

Other Projects & Discussion Items

Discussion Topic	Associated Property Location	Staff Lead
Public Works Transportation Update	Countywide	Michele Riccio

End of 1st Referral Period Discussion

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng
VSP2025-00034	Fabrizio Acres Rear Setback Variance	2521 E. 68th Place	Variance to allow a 10 foot rear setback where the minimum required setback is 15 feet in the Industrial-1 zone district.	David Wright / Fernando Rodriguez

Cases To Be Scheduled

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Targeted Hearing Dates
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.	Cody Spaid / Caio Gajdys	BoA: 10/2
VAC2024-00003	United Water District E. 132nd Avenue Vacation	E. 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.	David DeBoskey / Laurie Clark	BoCC: 10/21



Community and Economic Development Department
Development Review Team Agenda
Thursday, September 4, 2025

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. / Still Working on Minor Plat Details / On pause by applicant. Likely to resume in 2026.
2. **PLT2025-00029 / Wolf Creek Run West, Filing 3** / Subdivision Final Plat to create 40 lots within the Wolf Creek Run West PUD. / Still Working on Minor Plat Details / On pause by applicant. Likely to resume in 2026.
3. **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 / Last Contacted Applicant August 2025.
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 / Last Contacted Applicant August 2025.
5. **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 August 2025.
6. **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. BoCC Consent Agenda on 10/21/2025.
7. **PLT2025-00020 / Counter Drive Minor Subdivision** / Minor subdivision final plat to create two lots. Resubmittal Required / PC: 09/25/2025; BoCC: 10/28/2025.
8. **PLT2025-00025 / Mapleton Addition, Amendment 9** / 401 E 58th Avenue / Lot line adjustment to reconfigure two existing lots / Resubmittal Required / Last Contacted Applicant August 2025.
9. **PLT2025-00028 / Huron Industrial Tract Lot Line Vacation** / 730 W 62nd Avenue / Plat Correction (Lot Line Vacation) to combine several previously platted lots into a single lot / Resubmittal Required / Last Contacted Applicant August 2025.
10. **PRC2025-00008 / Rocky Mountain Rail Park, Lot 11A Replat** / 1. Insubstantial subdivision replat to further subdivide a single lot into three lots within the Rocky Mountain Rail Park PUD / PC: 09/25/2025; BoCC 10/14/2025
11. **PRC2025-00009 / 10201 Brighton Rd Multi-Use Property** / 1. Conditional Use Permit for auto towing and storage; 2. Conditional use permit for outdoor storage exceeding 80% of the lot; Conditional use permit for stacking height to exceed fence height. Resubmittal Required / Last Contacted Applicant August 2025.
12. **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 August 2025.

13. **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.
14. **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. / Resubmittal Required / Last Contacted Applicant in May 2025.
15. **RCU2025-00011 / Ancon Services** / 8221 East 96th Avenue / Conditional Use Permit to allow a hazardous waste transfer station in the Industrial-3 zone district / Resubmitted / Comments Due 09/05/2025.
16. **RCU2025-00014 / Rocky Mountain Iron Park** / Parcel 0181500000097 / Request for conditional use permit to allow for the storage and disassembly of vehicles and the re-assembly of various parts within the Agricultural-3 zone district. Portions of the site are located within the Natural Resources Conservation Overlay and the Airport Influence Zone / Resubmittal Requested / Last Contacted Applicant: July 2025.
17. **RCU2025-00019 / Xcel Barr Lake Substation Amendment to Conditional Use Permit** / 13675 Powhatan Rd. / Minor Amendment to the Conditional Use Permit to allow additional security features on a substation site / Awaiting variance outcome. BoA Hearing Date: 09/18/2025.
18. **RCU2025-00021 / Palone Caretaker Dwelling** / 50050 East 64th Avenue / Conditional Use Permit to allow a caretaker accessory dwelling unit to remain on the property in the Agricultural-3 zone district, pursuant to Section 4-03-03-02-01-5-h-ii-3 of the Adams County Development Standards / In-Review. Comments Due 09/17/2025.
19. **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: June 2025.
20. **USE2025-00018 / Ace Hardware** / 401 E 58th Ave / Change in Use Permit to establish a general merchandise store in the Industrial-1 zone district. Comments Due: August 18, 2025. / Resubmittal required / Last Contacted Applicant: August 2025
21. **VSP2024-00041 / 2001 W 52nd Office Building** / Landscape Relief for north and east buffers and fencing / Resubmittal Required / Last Contacted Applicant: June 2025.
22. **VSP2025-00032 / Xcel Barr Lake Security Fence Variance** / 13675 Powhatan Rd. / Variance from the Adams County Development Standards and Regulations (Adams County DSR) Section 4-08-01-02-02- 01, which stipulates a maximum fence height of eight (8) feet for institutional uses in the A-3 Zone District. Xcel Energy seeks approval to construct a new security fence with a height of ten (10) feet. / BoA Hearing Date: 09/18/2025.
23. **VSP2025-00033 / Strasburg Communication Tower** / 2550 Strasburg Rd / Variance to allow a communication tower to have seven antennae where the maximum allowed is two / BoA Hearing Date: 09/18/2025.
24. **PRC2025-00016 / Birdseye Energy Storage & Substation** / 6100 E 104th Avenue / Conditional Use Permits for Major Energy Facility and Utility Substation uses within the Agricultural-1 zone district. Comments Due: 09/30/2025.

