

End of 1st Referral Period Discussion

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng
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.	Lia / Hugo

Cases to be Scheduled for Public Hearings

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
RCU2024-00007	Granite World of Colorado	6600 Franklin St	Zoning map amendment (rezone) of approximately 0.95 acres from Agricultural-1 to Industrial-1. The site is also affected by the Mineral Conservation Overlay zone district.	Greg / Laurie	PC: May 23 at 6:00 p.m.; BoCC: June 25 at 9:30 a.m.
RCU2023-00029	JEA Event Center	41901 E. 88th Ave.	Conditional Use Permit to allow an event center in the Agricultural-3 zone district	Nick / Steve	PC: May 23 at 6:00 p.m.; BoCC: June 25 at 9:30 a.m.
RCU2022-00016	VIP Parking	23905 E. 26th Ave.	Major amendment to a Conditional Use Permit to allow a commercial parking lot and special warehousing and storage in the A-3 zone district.	Lia / Caio	PC: May 23 at 6:00 p.m.; BoCC: June 25 at 9:30 a.m.



Community & Economic Development Department Development Review Team Agenda

Thursday, April 25, 2024

Greg Barnes, Principal Planner

1. **ARP2024-00001 / Salvation Army Safe Parking / 2821 W 65th Place / Administrative Review Permit for Safe Parking use within PUD zone district / In-Review: Comments Due: 04/20/2024**
2. **PLN2023-00009 / Wolf Creek Run West Metropolitan District / NW of the intersection of East 26th Avenue & Piggottt Road / Creation of a special district to serve portions of Wolf Creek Run West Subdivision / Resubmitted: Comments Due 04/18/2024**
3. **PLN2023-00011/ Wright Farms Metro District Service Plan Amendment / Wright Farms Subdivision / Amendment to the service plan to allow for the power to provide solid waste collection / BoCC: 04/30/2024**
4. **PLT2023-00041 / Wolf Creek Run West, Filing 2 / 2800 Oxley Place / Minor Subdivision Final plat to create 108 lots on 180 acres in the Wolf Creek Run West PUD / Resubmitted – Comments Due: 04/29/2024**
5. **PLT2023-00046 / Hardin Subdivision / Final Plat for major subdivision to create 34 lots and associated tracts in the Residential-2 zone district / Resubmitted Requested / Resubmitted – Comments Due: 05/03/2024**
6. **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: February 2024**
7. **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. Resubmitted – Comments Due: 04/29/2024**
8. **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: April 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 March 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 Applicant: March 2024
11. **RCU2023-00063 / Calcación-Talamantes Food Truck Storage /** Conditional use permit to allow storage or parking of a vehicle exceeding 7,000 lbs. in the Agricultural-1 zone district / Resubmitted Requested / Last contacted Applicant: January 2024
12. **RCU2023-00069 / 120th Avenue RV Storage /** 10925 E. 120th Avenue / Conditional use permit to allow Boat and/or Recreational Vehicle Storage within the Agricultural-3 and Mineral Conservation Overlay zone districts / Resubmittal Required / Last Contacted Applicant: February 2024
13. **RCU2024-00007 / Granite World of Colorado Industrial Rezoning /** 6600 Franklin Street / Zoning map amendment (rezone) of approximately 0.95 acres from Agricultural-1 to Industrial-1. The site is also affected by the Mineral Conservation Overlay zone district. Case to be scheduled for Public Hearings at the 04/25/24 DRT Meeting
14. **USE2023-00042 / 5990 Washington Warehousing/** Change in Use Permit to establish a trucking and general warehousing use with an accessory office use within the Industrial-1 zone district. / Parcel Number: 0182511308001/ Resubmittal Required / Last Contacted Applicant: March 2024
15. **USE2023-00043 / NOVA Event Center /** 5690 Logan St / Change in Use Permit to establish a new use in a multi-tenant building. The new use being introduced would be for an events center, with accessory shared workspaces, offices, and an art supply shop. Additionally, the event center within the building will be a versatile space suitable for hosting various types of events, such as conferences, workshops, and social gatherings. Resubmitted Requested / Last Contacted Applicant: December 2023
16. **VSP2024-00001 / Holloway Main Fence Variance /** 1787 Main St. / Variance to allow a screen fence measuring 6 feet in height where the maximum height allowed is 3.5 feet on a residentially used property. BoA Hearing: 05/16/2024

