1. Minor Subdivision Final Plat to create three lots; 2. Zoning Map Amendment (rezoning) to change the zone district designation of 3.5 acres from Agricultural-1 to Residential Estate; 3. Waiver from Subdivision Design Standards to allow lots served by a private roadway.	David Wright / Caio Gajdys	



Community and Economic Development Department
Development Review Team Agenda
Thursday, May 8, 2025

Jen Rutter, Planning & Development Manager

Greg Barnes, Principal Planner

1. **PLT2024-00007 / Wolf Creek Run West, Filing 2B** / Subdivision Final Plat to create 78 lots on 54 acres within the Wolf Creek Run West PUD. / Applicant indicated they will resume this case in April 2025.
2. **PLT2025-00003 / Hannah's Glenn Subdivision** / Minor subdivision final plat to create three lots in the R-2 zone district. Resubmittal Requested. Last Contacted Applicant May 2025.
3. **PLT2025-00020 / Counter Drive Minor Subdivision** / Minor subdivision final plat to create two lots. Comments due: 05/22/2025.
4. **PLT2025-00021 / Rocky Mountain Rail Park, Lot 11A Replat** / Insubstantial subdivision replat to further subdivide a single lot into three lots within the Rocky Mountain Rail Park PUD / Comments due: 05/22/2025.
5. **PRA2025-00003 / Cox Harvest Hangar Variances / 15849 Harvest Ct** / 1. Variance to allow an accessory structure to be 10 feet from a side property lines, where a minimum of 10 feet is required; 2. Variance to allow a lot coverage of 16.6% 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. / Resubmittal Requested. Last Contacted Applicant May 2025.
6. **PRA2025-00004 / Counter Drive Lift Station / 8315 Counter Dr** / 1. Variance from the minimum required setback standard within the Residential-2 zone district; 2. Variance from the minimum lot size standard allowed within the Residential-2 zone district / Comments Due: 06/02/25.
7. **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 March 2025
8. **RCU2025-00008 / Stonehouse Substation** / Near the intersection of East 128th Avenue & Gun Club Road / Conditional use permit to allow an electrical substation in the Agricultural-3 zone district. / Comments due: 05/14/2025.
9. **USE2023-00039 / 2001 W 52nd Office Building** / Change in Use Permit to establish a multi-tenant office building use in the C-4 District/ Resubmittal Required / Last Contacted Applicant: March 2025.
10. **VSP2024-00041 / 2001 W 52nd Office Building** / Landscape Relief for north and east buffers and fencing / Resubmittal Required / Last Contacted Applicant: March 2025.
11. **VSP2025-00016 / Wolfe Setback Variance / 9299 E 157th Avenue** / Variance to allow an accessory structure to be located within the minimum required front setback / Comments due: 05/02/2025.

12. **VSP2025-00024 / Mountain Hyundai Variance** / 7300 Broadway / Variance to allow an automobile dealership on a property that only has access from a local street / Comments Due: 06/02/25.

Lia Campbell, Planner III

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. **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
5. **USE2024-00002 / Riverdale Bluffs** / 0157122000012 / 226-acre, undeveloped parcel of rolling and sometimes steep prairie landscape. Resubmittal required (engineering only) 8/7/2024
6. **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.
7. **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 comments due 05/01/2025.
8. **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. Resubmittal required 2/21/2025.
9. **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. Resubmittal comments due 5/16/2025.
10. **RCU2025-00001 / 6820 Pecos St Rezone** / 6820 Pecos St / Rezone from Residential-1-C (R-1-C) to Commercial-3 (C-3) to allow the development of a commercial retail center. Resubmittal required 3/28/2025
11. **VSP2025-00008 / Martinez Semi Storage** / 15489 Gun Club Road / Special Use Permit to store 3 semis and trailers for a trucking business. Resubmittal required 3/28/2025