25. **RCU2025-00026 / Rosales Landscape Storage Yard / 1941 E 160th Ave /**
Conditional Use Permit to allow a landscape storage yard in the Agricultural-3 zone district. / Comments Due: 09/30/2025.

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 8/15/25
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 8/15/25
3. **USE2023-00038 / Unlimited Motors / 8780 Welby Road / Change in Use to allow**
automobile sales in the I-1 zone district / Resubmittal Required: 6/16/25
4. **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 and PLT2025-00027
5. **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 and PLT2025-00027
6. **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 / PC: 10/23/25; BoCC:
11/18/25
7. **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; Resubmitted: Comments due 9/19/25
8. **PLN2024-00002 / Adams County Master Water Plan / Project Team Kick-Off**
10/10/24 / Working on draft
9. **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: 8/11/25
10. **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 / Resubmittal Required: 8/11/25
11. **PLT2024-00025 / Homes at Alcott Minor Subdivision** / Minor Subdivision Final Plat to create two lots in the Residential-2 zone district on 0.21 acres. / 2351 W. 56th Ave. / Resubmittal Required: 07/25/25
 12. **RCU2024-00046 / Magellan Denver Pipeline Expansion** / Conditional Use Permit to allow a pipeline expansion for approx. 12 miles within Adams County / Multiple parcels / PC: 7/24/25; BoCC: 09/30/25
 13. **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 / Last contact: 8/2/25
 14. **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 / Also waiting on PLT2025-00027
 15. **PLT2025-00006 / Seltzer Heights Filing No.1** / Preliminary Plat to create 205 lots and 8 tracts on approximately 227 acres / Resubmitted: Comments due 8/25
 16. **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. / Resubmittal Required: 4/19/25; Last contact 5/7/25
 17. **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 / Resubmittal Required: 06/4/2025
 18. **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 / Waiting to record plat
 19. **PRC2025-00006 / Day Subdivision** / 1. Exemption from Subdivision to create a 6-acre parcel from approximately 41.8 acres; 2. Rezoning of the 6-acre portion from A-3 to A-1; 3. Comp Plan Amendment to support A-1 parcel in the Agricultural Large Scale FLU designation; and 4. Waiver for 3:1 lot width to depth ratio. / PC: 9/11/25; BoCC: 10/7/25
 20. **PLT2025-00027 / 6300 E. 88th Minor Subdivision** / Minor Subdivision Final Plat for two lots in the Commercial-5 and Mineral Conservation Overlay Zone Districts. / Resubmittal required: 7/15/25
 21. **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; Last Contact: 9/2/25
 22. **PLT2025-00031 / Brannan 60th Place Subdivision** / Minor Subdivision Final Plat to create three lots within the I-3 zone district / Parcel #'s 0182510200040, 0182510200047, and 0182510200048 / Resubmittal Required: 8/18/25
 23. **PRC2025-00014 / Todd Creek Metro District Office**

