

Other Projects & Discussion Items					
Discussion Topic			Staff Lead		
DSO Topic Question for DRT			Jaclyn Gomez		
Conceptual Review Cases for following week					
Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
PRE2025-00089	Utility Scale Solar - Bear Gulch	0156300000086, 0156300000145, 0156300000146	Conceptual Review Meeting to determine if the right-of-way along East 128th Avenue is capable of accommodating a 2.75 mile long Gen-Tie within the County Road right-of-way.	Nick Eagleson / Fernando Rodriguez	Dec 10 at 8:30 AM
PRE2025-00094	Creek View Subdivision	0157110100006	Conceptual Review Meeting to discuss a development concept for FDP/Final Plat for 55 lots.	Cody Spaid / Steve Krawczyk	Dec 10 at 9:15 AM
PRE2025-00096	Green Valley Solar and Storage Project	0156500000101, 0156500000151, 0156534300002, 0172700000001, 0172700000003, 0172700000004, 0172700000026, 0172700000031, 0172700000035, 0172700000096, 0172700000111, 0172710100001, 0172710300001, 0172712200001	Conceptual Review Meeting to discuss a concept for a large scale solar energy generation facility with battery energy storage component occupying approximately 4,500 acres. The solar and energy storage components will be connected to an adjacent project utility substation comprised of 3-4 main power transformers, the the facility will interconnect at the existing PSCo Green Valley substation.	Stephanie Rohren / Laurie Clark	Dec 10 at 10:00 AM
End of 1st Referral Period Discussion					
Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	
VSP2025-00049	Cox Harvest Hangar Variance	15849 Harvest Ct	Variance to allow 15.8% lot coverage in the A-1 zone district.	Greg Barnes / Caio Gajdys	
PRC2025-00014	Todd Creek Metro District Office	10450 E. 159th Ct.	1. Minor Subdivision-Final Plat to create one lot approx. 1.6 acres in size; 2. A Major Amendment to the PDP to remove the 1.6 acre parcel; and 3. Zoning Map Amendment (Rezone) to change the existing PUP(P) zoning and establish a Commerical-2 zone district.	Nick Eagleson / Laurie Clark	
Cases to be Scheduled for Public Hearings					
Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
PRA2025-00006	Hernandez Harvest Hangar Variances	15989 Harvest Road	1. Lot Coverage Maximum, 2. Front Setback, 3. Section Line Setback	David Wright / Caio Gajdys	BoA: Jan. 15
VSP2025-00047	Clear Creek Valley Bike Parking Lot	5900 Tennyson	Floodplain Use Variance	David Wright / Steve Krawczyk	BoA: Feb. 5
PRA2025-00008	Kane Pratt Carport Variances	8620 Pratt Pl.	Variance for accessory structure front and side setbacks	David Wright / Steve Krawczyk	BoA: Feb. 5



Community and Economic Development Department Development Review Team Agenda Thursday, December 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. BoCC Consent: 12/16/25
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. BoCC Consent: 12/16/25
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. **PLT2025-00025 / Mapleton Addition, Amendment 9** / 401 E 58th Avenue / Lot line adjustment to reconfigure two existing lots / Comments Due: 12/02/25.
7. **PLT2025-00043 / Birdseye BESS Subdivision** / 6100 E 104th Avenue / Minor Subdivision to create one 12.2-acre lot in the A-1 zone district. Resubmittal requested / Last contacted: Oct 2025.
8. **PRA2025-00009 / Stonehouse Height Variances** / Parcel: 0156730300001 / Three variances to allow for structures associated with a utility substation to exceed the maximum allowed in the Agricultural-3 zone district / Comments Due: 12/26/26
9. **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 October 2025.
10. **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. Comments Due: 12/05/25
11. **PRC2025-00015 / Riverdale RV Park** / 14600 Riverdale Rd / 1.) Zoning Map Amendment (Rezone) to change the zone district designation of approximately 22 acres from Agricultural-1 to Planned Unit Development; 2.) Major Subdivision Preliminary Plat; 3.) Preliminary Development Plan to establish a recreational vehicle park within the Proposed Riverdale RV Park Planned Unit Development / Comments Due: 12/23/25.

