

<b>Conceptual Review Cases for following week</b>					
<b>Project Number</b>	<b>Case Name</b>	<b>Address/Parcel</b>	<b>Request</b>	<b>Case Planner / Eng</b>	<b>Date/Time</b>
PRE2025-00034	Krystal Condo Addition Concept	0171935200027	Conceptual Review Meeting to discuss a development concept for two new buildings, each building to have 4 dwelling units.	Lia Campbell / Steve Krawczyk	June 11th at 9:15 am
<b>End of 1st Referral Period Discussion</b>					
<b>Project Number</b>	<b>Case Name</b>	<b>Address/Parcel</b>	<b>Request</b>	<b>Case Planner / Eng</b>	
VSP2025-00020	7450 E. 82nd Ave Building Variance	7450 E. 82nd Ave	Variance to allow larger accessory structure than is allowed in R1C	David DeBoskey / Fernando Rodriguez	
<b>Cases to be Scheduled for Public Hearings</b>					
<b>Project Number</b>	<b>Case Name</b>	<b>Address/Parcel</b>	<b>Request</b>	<b>Case Planner / Eng</b>	<b>Date/Time</b>
VSP2025-00016	Wolfe Setback Variance	9299 E 157th Ave	Variance to seek relief from Section 3-07-02, which requires accessory structures to be located ten feet behind the front structure line of the primary dwelling.	Greg Barnes / Fernando Rodriguez	BoA: July 17th
VSP2024-00037	Lemus Garage Variance on West 68th Way	0182504119004	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.	Cody Spaid / Laurie Clark	BoA: July 17th
<b>Other Projects &amp; Discussion Items</b>					
<b>Discussion Topic</b>			<b>Associated Property Location</b>	<b>Staff Lead</b>	
New Text Amendments - Family Definition, Group Homes, Parking Minimums, and ADUs			countywide	Ella Gleason	



**Community and Economic Development Department**  
**Development Review Team Agenda**  
Thursday, June 5, 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. / Resubmitted – Comments Due 06/13/25.
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. Resubmittal Requested / Last Contacted Applicant: May 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 / Resubmittal Requested / Last Contacted Applicant: May 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. / Comments Due: 06/13/25.
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 / Resubmittal Requested / Last Contacted Applicant: June 2025.
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 May 2025
8. **RCU2025-00008 / Stonehouse Substation** / Near the intersection of East 128<sup>th</sup> Avenue & Gun Club Road / Conditional use permit to allow an electrical substation in the Agricultural-3 zone district. / Resubmittal Required / Last Contacted Applicant in May 2025.
9. **RCU2025-00011 / Ancon Services** / 8221 East 96<sup>th</sup> Avenue / Conditional Use Permit to allow a hazardous waste transfer station in the Industrial-3 zone district / Comments due: 06/26/25.
10. **USE2023-00039 / 2001 W 52<sup>nd</sup> Office Building** / Change in Use Permit to establish a multi-tenant office building use in the C-4 District/ Resubmittal Required / Last Contacted Applicant: March 2025.

11. **VSP2024-00041 / 2001 W 52<sup>nd</sup> Office Building** / Landscape Relief for north and east buffers and fencing / Resubmittal Required / Last Contacted Applicant: March 2025.
12. **VSP2025-00016 / Wolfe Setback Variance / 9299 E 157<sup>th</sup> Avenue** / Variance to allow an accessory structure to be located within the minimum required front setback / Board of Adjustment Hearing Date: 07/17/2025
13. **VSP2025-00024 / Mountain Hyundai Variance / 7300 Broadway** / Variance to allow an automobile dealership on a property that only has access from a local street / Board of Adjustment Hearing Date: 07/17/2025