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 / 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. Case to be cancelled by 8/2 if no response is provided.
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. Resubmittal Required. Comments provided 6/18/2025
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. Inactivity Letter sent 7/2/2025. Case to be cancelled by 8/2 if no response is provided.
8. **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. Inactivity Letter sent 7/2/2025. Inactivity Letter sent 7/2/2025. Case to be cancelled by 8/2 if no response is provided.
9. **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. Inactivity Letter sent 7/2/2025. Case to be cancelled by 8/2 if no response is provided.
10. **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

11. **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. Under Review / Comments Due July 7.
12. **VSP205-00025 / 5302 Tennyson Street Rear Setback Variance / 182518100026** / Variance to allow a rear setback of ten feet where a minimum of 15 feet is required within the Residential-2 zone district. Resubmittal Provided. Comments provided 6/23/2025
13. **PLT2024-00028 – North Lawn Gardens, Paiz Amendment / 2441 W 65th Pl / 0182505404031** / Lot line vacation to combine two lots into one within the Residential-2 zone district. / Resubmittal Required. Comments provided January 17, 2025.
14. **USE2025-00013 – Wright Farms Common Area Renovations / 12355 Krameria St / 0157132304001** / Proposing some park enhancements including additional playground equipment, outdoor fitness equipment, shade structures, and some minor landscaping improvements at 3 areas in the community (see attached plans): Holly Crossing Park, Wright Farms Park, Brantner Gulch Trail / Under Review / Comments Due July 15th.
15. **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 Bennett Station Lateral, which would be a natural gas pipeline and crude oil pipeline being installed within the existing Bennett Station parcel. Resubmittal required 5/16/2025.
16. **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 required (engineering only) 5/15/2025.
17. **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
18. **USE2025-00012 / ADM / 4405 Rail Park Dr / 0181723101002** / Change in Use Permit to establish a manufacturing use in the Rocky Mountain Rail Park PUD./ Under Review. Comment Due 7/22/2025
19. **ARP2025-00016 / Yosemite Telecommunications Tower / 1351 Yosemite St / 0157128000003** / Administrative Review Permit for a telecommunications tower. The existing tower was approved via conditional use permit (RCU2016-00017) and is set to expire on December 6, 2026. Under Review. Comments Due August 5, 2025
20. **USE2025-00017 / Liquid Lounge & High Society / 7667 Washington St / 0171934100009** / Change in Use Permit to allow for a multi-tenant building which would allow for retail marijuana sales and hospitality in one unit and sale and consumption of alcoholic beverages in the other unit. The property is zoned Commercial-4. / Under Review. Comments Due 8/5/2025
21. **PRC2025-00012 / Maiker Boyers** / 7295 Washington Street / 1.) Final Development Plan to establish the Maiker Boyers Planned Unit Development; 2.) Final Plat for Minor Subdivision for the Second Amended Boyers Coffee Subdivision to create one lot and two tracts on approximately 2.1 acres within the

Maiker Boyers Planned Unit Development zone district. The site is also located within the Mineral Conservation Overlay.

22. TVM 2025-00021 / Ron Morales Chile Stand at 5200 Sheridan / 0182518206004
/ Temporary Use permit to allow a chile stand. Under Review. Comments Due 8/18/2025.

23. TVM2025-00022

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: 11/13/25. Board of County Commissioners Hearing: 12/9/25
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 applicants are 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. Planning Commission: 8/14/2025. Board of County Commissioners: 9/16/25
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: 07/17/25.
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. **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. Comments Due: 8/19/2025
7. **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
8. **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
9. **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. Case Cancellation: 9/8/25

