

| Conceptual Review Cases for following week |                                    |                        |                                                                                                                                                                                                                                                                                 |                                    |                         |
|--------------------------------------------|------------------------------------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------------------------|
| Project Number                             | Case Name                          | Address/Parcel         | Request                                                                                                                                                                                                                                                                         | Case Planner / Eng                 | Date/Time               |
| PRE2025-00078                              | Zubiha                             | 7631 Brighton Rd       | Conceptual Review Meeting to discuss a concept for renovation of an existing building into a retail produce sales, a food processing room for Halal poultry, and limited penning space for Poultry prior to processing.                                                         | David DeBoskey / Steve Krawczyk    | October 15 at 10:00 AM  |
| PRE2025-00075                              | QuikTrip 4281                      | Parcel: 0172120000057  | Conceptual Review Meeting to discuss a development concept for redevelopment of an existing warehouse and storage facility to a gas station.                                                                                                                                    | Greg Barnes / Matt Emmens          | October 15th at 8:30 AM |
| PRE2025-00067                              | America Cash for Cars Storage      | Parcel: 0182515104008  | Conceptual Review Meeting to discuss a development concept for a vehicle storage yard. The use primarily consists of secure outdoor storage of vehicles. No major construction is currently proposed.                                                                           | Greg Barnes / Fernando Rodriguez   | October 15th at 9:15 AM |
| End of 1st Referral Period Discussion      |                                    |                        |                                                                                                                                                                                                                                                                                 |                                    |                         |
| Project Number                             | Case Name                          | Address/Parcel         | Request                                                                                                                                                                                                                                                                         | Case Planner / Eng                 |                         |
| PRA2025-00006                              | Hernandez Harvest Hangar Variances | 15989 Harvest Rd       | 1.) Variance to allow a 14.5% lot coverage within the Agricultural-1 zone district, where the maximum lot coverage allowed is 7.5%. 2.) Variance request to allow an accessory structure to be 67 feet from an arterial roadway where the minimum required setback is 120 feet. | David Wright / Caio Gajdys         |                         |
| PLT2025-00039                              | Park Central, Filing 1             | 6030 Washington St.    | Preliminary Plat for Major Subdivision to create four lots and a tract in the Industrial-2 and Industrial-3 zone districts on approximately 34.1 acres.                                                                                                                         | Nick Eagleson / Fernando Rodriguez |                         |
| VSP2025-00040                              | Park Central Lot Size Variance     | 6030 Washington St.    | Variance for reducing lot size in I-2                                                                                                                                                                                                                                           | Nick Eagleson / Fernando Rodriguez |                         |
| PLT2025-00043                              | Birdseye Bess Subdivision          | 6100 East 104th Avenue | Minor Subdivision Final Plat to create one lot on approximately 12.2 acres within the Agricultural-1 zone district. The site is also impacted by the Mineral Conservation and Natural Resources Conservation Overlays.                                                          | Greg Barnes / Laurie Clark         |                         |
| Cases to be Scheduled for Public Hearings  |                                    |                        |                                                                                                                                                                                                                                                                                 |                                    |                         |
| Project Number                             | Case Name                          | Address/Parcel         | Request                                                                                                                                                                                                                                                                         | Case Planner / Eng                 | Date/Time               |
| VSP2025-00010                              | Garcia ADU Variance                | 8095 Jasmine St        | Request to construct an ADU with a size over 61% of the size of the principal dwelling where the maximum allowed size is up to 40%.                                                                                                                                             | David DeBoskey / Caio Gajdys       | November 6th            |



## Community and Economic Development Department Development Review Team Agenda Thursday, October 9, 2025

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### Jen Rutter, Planning & Development Manager

1. **PLT2022-00013 / 5200 Sheridan Minor Subdivision / To Jen Rutter / 5200 Sheridan Blvd. / Minor Subdivision Final Plat to create 4 lots on approximately 7 acres within the Commercial-4 zone District. Scheduled for hearing. PC: Voted for approval, BoCC:10/21/2025**
2. **PRC2023-00026 / 53<sup>rd</sup> and Tennyson ROW Final Plat and Vacation / To Jen Rutter / 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. Scheduled for hearing BoCC 9/30/2025**