### **Lia Campbell, Planner III**

1. **USE2023-00031 / Ace Hardware / 401 E 58<sup>th</sup> Ave** / Change in Use Permit to establish a general merchandise store in the Industrial-1 zone district. Inactivity letter sent 10/29/2024.
2. **PLT2023-00035 / Grasslands at Comanche, Filing 6 / 0173133400009** / Major Subdivision Final Plat to create 15 residential lots within the Grasslands at Comanche Planned Unit Development. Resubmittal required 12/22/2023
3. **RCU2023-00062 Ace Hardware Rezoning / 401 E 58<sup>th</sup> Ave** / Zoning Map Amendment (rezoning) to change the zone district designation of 401 E 58th Ave to Commercial-5 from Industrial-1. Inactivity letter sent 10/29/2024.
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. **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 05/16/2025.
7. **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.
8. **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.
9. **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
10. **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

11. **PUD2025-00002 / The Parking Spot DIA Canopy / 18000 E 81<sup>st</sup> Avenue / PUD** Amendment to allow an addition of a new canopy structure to be built over existing parking stalls. Resubmittal required 5/15/2025.
12. **ARP2025-00003 / 58<sup>th</sup> & 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 5/22/2025
13. **PLT2025-00010 / Chaffee Park Minor Subdivision / 2600 W 56<sup>th</sup> Ave / Minor** subdivision final plat to create two duplex lots to allow for a total of four units. Resubmittal required 4/11/2025.
14. **PRC2025-00004 / O'Neill 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
15. **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. Resubmittal required 05/16/2025.
16. **RCU2025-00009 / Bennett Station Central Production Facility Amendment /** 1631 Manilla Rd / Minor Amendment to an approved Conditional Use Permit to include the Central Production Facility on the site, including compression and processing equipment, produced water tanks, and onsite piping for connections to the existing facility. Additionally, this amendment proposes the removal of the Bennett D Pad limits from the Bennett Station CUP. Comments due 5/28/2025

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

1. **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.
2. **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.
3. **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.
4. **PLT2022-00056 / Todd Creek Village Minor Subdivision / 10450 159<sup>th</sup> Ct /** Minor Subdivision Final Plat to create 1 lot of 1.6 acres in a Planned Unit Development zone district. Resubmittal Required: 12/28/23 / Waiting on FDP Submittal to review plat / Last contact 8/28/24
5. **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
6. **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
7. **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

8. **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: 5/12/25
9. **RCU2024-00010 / Xcel F-640 Regulator / 4279 E 88<sup>th</sup> Ave** / Conditional use permit to allow the replacement of a natural gas regulator/meter station within the Agricultural-1 zone district. The site is affected by the Natural Resources Conservation and Mineral Conservation Overlay Districts / Resubmittal Required: 6/13/24; Last Contact: 11/12/24
10. **PLN2024-00002 / Adams County Master Water Plan** / Project Team Kick-Off 10/10/24 / Technical Advisory Committee Meeting: 2/19/25
11. **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
12. **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
13. **PLT2024-00025 / Homes at Alcott Minor Subdivision** / Minor Subdivision Final Plat to create two lots in the Residential-2 zone district on 0.21 acres. / 2351 W. 56<sup>th</sup> Ave. / Last contact with applicant: 4/18/25
14. **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
15. **RCU2024-00040 / Kamerra** / Conditional Use Permit to allow the property to be used for outdoor storage in the Industrial-1 zone district / 34025 E. 48<sup>th</sup> Ave. / Inactivity letter sent: 5/13/2025
16. **VSP2025-00004 / Perf 88 Relief from Landscaping** / Request for relief from landscaping to operate parking lot use / 6300 East 88<sup>th</sup> Ave. / Resubmittal Required: 3/3/25
17. **PLT2025-00006 / Seltzer Heights Filing No.1** / Preliminary Plat to create 205 lots and 8 tracts on approximately 227 acres / Resubmitted Comments due: 5/2/25
18. **PRC2025-00001 / Welby Junction / 2401 E. 78<sup>th</sup> 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