10. **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 Case Inactivity Date: 8/9/24
11. **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: 07/10/25
12. **VSP2025-00010/ Garcia ADU Variance/ 8095 Jasmine St/** 1) Variance to allow an ADU with a residential floor area of 61% of the principal dwelling where 40% is allowed. Resubmittal Required: 4/11/25
13. **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. Resubmittal Required: 8/6/25
14. **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
15. **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: 05/19/25. Case Inactivity Letter Sent: 8/11/25
16. **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. Resubmittal Required: 6/6/25
17. **VSP2025-00027/ 1557 W. 150th Place Garcia Fence Variance/1557 W. 150th Place/** Variance request to allow an existing 7'-4" gate where a maximum of 42 inches is allowed. Resubmittal Required: 07/14/25
18. **ARP2025-00011/ 1550 E 69th Avenue Telecommunications Tower/ 1550 E. 69th Avenue/** Administrative Review Permit to continue a previously approved telecommunications tower. Comments Due: 7/10/25
19. **VSP2025-00029/ Beacon Building Structure Height Variance/ 5252 Sherman Street/** Variance from the required minimum front structure setback standard within the I-3 zone district. Resubmittal Required: 7/9/25
20. **USE2024-00002 / Riverdale Bluffs / 0157122000012 /** 226-acre, undeveloped parcel of rolling and sometimes steep prairie landscape. Inactivity letter sent 6/24/2025.
21. **USE2025-00019/ Zuni Townhomes/ 5220 Zuni St./** Change in Use Permit to establish the use of the property for residential townhomes within the Residential-3 zone district. Comments Due: 8/18/25
22. **USE2025-00022/ Suliman Safi Store/ 7631 Brighton Rd/** Change in Use Permit for a fresh produce retail store and small-scale halal poultry and small animal processing facility within the I-1 zone district. Comments Due: 08/29/25
23. **PRC2025-00013/ Dorado Imboden Subdivision and Rezoning/ 14551 Imboden Rd/** 1.) Preliminary Major Subdivision proposal for ten single-family residential lots. 2.) Zoning Map Amendment (rezone) proposal to change the zoning designation from to Agricultural-1. Comments Due: 09/19/25
24. **RCU2025-00025**

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. **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. Pending Public Hearing
8. **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
9. **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
10. **PLT2024-00026 / Zuni Residences** / 5231 WYANDOT ST / Plat Correction to vacate easements on the original plat. Comments Due 11/14/2024
11. **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
12. **PLT2024-00034 / Clear Creek Valley Plat Amendment / 6501 LOWELL BLVD** / Minor Plat Amendment to vacate of a portion of a 10-foot utility easement.
13. **VSP2025-00026 / 4845 Behrens Road Inert Fill Special Use Permit / 4845 BEHRENS RD** / Special use permit to allow the importation of less than 500,000

- cubic yards of inert fill material over a one year period. The fill material will be spread over a 3.8 acre area. Resubmittal Required 07/24/2025
14. **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
 15. **USE2025-00020 / Douglass Colony Change in Use Permit** / 2021 East 68th Avenue / Change In Use Permit to establish a recreational vehicle storage use in an Industrial-1 zone district that has conditions on it. Comments due 9/1/2025
 16. **USE2025-00023 / Jackrabbit Solar, LLC** / #0181700000318 / Jackrabbit Community Solar Energy Facility - Medium-Size Community Solar Energy Generation Facility. The 8.6 MW solar facility will be constructed on approximately 43 acres of land within a 56.42- acre parcel. Comments due 9/3/2025
 17. **VSP2025-00035 / Jackrabbit Solar Administrative Landscape Relief** / 0181700000318 / Administrative Relief from Landscaping Requirements. Jackrabbit Solar, LLC respectfully requests Administrative Relief from certain landscaping requirements as outlined in Section 4-19 of the Adams County Development Standards. This request is made because the standard application of these regulations is not applicable for a medium-sized community solar facility located in a rural A-3 Agricultural zone. As detailed below, our proposal meets the criteria for administrative relief by preserving the intent of the landscaping section through alternative, site-specific mitigation strategies. Comments due 9/19/2025
 18. **PLT2025-00038 / Platform Ventures Easement Vacation** / 1100 W 64TH AVE / Plat correction for vacation of an easement. Comments due 9/25/25
 19. **USE2025-00027 / Zenith Industrial Outdoor Store Change in Use** / 13505 E 112TH AVE / Change In Use to allow an outdoor storage use in the Industrial-3 zone district and Airport Height Overlay. Comments due 9/25/25
 20. **TVM2025-00005 / 3537 W 65th Ave Inert Fill Temporary Use** / 3537 W 65TH AVE / Temporary Use Permit for Inert Fill to retroactively allow the import of 50 cubic yards on to the property. Comments due 9/25/25
 21. **NEW – VSP2025-00013 / 3537 W 65th Ave Administrative Landscape Relief for Artificial Turf** / 3537 W 65TH AVE / Administrative Landscape Relief to allow artificial turf to assist with weed mitigation. Comments due 9/30/25

David Wright, Planner II

1. **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. Sent inactivity notice for 8/25 cancellation.