### 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. Comments Due: 10/08/25.**
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 / Comments Due: 10/08/25.**
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: voted for approval; BoCC: 10/28/2025.**
8. **PLT2025-00025 / Mapleton Addition, Amendment 9 / 401 E 58<sup>th</sup> Avenue / Lot line adjustment to reconfigure two existing lots / Resubmittal requested / Last contacted: Spet 2025.**
9. **PLT2025-00043 / Birdseye Bess Subdivision / 6100 E 104<sup>th</sup> Avenue / Minor Subdivision to create one 12.2-acre lot in the A-1 zone district. Comments Due: 10/16/2025.**

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. **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. Resubmittal required / Last Contacted: September 2025.
13. **PRC2025-00016 / Birdseye Energy Storage & Substation / 6100 E 104<sup>th</sup> Avenue /** Conditional Use Permits for Major Energy Facility and Utility Substation uses within the Agricultural-1 zone district. Comments Due: 09/30/2025.
14. **PRC2025-00019 / Huron Industrial Tract Plat Corrections / 730 W 62<sup>nd</sup> Avenue / 1.** Plat Correction (Lot Line Vacation) to combine several previously platted lots into a single lot; 2. Plat Correction to vacate an easement. / In-Review: Comments Due 11/04/2025.
15. **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 requested / Last Contacted Applicant: Sept 2025.
16. **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 / PC: 10/23/25; BoCC: 11/18/25.
17. **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.
18. **RCU2024-00032 / Bondarenko Equipment Repair / 14010 Peterson Rd / 0156524200001 /** Conditional Use Permit to allow for agricultural equipment repair in the Agricultural-3 zone district. Waiting on a Meeting with Code Compliance.
19. **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 September 2025.
20. **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: Sept 2025.
21. **RCU2025-00019 / Xcel Barr Lake Substation Amendment to Conditional Use Permit /** 13675 Powhaton Rd. / Minor Amendment to the Conditional Use Permit to

- allow additional security features on a substation site / Wrapping Up Case for Approval This Week.
22. **RCU2025-00021 / Palone Caretaker Dwelling** / 50050 East 64<sup>th</sup> 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 / PC: 10/23/25; BoCC 11/25/25.
  23. **RCU2025-00026 / Rosales Landscape Storage Yard** / 1941 E 160<sup>th</sup> Ave / Conditional Use Permit to allow a landscape storage yard in the Agricultural-3 zone district. / Comments Due: 09/30/2025.
  24. **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: Sept 2025.
  25. **USE2025-00018 / 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. Comments Due: August 18, 2025. / Resubmittal required / Last Contacted Applicant: August 2025
  26. **VSP2024-00041 / 2001 W 52<sup>nd</sup> Office Building** / Landscape Relief for north and east buffers and fencing / Resubmittal Required / Last Contacted Applicant: Sept 2025
  27. **RCU2025-00029 / Xcel Green Valley Substation Amendment** / Parcel: 0156534300001 / Minor Amendment to Conditional Use Permit to change the security fence design on an existing electrical substation site / Comments Due: 10/21/2025.

### **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 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; 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. 56<sup>th</sup> 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. 48<sup>th</sup> 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 88<sup>th</sup> 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 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 / Resubmittal Required: 06/4/2025
  18. **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
19. **PLT2025-00027 / 6300 E. 88<sup>th</sup> Minor Subdivision** / Minor Subdivision Final Plat for two lots in the Commercial-5 and Mineral Conservation Overlay Zone Districts. / Resubmittal required: 7/15/25
  20. **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
  21. **PLT2025-00031 / Brannan 60<sup>th</sup> 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
  22. **PRC2025-00014 / Todd Creek Metro District Office / Waiting on applicant for path forward**
  23. **PLT2025-00039 / Park Central Filing 1** / 6030 Washington St / Preliminary Plat for Major Subdivision to create four lots and a tract in the Industrial-2 and Industrial-3 zone districts on approximately 34.1 acres. / Comments due 10/8/25
  24. **VSP2025-00040 / Park Central Lot Size Variance** / 6030 Washington St / Variance to reduce lot size in I-2. / Comments due 10/8/25
  25. **USE2025-00029 / CEMEX Rocky Mountain Rail Park / 3000 Rail Park Dr.** / Change in Use permit to establish a new cement terminal in the Rocky Mountain Rail Park PUD / Comments due 10/9/2025
  26. **RCU2025-00027 / Bennett Creek Ranch Gravel Pit CUP / 0181524200001 and 0181500000058** / Conditional Use Permit to allow mining and extraction in the A-3 zone district / Comments due: 10/15/2025
  27. **PRC2025-00002 / The Enclave at Todd Creek / 0157103300001 / From Brayan** / 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 7/30/2025. Resubmittal Required
  28. **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 9/9/2025