19. **PLT2025-00013 / Pivot Denver Plat Amendment** / Reconfigure lot lines for three lots, located in the Mapleton Addition Subdivision / Resubmittal Required: 4/14/25
20. **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
21. **VSP2025-00021 / Rodriguez West 73<sup>rd</sup> Place Accessory Building Variance** / 1980 W. 73<sup>rd</sup> 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
22. **USE2025-00008 / 7-Eleven at 6950 Broadway** / Change in Use permit to allow a convenience store and gas station within the C-5 zone district / Comments due 7/16/25
23. **PRC2025-00006 / Day Subdivision** /

### **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 7/15/2025
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. / Resubmittal Provided / Comments provided 5/1/2025
3. **PRC2023-00026 / 53<sup>rd</sup> and Tennyson ROW Final Plat and Vacation / 4301 W. 53<sup>rd</sup> Avenue** / 1. Final Plat for major subdivision to create 7 lots and 3 tracts on 1.9 acres in the R-2 Zone district; 2. Roadway Vacation. / 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.
6. **PLT2024-00018 / Major Subdivision Final Plat / 3075 53<sup>rd</sup> Avenue / 182517208047** / Major Subdivision Final Plat to create 8 lots from the existing 3 parcels within the Residential-2 Zone District. Resubmittal Required. Comments provided 1/23/2025
7. **RCU2024-00026 / Camp Bow Wow Brighton / 18405 E. 152<sup>nd</sup> Avenue / 156909004024** Conditional Use Permit to allow a commercial kennel in the A-1 zone district. Under Review. Resubmittal required. Comments provided 3/3/2025

8. **VAC2024-00002 / Toczek & Finesilver East 64th Avenue Vacation / 49200 E. 64<sup>th</sup> Avenue / 181500000243** Roadway Vacation of a portion of East 64<sup>th</sup> Avenue / Under Review. Scheduled for hearing BoCC 7/8/2025
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 provided 4/30/2025
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 5/5/2025
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 5/28/2025
12. **VSP2024-00053 / Paiz 65<sup>th</sup> Setback Variance / 2441 E. 65<sup>th</sup> Pl / 0182505404031** / Variance to allow a 10 foot front setback where 20 feet is required for a principal structure within the Residential-2 zone district. Comments provided on 12/5/2024
13. **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. Ready for hearing. PC: 5/22 BoCC: 7/8/2025
14. **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. Resubmittal Required. Comments provided on 4/5/2025
15. **TVM2025-00009 / Strasburg Park Inert Fill TUP / 1932 Burton St / 0181333401002** / Temporary Use permit for Inert Fill. Site importation duration will be less than one month. The fill area is approximately 1.5 acres / Resubmittal Required Comments provided 5/28/2025.

## **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. Planning Commission Hearing: 7/10/25. Board of County Commissioners Hearing: 7/29/25
2. **USE2023-00034/ The 55<sup>th</sup> Street T&T Bar/ 281 55<sup>th</sup> Ave/**Change in Use Permit to establish a restaurant with outdoor seating and a rooftop patio in the Industrial-1 zone district with Flammable Gas Overlay and Mineral Conservation Overlay. Resubmittal Required 10/10/2023. 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 152<sup>nd</sup> Ave** / Conditional use permit to allow the accessory storage of vehicles exceeding 7,000 lbs. on a residentially used property in the Agricultural-3 zone district. Resubmittal Required: 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. Resubmittal Required: 5/9/25
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 12<sup>th</sup> BOCC: July 1st
7. **VAC2024-00003/ United Water District East 132<sup>nd</sup> Avenue Vacation/East 132<sup>nd</sup> 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. Case Inactivity Letter Sent: 5/19/2025
8. **USE2024-00033/ QuikTrip E. 96<sup>th</sup> Ave/ 7281 96<sup>th</sup> 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. Pending Public Hearing.
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 56<sup>th</sup> 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 / 140<sup>th</sup> & 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. Resubmittal Required: 05/6/25
15. **USE2025-00007 / Martial Arts Training Center / 13819 Telluride Street/** Change of use permit at 13819 Telluride Street to allow a Martial Arts Training Center. Resubmittal Required: 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. Resubmittal Required: 05/15/25
17. **VSP2025-00020/ 7450 E. 82nd Ave. Building Size Variance/ 7450 E 82ND Avenue** / Variance to allow an accessory structure to exceed the maximum 900 square feet allowed within the Residential-1-C zone district. Comments Due: 6/6/25
18. **PUD2025-00006/Cavanaugh Hills PUD, Cade Minor Amendment/ 39110 E 146<sup>th</sup> Court**/ Minor Amendment to the Cavanaugh Hills PUD to allow for 2,400 square feet of accessory building coverage on a sole lot within the development. The maximum accessory building coverage allowed is currently 1,800 square feet. Comments Due: 06/10/25