12. **PUD2025-00002 / The Parking Spot DIA Canopy / 18000 E 81st Avenue / PUD** Amendment to allow an addition of a new canopy structure to be built over existing parking stalls. Resubmittal comments due 5/16/2025.
13. **ARP2025-00003 / 58th & Pecos Cell Tower / 5999 Pecos Street / Install 30kw** natural gas generator on a 4x10 concrete pad, Install a 8x16 fenced compound with a 14' wide access gate. Resubmittal required 4/04/2025
14. **PLT2025-00010 / Chaffee Park Minor Subdivision / 2600 W 56th Ave / Minor** subdivision final plat to create two duplex lots to allow for a total of four units. Resubmittal required 4/11/2025.
15. **VAC2025-00001 / Holly Street Vacation / 10851 Holly St / Request to Vacate a** Portion of Holly Street that Serves as a Boundary Line Between the City of Thornton and Adams County per C.R.S. § 43-2-303. Review complete. Pending public hearing. Planning Commission (consent agenda only): 05/08/2025 | Board of County Commissioners: 05/27/2025.
16. **PRC2025-00004 / Oniell Minor Subdivision and Rezone / 33365 Colfax Avenue /** 1) Rezone from Agricultural-3 (A-3) to Industrial-1 (I-1); and 2) Minor Subdivision Final Plat to create one lot. Resubmittal required 4/25/2025
17. **PLT2025-00018 / Tapia Residences Major Subdivision Final Plat / Major** Subdivision Final Plat to create three lots on 39 acres within the Agricultural-2 zone district. Comments due 05/16/2025.
18. **NEW RCU2025-00009**

Nick Eagleson, Senior Strategic Planner

1. **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 / Hearings Scheduled: PC: 4/24; BoCC: 5/13
2. **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.
3. **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.
4. **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.
5. **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
6. **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 4/14/25
7. **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 / Waiting on landscape relief approval
8. **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 / Waiting on landscape relief approval
 9. **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: 3/26/25
 10. **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
 11. **PLN2024-00002 / Adams County Master Water Plan** / Project Team Kick-Off 10/10/24 / Technical Advisory Committee Meeting: 2/19/25
 12. **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
 13. **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 Required: 2/18/25
 14. **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. / Last contact with applicant: 4/18/25
 15. **RCU2024-00046 / Magellan Denver Pipeline Expansion** / Conditional Use Permit to allow a pipeline expansion for approx. 12 miles within Adams County / Multiple parcels / Resubmitted: Comments due 3/29/25
 16. **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
 17. **VSP2025-00004 / Perf 88 Relief from Landscaping** / Request for relief from landscaping to operate parking lot use / 6300 East 88th Ave. / Resubmittal Required: 3/3/25

18. **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
19. **PRC2025-00001 / Welby Junction / 2401 E. 78th Ave.** / 1. Major Amendment to the Preliminary Development Plan (Oxenfree at Welby); 2. Major Amendment to the Preliminary Plat; and 3. Waiver from Subdivision Design Standards to allow greater than a 3:1 lot width-to-depth ratio / Resubmittal Required: 5/6/25
20. **PLT2025-00013 / Pivot Denver Plat Amendment** / Reconfigure lot lines for three lots, located in the Mapleton Addition Subdivision / Resubmittal Required: 4/14/25
21. **PRC2025-00003 / Snider Major Subdivision and Rezone** / 1. Zoning Map Amendment (rezoning) to change the zoning of approximately 42.5 acres from Agricultural-3 to Agricultural-1; and 2. Major Subdivision (Preliminary Plat) to subdivide approximately 42.5 acres into three lots, consisting of 9.2 acres, 12.4 acres, and 18.4 acres in size. / Comments due: 4/10/25
22. **NEW VSP2025-00021 / Rodriguez West 73rd Place Accessory Building Variance** / 1980 W. 73rd Pl. / Variance to allow an accessory structure lot coverage of 1,026 sq.ft. in area, where the maximum allowed is 900 sq.ft. in the R-1-C zone district / Comments due 5/30/25

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. **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. Inactivity Letter sent on 4/3/2025
6. **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