## **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: 11/13/25. Board of County Commissioners Hearing: 12/9/25
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 applicants are working on this application within one year of variance approval: 11/21/24
3. **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.

4. **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
5. **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. Resubmittal Required: 9/18/2025
6. **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
7. **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
8. **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 Sent: 8/9/24
9. **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: 07/10/25
10. **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. Comments Due: 9/26/25
11. **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
12. **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: 9/17/25
13. **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. Case Inactivity Deadline: 10/17/2025
14. **VSP2025-00027/ 1557 W. 150<sup>th</sup> Place Garcia Fence Variance/1557 W. 150<sup>th</sup> Place/** Variance request to allow an existing 7'-4" gate where a maximum of 42 inches is allowed. Case Inactivity Deadline: 10/17/2025
15. **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: 9/23/2025
16. **USE2024-00002 / Riverdale Bluffs / 0157122000012 /** 226-acre, undeveloped parcel of rolling and sometimes steep prairie landscape. Inactivity letter sent 6/24/2025.

17. **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. Resubmittal Required: 8/20/25
18. **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. Resubmittal Required: 08/29/25
19. **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 Agricultural-3 to Agricultural-1. Resubmittal Required: 09/19/25
20. **USE2025-00031/ Take Five Oil Change-In-Use Permit/ 800 W 84<sup>th</sup> Ave./** Change-In-Use Application to allow a minor automotive service operation within the Commercial-3 zone district. Resubmittal Required: 9/26/2025
21. **PRA2025-00005 / 5302 Tennyson Street Rear Setback and Height Variances / 0182518100026 /** 1.) Variance to allow a rear setback of ten feet where a minimum of 15 feet is required within the Residential-2 zone district. 2.) Variance to allow a building that is 35 feet in height where a maximum height allowed is 25 feet within the Residential-2 zone district. Comments Due: 10/20/2025
22. **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. Resubmittal Required: 07/15/2025.
23. **ARP2025-00023/ Sterling Marine 87701 Communications Tower/ 5800 Federal Blvd./0182508400047/** Administrative Review Permit for an existing telecommunications tower. Crown Castle is requesting a Use Extension for the expired Conditional Use Permit for the Telecommunication Facility located at 5800 N Federal. There are no improvements, modifications or any additional changes proposed as part of this Application. This Application is strictly to bring the existing site into compliance and to issue an updated Use Permit. Comments Due: 10/15/2025
24. **USE2025-00028/ Dry Box Change in Use Permit/ 409 W 66<sup>th</sup> Way /0182503307024 /**Change in Use Permit for an office trailer with outdoor storage. Comments Due: 10/21/2025
25. **PLT2025-00037/Waddle Subd., Amendment 1/ 0157316211003, 0157316211004/ 14832 Shoshone St/** Lot Line Vacation to merge two lots into a single lot in the Agricultural-2 zone district. Comments Due: 10/28/2025.
26. **PLT2025-00046/ Dalfen Industrial Subdivision Minor Amendment/ 7563 Dahlia St./ 0172131314004/** Plat Correction to remove Condition of Approval No.1 from the Approval Resolution (PLT2024-00030) of an approved subdivision case. Comments Due: 11/03/25

## **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. **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. **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
22. **RCU2024-00026 / Camp Bow Wow Brighton / 18405 E. 152<sup>nd</sup> Avenue / 156909004024 / To Cody Spaid / Conditional Use Permit** to allow a commercial kennel in the A-1 zone district. Under Review. Resubmittal required. Comments provided 3/3/2025.
23. **USE2024-00028 / Hooker Street Outdoor Storage / 5831 Hooker St / 182508300019 / To Cody Spaid / 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.
24. **RCU2025-00003 / Bennett Station Lateral Proposed Gas Line / To Cody Spaid / 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 required 5/16/2025.
25. **RCU2025-00009 / Bennett Station Central Production Facility Amendment / 1631 Manilla Rd / To Cody Spaid / 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

**26. NEW PRA2025-00007 / Alarcon Navajo**

**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. Applicant came to counter at that point and provided updated submittal, but needs more information.
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. Third review comments sent week of 9/8.
3. **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. 2<sup>nd</sup> submittal in review.
4. **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.
5. **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.
6. **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.