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 / Resubmittal Required: 1/3/24.
2. **RCU2022-00040 / Prill Rezoning /** 0157134001003, 0157134001004 / Zoning map Amendment (rezone) of approximately .75 acres from Commercial-5 to Residential-2 / PC: 4/25/24; BoCC: 06/04/24

3. **RCU2023-00029 / JEA Events Center / 41901 E. 88th Ave. / CUP to allow an event center in the Agricultural-3 zone district / Resubmittal Required: last spoke 4/9/24.**
4. **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: 2/1/24 / Last contact with applicant 3/10/24**
5. **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.**
6. **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**
7. **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**
8. **VSP2023-00034 / Brannan Concrete Batch Plant Special Use Permit / 0182510200040, 0182510200042, 0182510200048 / Special Use Permit for operation of a concrete batch plant / Resubmittal Required: 12/8/23**
9. **RCU2023-00061 / Pioneer Water Pipeline Expansion / Multiple parcels (Begins at 01569239100001) / Major Amendment to an approved CUP (RCU2020-00004) to extend a 6 to 12-inch diameter produced water pipeline four additional miles / PC: 4/11/24; BoCC: 5/21/24**
10. **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 / Resubmittal Required: 12/20/23.**
11. **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**
12. **USE2023-00038 / Unlimited Motors / 8780 Welby Road / Change in Use to allow automobile sales in the I-1 zone district / Resubmittal Required: 12/27/23 / Inactivity letter sent 4/18/24**
13. **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**
14. **PUD2023-00016 / Todd Creek Village PUD, Metro District Office Amendment / 10450 159TH CT / Minor 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.**
15. **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 / Inactivity letter sent 4/18/24
16. **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 / Inactivity letter sent 4/18/24
 17. **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
 18. **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 / Resubmitted Comments due: 3/27/24
 19. **RCU2023-00066 / Kamerra** / Zoning map amendment (rezoning) to change the zone district designation of approx. 11 acres from Agricultural-2 to Industrial-1. / Resubmittal required: 3/13/24
 20. **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

Brayan Marin, Planner III

1. **PRC2022-00010 – DTI Trucks Rezoning and Minor Subdivision** / 8100 Steele St. / 017192500017 / 1. A rezone from Agricultural -3 (A-3) to Industrial-2 (I-2) and a rezone request to Industrial-2 (I-2) on a property that was de-annexed by the city of Thornton. 2. A minor subdivision final plat to combine 5 lots into one 8.7-acre site. / Resubmittal Required 10/10/2023
2. **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/ Resubmittal Required 3/11/2024
3. **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

4. **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 / Scheduled for hearing PC 3/28 BoCC 4/23.
5. **RCU2023-00025 / Wiegert CUP / 33503 152nd Avenue /** Conditional Use Permit to allow transportation equipment use in the Agricultural-3 zone district. /Under Review. Under Review / Resubmittal Required 3/11/2024
6. **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
7. **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. Comments Due 1/18/2024
8. **RCU2023-00030 / R & Sons / 33555 E. 152nd Avenue /** Conditional use permit to allow the accessory storage or parking of vehicles in excess of 7,000 lbs. in the Agricultural-3 zone district. / Resubmittal Required 3/8/2024
9. **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 / Comments due 4/8/2024
10. **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 / Resubmittal Required 1/11/2024. Inactivity Letter sent on 4/18/2024
11. **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 / Resubmittal Required 1/16/2024
12. **PLT2022-00023 / A Better Place Minor Subdivision / 7261 Washington St. /** 0171934400017 / Minor Subdivision to correct an illegal subdivision on an existing lot. Scheduled for hearing PC 3/28 BoCC 4/23.
13. **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
14. **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
15. **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) Under Review / Comments due on 4/8/2024
16. **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 4/3/2024
 17. **-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. Resubmittal Required: 01/30/2024
 18. **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. Under Review / Comments Due 4/8/2024
 19. **RCU2024-00003 / Torres Brighton / 10465 Brighton Road /** 172109403013 / Conditional Use Permit to allow vehicles exceeding 7,000 lbs. in gross vehicle weight to be stored or parked on a residentially used property in the Residential-1-C zone district. Under Review. Resubmittal Required 3/8/2024
 20. **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. Comments Due 3/27/2024
 21. **USE2024-00007 / Trinity Acres Farm / 70988 38th Avenue / 0181125100005 /** Change in use permit to establish an agrotourism use within the agricultural-3 zone district. Resubmittal Required 3/15/2024
 22. **USE2024-00005 / Nebraska Adams County / 8310 Washington Street / 0171926325004 /** Change in use permit to allow retail marijuana store within the commercial-5 and natural resources conservation overlay zone district. Resubmittal Required 4/3/2024
 23. **TVM2024-00006 / Summer Farm Fest at Trinity Farms**
 24. **TVM2024-00007 / Pumpkin Patch at Trinity Farms**