7. **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. Comments provided 3/3/2025
8. **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 4/8/2025
9. **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 3/24/2025
10. **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 2/27/2025
11. **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
12. **PLN2024-00007 / Berkeley Villas Metro District** / Service Plan to establish the Berkeley Villas Metropolitan District / Ready for hearing. PC 3/27/2025 – BoCC 4/22/2025
13. **VSP2024-00053 / Paiz 65th Setback Variance / 2441 E. 65th 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
14. **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. Resubmittal Required. Comments provided 3/6/2025.
15. **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. Ready for hearing.
16. **PRC2025-00002 / The enclave at Todd Creek / 0157103300001** / 1. Rezone from A-1 to RE; 2. Major Subdivision Preliminary Plat to create 13 one-acre lots on 15.6 acres. Under Review. Comments Due 4/5/2025
17. **TVM2025-00009**

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. Planning Commission Hearing: 4/24/25. Board of County Commissioners Hearing: 5/20/25

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. Resubmittal Required: 2/28/2025. Case Inactivity Letter Sent: 5/5/25
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. Case Inactivity Letter Sent: 4/25/2025
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. Comments Due: 5/8/25
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. Pending Public Hearing. PC: June 12th BOCC: July 1st
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. Case Inactivity Letter Sent: 5/5/25
9. **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: 05/02/2025
10. **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. Comments Due: 05/15/25
11. **RCU2025-00002/ Sand Creek Farms Renewal / 0181103400002/** A Conditional Use Permit to continue sand extraction in the A-3, Agricultural zone district. Resubmittal Required: 02/20/2025
12. **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. Resubmittal Required: 03/06/25
13. **PRA2025-00002/ Garcia ADU Variances/ 8095 Jasmine St/** 1) Variance to allow an ADU with a residential floor area of 61% of the principal dwelling where 40% is allowed; 2) Variance to allow a 4.8-foot side setback where 5 feet is required; and 3)

Variance to allow a 3-foot rear setback where 5 feet is required. Resubmittal Required: 4/11/25

14. **TVM2025-00006 / 140th & Grant Inert Fill / 13847 Washington Street** /Temporary Use Permit for Inert Fill of approximately 7,000 cubic yards of material to be spread over approximately five acres. The process shall not exceed six months in duration. Comments Due: 05/6/25
15. **USE2025-00007 / Martial Arts Training Center / 13819 Telluride St**/ Change of use permit at 13819 Telluride Street to allow a Martial Arts Training Center. Comments Due: 05/07/25
16. **PUD2025-00005 /Holly Crossing Filing 6 PUD, Anderson Amendment / 12343 Newport Street** / Minor Amendment to a Planned unit Development to request a change from the rear setback of 20 feet on a single property. Comments Due: 05/15/25
17. **VSP2025-00020/ 7450 E. 82nd Ave. Building Size Variance/ 7450 E 82ND Ave** / Variance to allow an accessory structure to exceed the maximum 900 square feet allowed within the Residential-1-C zone district.

Cody Spaid, Planner II

1. **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
2. **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.
3. **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.
4. **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.
5. **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
6. **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.
7. **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

8. **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
9. **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
10. **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
11. **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
12. **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
13. **PLT2024-00026 / Zuni Residences / 5231 WYANDOT ST /** Plat Correction to vacate easements on the original plat. Comments Due 11/14/2024
14. **PLT2024-00022 / Grasslands at Comanche, Filing No. 1, Amendment 1 / 7337 VAN SICKLE ST /** Lot line vacation to combine two existing lots into a single lot in the Grasslands at Comanche PUD. Resubmittal Required 02/06/25
15. **PLT2024-00034 / Clear Creek Valley Plat Amendment / 6501 LOWELL BLVD /** Minor Plat Amendment to vacate of a portion of a 10-foot utility easement.