12. **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. Resubmittal Required / Last Contacted Applicant: Oct 2025.
13. **PRC2025-00019 / Huron Industrial Tract Plat Corrections** / 730 W 62nd 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.
14. **PRC2025-00023 / Remora Gathering Pipeline** / 2150 Manilla Rd / 1. Conditional Use Permit for a 10-inch natural gas pipeline; 2. Conditional Use Permit for a 10-inch crude oil pipeline / Comments Due: 12/26/26.
15. **PUD2025-00014 / Clear Creek Transit Village Amendment** / 0182508208105 / Minor amendment to the Clear Creek Transit Village PUD to make numerous changes / Comments Due: 12/23/26
16. **RCU2023-00057 / Hillen Recycling**/ Conditional Use Permit to use the property for a recycling facility (metals, wood, brick, concrete) in the I-2 zone district/ Parcel Numbers: 0172131106037, 0172131106010, and 0172131106039 / Resubmittal Requested / Last Contacted: Oct 2025.
17. **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.
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. Resubmittal Requested / Last Contacted: Oct 2025
19. **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 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. **RCU2025-00021 / 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 / BoCC 11/25/25.
22. **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. / Resubmittal requested / Last Contacted: Oct 2025
23. **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: Sept 2025.

24. **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
25. **VSP2024-00041 / 2001 W 52nd Office Building / Landscape Relief** for north and east buffers and fencing / Resubmittal Required / Last Contacted Applicant: Sept 2025
26. **VSP2025-00044 | Xcel Energy 4279 E 88th Fence Height Variance** | 4279 E 88th Avenue | Variance to allow for a 10-foot-tall security fence where the maximum height allowed is eight feet. | Resubmittal Required / Last Contacted: Nov 2025
27. **VSP2025-00046 | Sand Raleigh Variance** | 6540 Raleigh St | Variance to allow a detached structure that is 1,262 square feet where the maximum allowed is 900 square feet within the Residential-1-A zone district. | Comments Due: 11/20/2025.
28. **VSP2025-00049 / Cox Harvest Hangar Variance** / 15849 Harvest Ct / Variance to allow a 15.8% lot coverage where the maximum allowed is 7.5% within the Agricultural-1 zone district.

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. **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; Waiting on Variance application for fence height
7. **PLN2024-00002 / Adams County Master Water Plan** / Project Team Kick-Off 10/10/24 / Working on draft
8. **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: 10/23/25

9. **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: 10/23/25
10. **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
11. **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
12. **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
13. **PLT2025-00006 / Seltzer Heights Filing No.1** / Preliminary Plat to create 205 lots and 8 tracts on approximately 227 acres / PC: 11/13/25; BoCC: 12/9/25
14. **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
15. **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
16. **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
17. **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. Resubmitted: Comments due 11/9/25
18. **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: 10/31/25
19. **PRC2025-00014 / Todd Creek Metro District Office** / 1. Minor Subdivision-Final Plat to create one lot approx. 1.6 acres in size; 2. A Major Amendment to the PDP to remove the 1.6 acre parcel; and 3. Zoning Map Amendment (Rezone) to change the existing PUP(P) zoning and establish a Commercial-2 zone district / 10450 E. 159th Ct. / Comments due 12/3/2025
20. **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. / Resubmittal required 10/9/25
21. **VSP2025-00040 / Park Central Lot Size Variance** / 6030 Washington St / Variance to reduce lot size in I-2. / Resubmittal Required 10/10/25

22. **EXG2025-00003 / Bennett Creek Ranch Gravel Pit CUP / 0181524200001 and 0181500000058** / Conditional Use Permit to allow mining and extraction in the A-3 zone district / Resubmittal required 11/11/2025
23. **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
24. **PRC2025-00020 / Welby Junction Final Plat, FDP, and Roadway Vacation / 2401 E. 78th Ave.** / 1. Final Development Plan to propose 218 residential units; 2. Final Plat to create 218 residential units and 24 non-residential tracts; and 3. Roadway vacation to vacate existing right-of-way / Resubmittal required 11/13/2025
25. **PUD2025-00013 / Welby Junction Minor PUD Amendment / 2401 E. 78th Ave.** / Minor Amendment to the Welby Junction PUD to reduce the total number of units from 222 to 218 / Sent to Jen for approval
26. **PLN2025-00007 / Welby Junction Service Plan / 2401 E. 78th Ave.** / Special District application to allow for the creation of the Welby Junction Metropolitan District Service Plan. / Comments due 11/17/25
27. **VSP2025-00025 / Loya / 29815 E. 161st Ave.** / Variance to allow an approx. 30-foot side corner setback for an accessory structure where 49 is required in the RE zone district / Comments due 12/26/25