2. **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. Inactivity notice sent on 7/16 for 8/18 cancelation.
3. **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.
4. **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. USE2025-00009 submitted in early June, reflecting response to one of primary outstanding comments.
5. **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. Resubmittal comments sent back again on 7/10.
6. **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. Given switch on cancellation, haven't sent out inactivity quite yet.
7. **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. Applicant is working through comments and trying to address them as well as will apply for a variance- I have had communication with fire district that reflects their efforts in moving forward.
8. **USE2025-00009 / Gibbons 7000 E. 96th Ave. Change in Use / 7000 96th Ave. / 0172120009003,4,5** / Change in Use Permit for outdoor crane/equipment storage (connected to RCU2024-00048). First review comments sent 7/8.
9. **PRC2025-00007 / Petco Minor Subdivision and Rezoning / 7627 Dahlia St. / 0172131203003** / 1. Minor Subdivision Final Plat to create two lots; 2. Zoning Map Amendment (Rezoning) to change the zoning designation to Industrial-2. Plan coordination due 7/29.
10. **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. Second Submittal comments due 8/15.

11. **RCU2025-00001 / 6820 Pecos St Rezone / 6820 Pecos St /** Rezone from Residential-1-C (R-1-C) to Commercial-2 (C-2) to allow the development of a commercial retail center. Second submittal comments due 8/18.
12. **VSP2025-00031 / Heredia Vallejo / 7766 Vallejo St / 0171933217011 /** Variance to allow 3.5 ft side setback where a minimum of 5 feet is required for a shed. DRT 8/14, comments due 8/20. BOA 9/18.
13. **RCU2025-00018 / 8240 Steele Street / 0171925000052 /** Zoning Map Amendment (Rezoning) to change the zone district designation of approximately six acres from Agricultural-3 to Industrial-1. DRT 8/21, comments due 8/26.
14. **USE2025-00021 / Bennett Fire Station Classroom Addition / 35900 E. Colfax. Ave. / 0181700000097 /** Change in Use Permit for a fire station to allow accessory course instruction within a 2,538 square foot modular classroom comprised of (3) modular components to be combined together to form a single building. The mobile modules will be placed on permanent foundations and will contain 3 private offices and 2 single occupancy restrooms. The building is proposed to be placed at the southeast corner of the existing site to an existing concrete driveway. Plan Coordination due 8/28.
15. **VSP2025-00034 / Fabrizio Acres Setback Variance / 0182501201009 / 2521 E. 68th Pl. /** Variance to allow a 10 foot rear setback where the minimum required setback is 15 feet in the Industrial-1 zone district. DRT 9/4, Comments Due 9/8, and RCC 9/10.
16. **PLT2025-00033 / Fabrizio Acres Business Park Plat Correction / 0182501201009 / 2521 E. 68th Pl. /** Plat Correction to vacate an easement. DRT 9/4 and Comments Due 9/8.
17. **USE2025-00026 / Red Bird Farms Change in Use / 0182511204013/ 1485 E. 61st Ave. /** Change in Use Permit to allow a meat processing, packing, packaging, and slaughterhouse use in the Industrial-2 zone district and Mineral Conservation Overlay. Comments Due 9/12.
18. **NEW - PLT2025-00041**

September 03, 2025

8:30 - 9:15

PRE2025-00060

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Singletree Conceptual review

Nick Eagleson

Arthur Gajdys

Singletree Land Company Llc

0172120009010

Conceptual Review Meeting. A Certificate of Designation (Permit #7-81-CD) was issued for this property in 1983, which allowed it to operate as a construction and demolition landfill until 1991. In 1985, the property was platted as the R & O Subdivision. Google Earth aerial imagery from June 1993 shows the property as being vacant, which was during the five-year closure period following the cessation of landfill operations. According to property records of the Adams County Clerk & Recorder's Office, Singletree Land Company LLC acquired all 8 lots of Block 1 in August 1997. It currently has the same ownership group. Google Earth aerial imagery from October 1999 shows trailer storage occurring on the southern third of the property. The property has been used as outdoor storage for over 26 years with various outdoor storage use permits on file.