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.

7. **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.
8. **PLT2024-00035 / Acres of Promise Subdivision – Amendment No. 1 / 15100 Watkins Road** / Minor subdivision final plat to create two 4.43-acre lots in the Agricultural-1 (A-1) zone district. Resubmittal required 2/21/2025. Second Submittal comments provided.
9. **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. PC 9/25. BoCC 10/14.
10. **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.
11. **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.
12. **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.
13. **VSP2025-00034 / Fabrizio Acres Setback Variance / 0182501201009 / 2521 E. 68<sup>th</sup> 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.
14. **PLT2025-00033 / Fabrizio Acres Business Park Plat Correction / 0182501201009 / 2521 E. 68<sup>th</sup> Pl.** / Plat Correction to vacate an easement. DRT 9/4 and Comments Due 9/8.
15. **USE2025-00026 / Red Bird Farms Change in Use / 0182511204013/ 1485 E. 61<sup>st</sup> 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.
16. **PLT2025-00041 / Wilcox Subdivision Plots 53 and 54 Lot Line Vacations / 0157316002015 / 14600 Tejon St.** / Plat Correction (Lot Line Vacation) to combine two lots into a single lot within the Agricultural-1 zone district. Comments due 10/2.
17. **PRA2025-00006 / Hernandez Harvest Hangar Variances / 0156707104020 / 15989 Harvest Road** / Variances to allow 1.) 14.5% lot coverage within the Agricultural-1 zone district where the maximum lot coverage allowed is 7.5% and

- 2.) an accessory structure to be 30 feet from a front property line where the minimum required setback is 100 feet. DRT 10/8, RCC 10/15
18. **VSP2025-00037 / LOJ, LLC Offices Administrative Landscape Relief / 0182517208063 / 5399 Federal Blvd.** Administrative Landscape Relief for 5399 Federal Blvd in relation to USE2024-00021. Comments sent week of 9/15.
19. **RCU2025-00028 / Powhatan Compressor Station / 0156717400004/ 14501 Powhatan Road** / Request for a Conditional Use Permit for an Oil and Gas Compressor Station in the Agricultural-3 zone district. DRT 10/16
20. **\*NEW\_BRAYAN\_CASES**  
**PRC2023-00017 / Mendoza East Lake Subdivision & Rezone / To David Wright / 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.
21. **PLT2024-00018 / Grove Street Major Subdivision Final Plat / 3075 53<sup>rd</sup> Avenue / 182517208047 / To David Wright** / Major Subdivision Final Plat to create 8 lots from the existing 3 parcels within the Residential-2 Zone District. Under Review. Comments Due 9/5/2025
22. **VSP2024-00053 / Paiz 65<sup>th</sup> Setback Variance / 2441 E. 65<sup>th</sup> Pl / 0182505404031 / To David Wright** / 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
23. **PLT2024-00028 – North Lawn Gardens, Paiz Amendment / 2441 W 65<sup>th</sup> Pl / 0182505404031 / To David Wright** / Lot line vacation to combine two lots into one within the Residential-2 zone district. / Resubmittal Required. Comments provided January 17, 2025.