Connor Cottrell, Planner II

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. **RCU2023-00059 / 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 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. Resubmittal Required: 9/18/2025

6. **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
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. **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
9. **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
10. **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
11. **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. Case Inactivity Deadline: 10/17/2025
12. **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
13. **USE2024-00002 / Riverdale Bluffs / 0157122000012 /** 226-acre, undeveloped parcel of rolling and sometimes steep prairie landscape. Inactivity letter sent 6/24/2025.
14. **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/ Awaiting Subdivision Approval.
15. **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
16. **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
17. **USE2025-00031/ Take Five Oil Change-In-Use Permit/ 800 W 84th Ave./** Change-In-Use Application to allow a minor automotive service operation within the Commercial-3 zone district. Resubmittal Required: 9/26/2025
18. **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: 11/20/2025
19. **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. Comments Due: 11/26/2025.

20. **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. Resubmittal Required: 10/15/2025
21. **USE2025-00028/ Dry Box Change in Use Permit/ 409 W 66th Way /0182503307024** /Change in Use Permit for an office trailer with outdoor storage. Resubmittal Required: 10/21/2025
22. **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. Resubmittal Required: 10/28/2025.
23. **VSP2025-00053 / Peraro Harvest Hangar Lot Coverage/15869 Harvest Ct/** Variance to allow a lot coverage of 17.7% where the maximum allowed lot coverage on a 1.56 acre property within the Agricultural-1 zone district is 7.5%. Comments Due: 12/18/2025
24. **VSP2025-00050/ Copeland Precast Temporary Office Special Use Permit/ 35582 E 56th Ave/** Special Use Permit for a temporary, modular building on the property which will be used as a temporary space for office employees and supplies. The modular building will be in place for less than one year while a permanent office space is secured. Comments Due: 12/12/2025

Stephanie Rohren, Planner II

1. **TVM2025-00024 / National Western Stock Show / 5860 Franklin St./** Temporary Use Permit to allow for a parking lot to serve the National Western Stock Show from January 10, 2026 through January 26, 2026.
Comments Due: 11/19/2025
2. **TVM2025-00025 / Morales Christmas Tree Sales / 5250 Sheridan Blvd. /** Parcel No. 182518206004 / Temporary Use Permit to allow for a Christmas tree sales lot from November 24, 2025 through December 24th, 2025 with hours of operation 9:00AM-9:00PM.
Comments Due: 11/19/2025
3. **PLT2025-00050 / Oak Ridge, Amendment 1/ 3214 W. 64th Ave./** Parcel No. 182508202047 / Plat Correction to the Oak Ridge Subdivision Final Plat to relocate an easement.
Comments Due: 12/04/25
4. **USE2025-00035 / Rocky Mountain Logistics / Parcel No. 0181726402007/** Change in Use Permit to establish a special trade contractor use with accessory outdoor storage within the Rocky Mountain Rail Park PUD.
Comments Due: 12/04/25
5. **USE2025-00037 / Rotary Park / Parcel No.**
Change in Use Permit to capture renovation of Rotary Park. Project includes new pedestrian bridge, shade shelters, improved ADA and landscaping.

Comments Due: 12/10/25

6. **PRA2025-00010**

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. 152nd 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 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.
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**
27. **USE2025-00030 / Hopes Haven Recovery**
28. **VSP2025-00048**
29. **VSP2025-00052**
30. **PRC2025-00022**

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 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. 2nd submittal in review.

4. **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. Comments due 10/31.
5. **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.
6. **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.
7. **PLT2024-00035 / Acres of Promise Subdivision – Amendment No. 1 / 15100 Watkins Road /** Minor subdivision final plat to create two 4.43-acre lots in the Agricultural-1 (A-1) zone district. Resubmittal required 2/21/2025. Second Submittal comments provided.
8. **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.
9. **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.
10. **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.
11. **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.
12. **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.
13. **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