Our goal with this concept meeting is as follows:

- 1) Verify if the outdoor storage use is grandfathered in. If so, are there any items or requirements we need to complete to be in full and total compliance with the county for the outdoor storage use.
- 2) If it is not considered grandfathered in, what specific items need to be completed or modified to bring the site into full compliance for outdoor storage use.

9:15 - 10:00

PRE2025-00061

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

11680 Imboden Storage Building Concept

David Wright

Steve Krawczyk

Justin Scott

0172705200003

Conceptual review meeting to discuss a concept for 5000-15,000sq ft storage building on the back of the property with an access road. Building would be a steel building on a concrete slab and the road would be recycled asphalt or concrete.

September 17, 2025

8:30 - 9:15

PRE2025-00062

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Pomponio Terrace, Outlot A Redevelopment Concept

David DeBoskey

Laurie Clark

Terence Hoaglund

0182505122028

Conceptual Review Meeting to discuss a development concept for six townhouse dwellings on Outlot A of Pomponio Terrace Filing Three. Each unit will be two stories, with a single car garage. The garages will be accessed via an existing alley to the east of this outlot.

9:15 - 10:00	PRE2025-00063	6776 York Rezoning Concept
	Case Manager:	Cody Spaid
	Primary Engineer:	Matthew Emmens
	Applicant:	Aguirre Jose M.
	Parcel #s:	0182501302001
	Request:	Conceptual Review Meeting to discuss a concept to rezone to Industrial-2.

September 24, 2025

10:00 - 10:45	PRE2025-00066	6100 Federal
	Case Manager:	
	Primary Engineer:	
	Applicant:	Andrew Andreasik
	Parcel #s:	0182508103049
	Request:	Potential FDP Amendment(s) for real property generally located at 6100 Federal
8:30 - 9:15	PRE2025-00064	Wilper Duplexes
	Case Manager:	
	Primary Engineer:	
	Applicant:	Krista Wilper
	Parcel #s:	0182504113007
	Request:	The proposed development consists of scraping the existing SFH and Garage structure to construct two duplex buildings, providing four dwelling units. Dwelling units to be maintained for investment rental properties. Each unit contains three bedrooms, three bathrooms, and a two-car garage. Example plans included.

Case Manager:**Primary Engineer:****Applicant:****Parcel #s:****Request:**

Tom Richardson

0181900000130

This conceptual review application is submitted on behalf of the owner, MK LLLP. The proposed concept is an outdoor storage facility. The property is located on the NE corner of Hudson Road and the Union Pacific Rail Road in Watkins, CO. The entire parcel is approximately 32.9 acres but only the western third will be the subject of this concept review. The proposed use will include a secure facility with gated access point on Hudson Road. The facility will have either semi-impervious (recycled asphalt, preferred) or impervious surface (asphalt) if required. No services other than self-serve outdoor storage parking will be provided (offices, restrooms, etc). It is not anticipated to have water and sewer services needed. No natural gas services will be required.

No structures will be constructed other than perimeter fencing with automatic gate entrance off Hudson.

Ideally the proposed use will not impact the seasonal West Box Elder Creek and, if possible, the enclosed area will located outside any floodway.

It is our desire that through this preliminary process, any other requirements such as zoning, title, environmental, ROW, etc will be identified.

The sketches and aerials are provided as informational only to convey the idea and concepts.

Please note that these are not to scale and should not be relied upon in determining important

factors such as capacity, site plan, etc. These items will be determined in the future with the

guidance of professional service providers including surveyors, engineers, architects, etc.

We appreciate you taking time to consider our outdoor storage concept and look forward to

the information and responses from the various departments.

Thank you,

Tom Richardson, Applicant

Kath & Mike O'Malley, Owners