**October 08, 2025**

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| <b>10:00 - 10:45</b> | <b>PRE2025-00076</b><br><b>Case Manager:</b><br><b>Primary Engineer:</b><br><b>Applicant:</b><br><b>Parcel #s:</b><br><b>Request:</b>     | <b>Cherokee Energy Storage Project Concept</b><br>Cody Spaid<br>Laurie Clark<br>Gage Fuller<br>0182511400061<br>Conceptual Review Meeting to discuss a development concept for the Cherokee Energy Storage Project, a utility scale battery energy storage system (BESS) within Adams County, Colorado (County). The Project would connect to the existing 115-kilovolt (kV) Xcel Energy (Xcel) Mapleton substation located adjacent to the Project site to the northeast via an overhead or underground generation transmission line (gen-tie line). The Project would provide additional capacity to the electrical grid to assist with serving load during periods of peak demand by charging when demand is low and discharging when demand is high. Batteries are extremely fast acting capable of responding within fractions of a second to stabilize voltages and support a very high-quality and reliable electric grid. In addition to supporting reliability, these batteries also accommodate the future integration of intermittent renewable energy sources, such as wind and solar, and reduces the need to operate natural gas power plants to meet peak demand. This will assist the State of Colorado in meeting its greenhouse gas emissions reduction goals of 50% by 2030, and 100% by 2050, as required by Colorado's Greenhouse Gas Emission Reduction Measures bill (Senate Bill 23-016), signed into law on May 11, 2023. |
| <b>2:30 - 3:15</b>   | <b>PRE2025-00073</b><br><b>Case Manager:</b><br><b>Primary Engineer:</b><br><b>Applicant:</b><br><b>Parcel #s:</b><br><br><b>Request:</b> | <b>Welby Junction Metropolitan District Concept</b><br>Nick Eagleson<br>Steve Krawczyk<br>Chelsey Green<br>0171936200001, 0171936200025, 0171936201005, 0171936203012, 0171936204004<br>Conceptual Review Meeting to discuss the concept of creating the Welby Junction Metro District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>9:15 - 10:00</b>  | <b>PRE2025-00074</b><br><b>Case Manager:</b><br><b>Primary Engineer:</b><br><b>Applicant:</b><br><b>Parcel #s:</b><br><b>Request:</b>     | <b>Krebs Subdivision Concept</b><br>Cody Spaid<br>Arthur Gajdys<br>Krebs Jay E And<br>0182517203005<br>Conceptual Review Meeting Request. We are wanting to split the properties of 3361 W 55th Ave & 3365 W 55th Avenue in order to change ownership of the 3365 W 55th Ave parcel. The structure at 3365 W 55th Ave and an outbuilding/garage will be demolished and a new home to be built on the property. The lot size is not suitable for an easy lot split so we are applying to have the lot split in a compliant matter.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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**October 15, 2025**

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| 10:00 - 10:45 | <b>PRE2025-00078</b><br><b>Case Manager:</b><br><b>Primary Engineer:</b><br><b>Applicant:</b><br><b>Parcel #s:</b><br><b>Request:</b> | <b>Zabiha Fresh Produce &amp; Poultry Concept</b><br>David DeBoskey<br>Steve Krawczyk<br>Suliman Safi<br>0172131106022<br>Conceptual Review Meeting to discuss a concept for renovation of an existing building into a retail produce sales, a food processing room for Halal poultry, and limited penning space for Poultry prior to processing.<br><br>Planned improvements to the building include: <ul style="list-style-type: none"> <li>Installing drain pipes and leveling the floor in the processing room for proper water flow.</li> <li>Adding partitions to separate processing activities.</li> <li>Installing sinks and related plumbing fixtures to meet Health Department requirements.</li> <li>Making other minor interior adjustments as required by the County for compliance.</li> </ul> The facility will continue to use existing public water and sanitary sewer services through the South Adams County Water & Sanitation District, with utility upgrades if required.<br>The purpose of the project is to establish a small fresh Halal meat and produce market that meets all applicable requirements of Adams County and supporting agencies. |
| 8:30 - 9:15   | <b>PRE2025-00075</b><br><b>Case Manager:</b><br><b>Primary Engineer:</b><br><b>Applicant:</b><br><b>Parcel #s:</b><br><b>Request:</b> | <b>QuikTrip 4281 Concept</b><br>Greg Barnes<br>Matthew Emmens<br>Jessica McCallum<br>0172120000057<br>Conceptual Review Meeting to discuss a development concept for redevelopment of an existing warehouse and storage facility to a gas station.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 9:15 - 10:00  | <b>PRE2025-00067</b><br><b>Case Manager:</b><br><b>Primary Engineer:</b><br><b>Applicant:</b><br><b>Parcel #s:</b><br><b>Request:</b> | <b>America Cash for Cars Storage Concept</b><br>Greg Barnes<br>Fernando Rodriguez<br>Ivan Carrasco<br>0182515104008<br>Conceptual Review Meeting to discuss a development concept for a vehicle storage yard. The use primarily consists of secure outdoor storage of vehicles. No major construction is currently proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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## October 22, 2025