Lia Campbell, Planner II

1. **RCU2022-00016 – VIP Parking Amendment** / 0181930301002 / 23905 26th Ave / major amendment to a Conditional Use Permit to allow a commercial parking lot and special warehousing and storage in the A-3 zone district. Resubmittal comments due 4/24/2024.
2. **RCU2023-00036 / Chaffee Park Townhome Rezoning** / 2590 W 56th Ave / Proposed rezone of 2.4 acres from R-2 to TOD / Sent Inactivity Letter 10/17/2023.
3. **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.
4. **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
5. **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.
6. **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.
7. **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
8. **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
9. **RCU2024-00002 / Golden Fields** / 0156513300003 / Zoning map amendment (rezone) to change the zone district designation of 38 acres to Agricultural-1 from Agricultural-3. Pending public hearing: PC 4/25/2024; BoCC: 5/21/2024
10. **PRA2024-00001 / Cdebaca** / 1310 E 73rd Ave / 4 variances for an RV storage accessory structure / Resubmittal Required 3/8/2024
11. **USE2024-00002 / Riverdale Bluffs** / 0157122000012 / 226-acre, undeveloped parcel of rolling and sometimes steep prairie landscape. Resubmittal required 2/21/2024
12. **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.
13. **PUD2024-00005 / Mountain States Toyota PUD, Car Wash Amendment** / 201 W 70th Ave / Minor amendment to the Mountain States Toyota PUD to add an on-site accessory car wash facility. Resubmittal required 4/12/2024
14. **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.
Comments due 4/25/2024

15. **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. Comments due 5/10/2024

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 03/29/2024.
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. Inactivity Letter Sent: 04/09/2024
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. Inactivity Letter Sent. Talked to on phone 03/29/2024.
4. **PUD2023-00013 / Willmann – Smith PUD, Lark Bunting Access Amendment/ 20300 152nd Ave /** Minor amendment to the Willmann - Smith Planned Unit Development to allow Lot 4 to gain access to Lark Bunting Lane. Resubmittal Required 10/11/2023. Inactivity Letter Sent 01/02/2024. Received Email Contact 01/27/2024. Extension discussed.
5. **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 11/3/2023. Comments Due 05/02/2024.
6. **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. Resubmittal Required 04/04/2024.
7. **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. Inactivity Letter Sent: 04/08/2024.
8. **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.
9. **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. Inactivity Letter Sent: 04/08/2024.

10. **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: 03/01/2024.
11. **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: 03/27/2024
12. **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: 03/27/2024
13. **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: 4/16/2024
14. **PLN2024-00001 / Annual Adoption of Official Zoning Map**
15. **PRA2024-00003 / Asher Country Hills/ 14521 Country Hills Dr./** 1. Variance to allow an accessory structure to be approximately 28 feet from a front property line; 2. Variance to allow a structure coverage of approximately 8.3% where the maximum coverage allowed is 7.5%. The site is within the Agricultural-1 zone district. Comments Due: 05/03/2024.
16. **PLT2024-00004 / Oak Drive Estates**

Cody Spaid, Planner II

1. **PRC2023-00006 / Lowell Development Subdivision & Rezone / 5602 Lowell Blvd /**
1. Preliminary Plat for Major Subdivision to create 2 lot of 20+ acres; 2. Rezoning of 12.9 acres to Residential-4 from Commercial-4 / Pending Public Hearing 6/4/24
2. **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.
3. **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
4. **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. Awaiting Recording