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 requirement for an access agreement to be in place.
2. **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. Have been in communication with applicant at counter over past few months about how to address outstanding comments. Inactivity notice sent 4/10.
3. **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. Inactivity notice sent 3/20.
4. **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- dependent on other engineering applications.
 5. **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. Inactivity notice sent 3/13.
 6. **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. Inactivity notice sent 4/28.
 7. **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. Last spoke to applicant about application on 2/26- waiting on resubmittal. Inactivity notice sent 4/28.
 8. **TVM2025-00004 / 13965 Florence Inert Fill / 13965 Florence Ct. / 0157122402011 /** Temporary Use Permit to import 10,000 cubic yards of inert fill. Second review due 4/28.
 9. **TVM2025-00001 / Platform Ventures Semi Storage Inert Fill / 1100 W. 64th Ave. / 0182509102006 /** Temporary Use Permit to allow for the importation of inert fill to be used for final grading. Fill material for final grading will be imported roughly 1000 cubic yards of material. First submittal review comments sent 3/28/2025- waiting for second submittal.
 10. **VSP2025-00007 / Vakarchuk and Shakhgaldian Lot Coverage Variance / Unaddressed / 156909009001 /** Variance to allow 16% lot coverage in the A-1 zone district where 7.5% is allowed for properties on well and septic. DRT 4/3, plan coordination due 4/7.
 11. **VSP2025-00014 / 5200 Sheridan Inert Fill SUP / 5200 Sheridan Blvd. / 0182518206004/** Special Use Permit to allow for the importation of an additional 20,000 cubic yards of inert fill for a total of 62,000 cubic yards on 7.24 acres. Resubmittal sent out 4/11, waiting for resubmittal.
 12. **VSP2025-00015 / Ember Street Floor Area Variance / 1394 Ember Street / 0171933110022/** Variance to allow a dwelling floor area of 1,170 square feet where the minimum required is 1,250 square feet in the R-1-C zone district. Plan coordination due 4/14.
 13. **PRC2025-00005 / Meraz Minor Subdivision and Rezoning / 9315 East 160th Avenue / 0157103300006 /** 1. Minor Subdivision Final Plat to create three lots; 2. Zoning Map Amendment (rezoning) to change the zone district designation of 3.5 acres from Agricultural-1 to Residential Estate; 3. Waiver from Subdivision Design Standards to allow lots served by a private roadway. Plan coordination due 5/12.

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 – Scheduled for public hearing 3/18**
- 2. USR2024-00001**
- 3. OGF2024-00002 / Conner 19-18 Wellpad – Scheduled for public hearing 3/18**

May 04, 2025

9:15 - 10:00	PRE2025-00022 Case Manager: Primary Engineer: Applicant: Parcel #s: Request:	6700 Washington St. Concept Greg Barnes Steve Krawczyk Tony Douglas 0182502304011 Conceptual Review Meeting. The 5-acre site located at 6700 Washington Street in Denver, currently housing a nursery and greenhouses, is proposed for redevelopment. The intended buyer is the adjacent DTI Trucking business. The redevelopment aims to bring the site into compliance with stormwater detention standards and position it for future development, including a new building, associated infrastructure, and parking.
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May 11, 2025

10:00 - 10:45	PRE2025-00028 Case Manager: Primary Engineer: Applicant: Parcel #s: Request:	Big Bronco Energy Concept Cody Spaid Fernando Rodriguez Lindsay Tearman 0181700000006, 0181700000009, 0181700000010, 0181700000022, 0181700000005 Conceptual review meeting for a large-scale solar energy facility known as the Big Bronco Energy Project encompassing approximately 2,800 acres of leased privately-owned land. It is anticipated that the project will consist of an approximately 322 megawatt (MW) photovoltaic system, and a 322-MWac/4hr battery energy storage system (BESS). In addition, appurtenant facilities would include internal access roads, perimeter security fencing, inverters and transformer equipment, an electrical collection system, a Project collector substation, an operations and maintenance building, and other associated facilities. A generation-tie (Gen-tie) transmission line will also be needed to connect the Project to the power grid.
8:30 - 9:15	PRE2025-00025 Case Manager: Primary Engineer: Applicant: Parcel #s: Request:	Bennett Creek Ranch Gravel Pit Concept Nick Eagleson Laurie Clark Bennett Creek Ranch LLC 0181524200001 Concept to amend a conditional use permit for gravel pit.
9:15 - 10:00	PRE2025-00027 Case Manager: Primary Engineer: Applicant: Parcel #s: Request:	Maiker Broadway Senior Housing Concept Greg Barnes Matthew Emmens Elizabeth Kay Marchetti 0171934300005 Conceptual review meeting to discuss a concept for 64 units of new housing: 44 of age-restricted in a multifamily building and 20 townhomes. Also a new road bifurcating the site with a new Adams County park on the south side of the road.