## **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 II**

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. License agreement for access was approved in May at BoCC- awaiting all signatures 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. Talked to applicant at counter week of 4/28 and applicant said he would provide letter of clean fill via phone call 5/12. Letter was provided, but with incomplete information. Spoke with applicant 5/29 and have been trying to reach company that provided letter.**
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. Second plan coordination due 5/21. Second Review Comments sent 5/15.
4. **TVM2024-00023 / Inert Fill Xcel Energy 4279 E 88<sup>th</sup> Avenue / 0172119300008 /** Temporary Use Permit for 267 cubic yards of inert fill material to be imported to the site over a period of two months and spread over an area of 0.32 acres. First review comments sent 10/22. Follow-up email 1/6- dependent on other engineering applications.
  5. **RCU2024-00048 / GEI Outdoor Storage Height Conditional Use Permit / 7000 96<sup>th</sup> Ave. / 0172120009003,4,5 /** Conditional Use Permit to allow outdoor storage to exceed the required screen fence height within the Industrial-2 zone district and the Mineral Conservation Overlay. Comments sent to applicant- RCC 1/7. Inactivity notice sent 3/13. Applicant has indicated to case manager as well as case manager for other case that he will submit materials for resubmittal. Applicant informed on 5/28 that case would be cancelled 6/5 if no more materials are received.
  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. Applicant submitted information, but it was deemed an incomplete resubmittal.
  7. **TVM2025-00004 / 13965 Florence Inert Fill / 13965 Florence Ct. / 0157122402011 /** Temporary Use Permit to import 10,000 cubic yards of inert fill. Second comments sent 4/15 and waiting for third submittal- application is also loosely connected to another TVM for inert fill and they are trying to figure out how to work together for compliance.
  8. **TVM2025-00001 / Platform Ventures Semi Storage Inert Fill / 1100 W. 64<sup>th</sup> 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. Inactivity Notice Sent for a 7/8 cancellation.
  9. **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.
  10. **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.
  11. **PRC2025-00005 / Meraz Minor Subdivision and Rezoning / 9315 East 160<sup>th</sup> 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.
  12. **TVM2025-00010 / Freedom Inc. dba Olde Glory Fireworks (LuLu's) / 13201 E. 144<sup>th</sup> Ave. Avenue / 0157113000019/** Temporary Use Permit for Retail Fireworks

Sales for Freedom Inc. dba Olde Glory Fireworks in the A-1 district. Dates of operation will be June 16th-July 4th, 2025, and hours of operation will be 9am-7pm 7 days a week. Plan coordination due 5/27.