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| 10:00 - 10:45 | <b>PRE2025-00079</b><br><b>Case Manager:</b><br><b>Primary Engineer:</b><br><b>Applicant:</b><br><b>Parcel #s:</b><br><b>Request:</b> | <b>Precision Gates &amp; Automation Headquarters Concept</b><br>David Wright<br>Laurie Clark<br>Billy Fogg<br>0157134001005<br>Conceptual review Meeting to discuss a development concept for a shop and headquarters.                      |
| 8:30 - 9:15   | <b>PRE2025-00080</b><br><b>Case Manager:</b><br><b>Primary Engineer:</b><br><b>Applicant:</b><br><b>Parcel #s:</b><br><b>Request:</b> | <b>Permagreen Development Concept</b><br>Greg Barnes<br>Arthur Gajdys<br>Jessica Melton<br>0157126000026<br>Conceptual Review Meeting to discuss development including rezoning to I-2 and construction of office and production buildings. |

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| 9:15 - 10:00 | <b>PRE2025-00071</b><br><b>Case Manager:</b><br><b>Primary Engineer:</b><br><b>Applicant:</b><br><b>Parcel #s:</b><br><b>Request:</b> | <b>Engineered Paving Headquarters Concept</b><br>Cody Spaid<br>Arthur Gajdys<br>Gary Beutler<br>0172117004003<br>Conceptual review Meeting to discuss a development concept for a heavy civil contractor's base of operations. |
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## October 29, 2025

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| 10:00 - 10:45 | <b>PRE2025-00082</b><br><b>Case Manager:</b><br><b>Primary Engineer:</b><br><b>Applicant:</b><br><b>Parcel #s:</b><br><b>Request:</b> | <b>Welby Ramiro Rezone Concept</b><br>David DeBoskey<br>Steve Krawczyk<br>Dorado Rosales Ramiro R<br>0171925300038<br>Conceptual review Meeting to discuss a concept to subdivide and rezone R-4 into mix of R-2, R-3, and R-4 of a 2.4 acre lot.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 8:30 - 9:15   | <b>PRE2025-00081</b><br><b>Case Manager:</b><br><b>Primary Engineer:</b><br><b>Applicant:</b><br><b>Parcel #s:</b><br><b>Request:</b> | <b>Manilla Road Truck Stop and Storage Concept</b><br>Nick Eagleson<br>Fernando Rodriguez<br>Manraj Singh<br>0181700000275<br>Conceptual Review Meeting to discuss a development concept for a truck Stop and fleet and RV Storage facility on approximately 29 acres of the overall 140 acre property. The property is on the northeast corner of Manilla Road and I-70.                                                                                                                                                                                                                                                                                                                                                         |
| 9:15 - 10:00  | <b>PRE2025-00068</b><br><b>Case Manager:</b><br><b>Primary Engineer:</b><br><b>Applicant:</b><br><b>Parcel #s:</b><br><b>Request:</b> | <b>Brannan 7281/7301 Colorado Blvd Conceptual review</b><br>Greg Barnes<br>Matthew Emmens<br>Fred Marvel<br>0171936401004, 0171936402002, 0182501102001<br>Conceptual Review Meeting intended to expressly identify and initiate appropriate community development review. In March 2025, Adams County initiated a comprehensive review of land uses on the referenced properties. Following a site visit, an exchange of correspondence and research findings, and an informal meeting, the County and Brannan determined that further action would complete and/or restore the compliant status of these sites. This conceptual review is intended to expressly identify and initiate appropriate community development review. |

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## November 05, 2025

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| 8:30 - 9:15 | <b>PRE2025-00077</b><br><b>Case Manager:</b><br><b>Primary Engineer:</b><br><b>Applicant:</b><br><b>Parcel #s:</b><br><b>Request:</b> | <b>Horse Creek Solar Concept</b><br>David Wright<br>Laurie Clark<br>Michelle Shook<br>0156721100001<br>Conceptual Review Meeting to discuss an energy storage hybrid project. |
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