5. **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 10/11/2023.
6. **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.
7. **VSP2023-00036 / Tucker Lot Coverage Variance / 13150 148TH AVE** / Variance to allow a lot coverage of 13%, where the maximum lot coverage allowed is 7.5% within the Agricultural-1 zone district. Resubmittal Required 1/5/2024
8. **VSP2023-00037 / Nevarro-Dueñas / 14175 HARBACK RD** / Variance from the performance standards for a retail marijuana cultivation facility. Section 4-2-03-07(1) requires that retail marijuana cultivation facilities be located within a geographic boundary when zoned Agricultural-3; the application is seeking relief from this requirement. Resubmittal Required 1/9/2024
9. **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. Comments Due 3/5/2024
10. **PRA2023-00005 / Zink Pole Barn Variances on Dillon Street / 13291 DILLON ST / 1.** Variance to allow 10.27% structure coverage of a lot where the maximum allowed is 10%; 2. Variance to allow a side corner setback of 75 feet where the minimum required setback is 100 feet. The property is zoned Agricultural-1. Resubmittal Required 2/2/24
11. **PRC2023-00010 / 64th & Lowell Minor Subdivision and Rezone** / Parcel Number: 0182507100044 and 0182507101003 / 1. Minor subdivision final plat to create 1 lot on 5.8 acres; 2. Rezone of 5.8 acres to Residential-4 from Residential-1-C and Commercial-4 / Awaiting Vacation / Assigned to Cody Spaid
12. **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: 12/20/2023 / Assigned to Cody Spaid
13. **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: 3/3/2024 / Assigned to Cody Spaid
14. **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 01/26/2024 Assigned to Cody Spaid
15. **VSP2024-00002 / 64th & Lowell Administrative Landscape relief** / Administrative Landscape Relief to reduce Type-B bufferyard requirements on the eastern side of

the lot, as well as a reduction in parking lot landscaping requirements. Comments Due 2/29/2024

16. **VAC2024-00001 / 3680 W 64TH AVE, CO** / Vacation of right-of-way for a ditch. Comments Due 3/7/2024
17. **USE2024-00006 / 8777 Brighton Automotive**

David Wright, Planner I

John Stoll, Principal Planner

1. **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: 10/17/2023.
2. **PLN2023-00008 Tapia-Converse Comprehensive Plan Amendment/7190 Converse Rd/ 0181503200006** / Comprehensive Plan Amendment to change the future land use designation from Agriculture Large Scale to Agriculture Small Scale / Comments Sent: 2/22/2024. Public Hearing Required. PC: 04/25/2024; BoCC: 05/14/2024

Ella Gleason, Sr. Long Range Planner

1. **PLN2023-00010 / House of Pots Comprehensive Plan Amendment** / Comprehensive Plan Amendment to change the future land use designation on the property from Residential Medium to a designation consistent with the existing Commercial-2 zone district. Comments due 3/28/2024

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/ Resubmittal Required: February 2024

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

04/24/2024

8:30 - 9:15

PRE2024-00030

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Ascent Northern Hills Modular Concept

David DeBoskey

Steve Krawczyk

Kendra George

015710600013

Conceptual review meeting to discuss a development concept for an existing charter school within a church facility. The concept proposes adding two modular classroom units. Both modular units will be dry without water and sewer service, but are located within 500 feet of an accessible restroom within the church facility.

9:15 - 10:00

PRE2024-00031

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Jorge Eguiarte Subdivision Concept

Brayan Marin

Laurie Clark

Jorge Eguiarte

0182511201025

Conceptual Review Meeting to discuss a development proposal for two single-family residential dwellings and an ADU. The existing zoning is Industrial-2. Site is affected by Mineral Conservation Overlay.

05/08/2024

8:30 - 9:15

PRE2024-00033

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Tom Ray Subdivision Concept

Matthew Emmens

Tom Ray

0157309416014, 0157309416015

Conceptual review meeting to discuss a concept to create three residential lots out of two lots in different subdivisions. The site is zoned Agricultural-1.

05/15/2024

8:30 - 9:15

PRE2024-00032

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

West 55th Place Townhomes Concept

Greg Barnes

Hugo Labouriau-Lacerda

W 55th PI Properties Llc

0182517203018, 0182517203034

Conceptual Review Meeting to discuss a development concept for 17 townhome units on 1.2 acres and vacation of a 20' wide easement to Adams County for stormwater.