May 18, 2025

8:30 - 9:15	PRE2025-00026 Case Manager: Primary Engineer: Applicant: Parcel #s: Request:	N Creek Farms Cell Tower Concept David DeBoskey Matthew Emmens Greg Dibona 0157301000020 Conceptual review meeting to discuss a concept for a 70' tall cell tower. The tower will have a 50'x50' compound and be situated in the SW corner of the lot
9:15 - 10:00	PRE2025-00031 Case Manager: Primary Engineer: Applicant: Parcel #s: Request:	Rotary Park Renovation Concept David Wright Fernando Rodriguez Paul Kuhn 0171930216009 Conceptual Review Meeting to discuss the renovation of Rotary Park. The proposed improvements include: a basketball court, picnic shelter, park paths and trails, a small pedestrian bridge, irrigation system upgrades, and landscaping.

May 25, 2025

10:00 - 10:45	PRE2025-00032 Case Manager: Primary Engineer: Applicant: Parcel #s: Request:	Commissioner's Park Renovation Concept Nick Eagleson Arthur Gajdys Steve Heger 0171933322003 Conceptual Review Meeting to discuss a development concept for a renovation of Commissioner's Park. Included are: <ul style="list-style-type: none"> • Adding additional Cast-in-Place pedestrian-grade walking paths throughout the park. • Adding an approximate 80'x135' synthetic turf field in the park • Converting existing turfgrass areas for an approximate 50'x50' PIP-surfaced all ages playground. • Constructing a small picnic shelter (+/- 500 SF) in the northern half of the park closest to West 76th Street. • Refinish the surface an existing 3/4 length basketball court • Potentially converting the existing turfgrass areas on the edges of the park from irrigated bluegrass to dryland grasses. The dryland grasses will be irrigated for one to three growing seasons until they are established and then the irrigation for those areas will be turned off. • Restoring all areas disturbed by construction and adding new deciduous and evergreen trees and a few small planting beds that will include shrubs, ornamental grasses, and perennials. • Reconfigure the park's irrigation system to accommodate the proposed improvements.
8:30 - 9:15	PRE2025-00029 Case Manager: Primary Engineer: Applicant: Parcel #s: Request:	Goldwing Solar Project David Wright Fernando Rodriguez Jesse Mcneill 0155300000015, 0155300000016, 0155300000019, 0155300000041, 01: Conceptual Review Meeting to discuss a development concept for a 400 megawatt solar and battery energy storage project connecting to Xcel Energy's transmission system

9:15 - 10:00	PRE2025-00034	Krystal Condo Addition Concept
	Case Manager:	Lia Campbell
	Primary Engineer:	Steve Krawczyk
	Applicant:	Andrew Dalzell
	Parcel #s:	0171935200027
	Request:	Conceptual Review Meeting to discuss a development concept for two new buildings, each building to have 4 dwelling units.

June 01, 2025

8:30 - 9:15	PRE2025-00033	Patrick Finney Subdivision Concept
	Case Manager:	Cody Spaid
	Primary Engineer:	Matthew Emmens
	Applicant:	Patrick D Finney
	Parcel #s:	0157312003001
	Request:	Conceptual Review Meeting to discuss s development concept to subdivide a lot into 3 separate lots.
9:15 - 10:00	PRE2025-00036	Birdseye Energy Storage Concept
	Case Manager:	Brayan Marin
	Primary Engineer:	Laurie Clark
	Applicant:	Lauren Kaapcke
	Parcel #s:	0172117000045, 0172117000049, 0172117000050
	Request:	Conceptual Review Meeting to discuss a development concept for a 199 megawatt Battery Energy Storage System (BESS) project.