13. **TVM2025-00012 / Tri-State Fireworks (Palizzi) / 15380 E. 152<sup>nd</sup> Ave. / 0156918000037/** Temporary Use Permit to allow temporary fireworks sales/stand within the Agricultural-1 zone district. Plan coordination due 5/27.
14. **TVM2025-00011 / TNT Fireworks (Harvest Fellowship) / 11401 E. 160th Ave. / 0157102400001/** Temporary Use Permit to allow temporary fireworks sales/stand within the Agricultural-2 zone district. Plan coordination due 5/27.
15. **TVM2025-00007 / Elbaum Fireworks (Devonshire) / 8740 Devonshire Blvd. / 0171925204020 /** Temporary Use Permit to allow temporary fireworks sales/stand within the Devonshire Square PUD. Plan coordination due 6/3.
16. **TVM2025-00014 / Dimario's Fireworks / 7801 York St. / 0171935100014 /** Temporary Use Permit to allow temporary fireworks sales/stand within the C-5 zone district. Plan coordination due 6/9.
17. **TVM2025-00017 / Ignite the Night Fireworks / 6950 Broadway St. / 0182503103029 /** Temporary Use Permit to allow temporary fireworks sales/stand within the I-1 zone district. Plan coordination due 6/13.
18. **TVM2025-00019 / Krazy Bull Fireworks / 5355 Federal Blvd. / 0182517208036 /** Temporary Use Permit to allow temporary fireworks sales/stand within the C-5 zone district. Plan coordination due 6/13.

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

---

**June 04, 2025**

<b>8:30 - 9:15</b>	<b>PRE2025-00033</b> <b>Case Manager:</b> <b>Primary Engineer:</b> <b>Applicant:</b> <b>Parcel #s:</b> <b>Request:</b>	<b>Patrick Finney Subdivision Concept</b> Cody Spaid Matthew Emmens Patrick D Finney 0157312003001 Conceptual Review Meeting to discuss a development concept to subdivide a lot into 3 separate lots.
<b>9:15 - 10:00</b>	<b>PRE2025-00036</b> <b>Case Manager:</b> <b>Primary Engineer:</b> <b>Applicant:</b> <b>Parcel #s:</b> <b>Request:</b>	<b>Birdseye Energy Storage Concept</b> Brayan Marin Matthew Emmens Lauren Kaapcke 0172117000045, 0172117000049, 0172117000050 Conceptual Review Meeting to discuss a development concept for a 199 megawatt Battery Energy Storage System (BESS) project.
<b>9:15 - 10:00</b>	<b>PRE2025-00030</b> <b>Case Manager:</b> <b>Primary Engineer:</b> <b>Applicant:</b> <b>Parcel #s:</b> <b>Request:</b>	<b>Senya Salvage Yard Concept</b> David DeBoskey Arthur Gajdys Michael Gold 0181513400002 Conceptual Review Meeting to discuss a development concept for a salvage yard facility in the Agricultural-3 zone district.

---

**June 11, 2025**

<b>8:30 - 9:15</b>	<b>PRE2025-00035</b> <b>Case Manager:</b> <b>Primary Engineer:</b> <b>Applicant:</b> <b>Parcel #s:</b> <b>Request:</b>	<b>Aloha Acres</b>   Amber Olson 0156715401008 We would like to Rezone our land to A1 and also split the land in half. So a rezone and land split.
<b>9:15 - 10:00</b>	<b>PRE2025-00034</b> <b>Case Manager:</b> <b>Primary Engineer:</b> <b>Applicant:</b> <b>Parcel #s:</b> <b>Request:</b>	<b>Krystal Condo Addition Concept</b> Lia Campbell Steve Krawczyk Andrew Dalzell 0171935200027 Conceptual Review Meeting to discuss a development concept for two new buildings, each building to have 4 dwelling units.

---

**June 25, 2025**

8:30 - 9:15

**PRE2025-00038**

**Prologis Park Central Accessory Storage Concept**

**Case Manager:**

Nick Eagleson

**Primary Engineer:**

Laurie Clark

**Applicant:**

Prologis-exchange Co 2001 Llc

**Parcel #s:**

0182511203001, 0182511203002, 0182511203009, 0182511203014

**Request:**

Conceptual review meeting to discuss a development concept for an accessory storage yard to occupy an existing parking lot within Lot 3 of the Park Central Subdivision.