14. **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.
15. **RCU2025-00028 / Powhatan Compressor Station / 0156717400004/ 14501 Powhatan Road** / Request for a minor amendment to a Conditional Use Permit for an Oil and Gas Compressor Station in the Agricultural-3 zone district. Comments from first submittal sent out week of 10/20.
16. **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.
17. **PLT2024-00018 / Grove Street Major Subdivision Final Plat / 3075 53rd 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
18. **VSP2024-00053 / Paiz 65th Setback Variance / 2441 E. 65th 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
19. **PLT2024-00028 – North Lawn Gardens, Paiz Amendment / 2441 W 65th 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.
20. **PRA2025-00008 / Kane Pratt Setback Variances / 8620 Pratt Pl. / 0171930108006/** Front setback variance for 6' from a front property line where 26' is required as well as a side setback of 2' where 5' is required. Figuring out RCC with applicant since would be week of Thanksgiving.
21. **VSP2025-00047 / Clear Creek Valley Park Bike Park and Parking Lot / 5900 Tennyson St. / 0182507401016** / Floodplain Use Permit Variance for a proposed parking lot associated with the Clear Creek Valley Park Bike Park. The Variance request proposes the parking lot to have a maximum depth 2.6 feet below the base flood elevation where 1.5 feet above the base flood elevation is required in the Flood Control Overlay (FCO) District. RCC 12/3.
22. **PLT2025-00047 / Sary Residence Drainage Easement Adjustment / 9337 E 147th Pl. / 0157115303035** / Application for a plat correction to modify the location of a drainage easement. Plan Coordination by 12/9.
23. **USE2025-00034 / Kubota Dealership Change in Use Permit / 6199 Federal Blvd. / 0182508205006** / Change in Use Permit to establish a Farm Machinery Sales and Service use within the Commercial-5 zone district. The site is affected by the Natural Resources Conservation and the Mineral Conservation Overlays. Plan coordination due 12/08.

December 03, 2025

10:00 - 10:45	PRE2025-00093 Case Manager: Primary Engineer: Applicant: Parcel #s: Request:	1000 E 73rd Avenue Conceptual Review Greg Barnes Arthur Gajdys Travis Koepke 0171935303025 Conceptual Review Meeting to discuss a development concept for a 16,750 sq. ft. U-shaped building. The proposed use of the building is for contractor bays.
8:30 - 9:15	PRE2025-00088 Case Manager: Primary Engineer: Applicant: Parcel #s: Request:	Rocky Mountain Midstream / Conner-Wakeman Connection Nick Eagleson Laurie Clark Janice Kinnin 0156700000066, 0156719300004, 0156719400001, 0156719400002, 0156720300004, 0156720400003, 0156721100001 Conceptual Review meeting to discuss the construction of (1) up to 8-inch gathering crude oil pipeline and (1) up to 10-inch natural gas gathering pipeline connecting Petro Operating, LLC's Conner pad site and Petro Operating, LLC's Wakeman pad site into Rocky Mountain Midstream's existing pipeline network.

December 10, 2025

8:30 - 9:15	PRE2025-00089 Case Manager: Primary Engineer: Applicant: Parcel #s: Request:	Utility Scale Solar - Bear Gulch Solar Concept Nick Eagleson Fernando Rodriguez Greg Laudenslager 0156300000086, 0156300000145, 0156300000146 Conceptual Review Meeting to determine if the right-of-way along East 128th Avenue is capable of accommodating a 2.75 mile long Gen-Tie within the County Road right-of-way. The larger project is a 100 MWAc Utility Scale Solar facility (519 fenced acres).
9:15 - 10:00	PRE2025-00094 Case Manager: Primary Engineer: Applicant: Parcel #s: Request:	Creek View Subdivision Concept Cody Spaid Steve Krawczyk Alaina Kneebone-marler 0157110100006 Conceptual Review Meeting to discuss a development concept for FDP/Final Plat for 55 lots.

9:15 - 10:00

PRE2025-00096

Green Valley Solar and Storage Project

Case Manager:

Stephanie Rohren

Primary Engineer:

Laurie Clark

Applicant:

Isaac Hacker

Parcel #s:

0156500000101, 0156500000151, 0156534300002, 0172700000001, 0172700000003, 0172700000004, 0172700000026, 0172700000031, 0172700000035, 0172700000096, 0172700000111, 0172710100001, 0172710300001, 0172712200001

Request:

Conceptual Review Meeting to discuss a concept for a large scale solar energy generation facility with battery energy storage component occupying approximately 4,500 acres. The solar and energy storage components will be connected to an adjacent project utility substation comprised of 3-4 main power transformers, the the facility will interconnect at the existing PSCo Green Valley substation.

December 17, 2025

10:00 - 10:45

PRE2025-00095

DH Holdings 2464 W 65th Concept

Case Manager:

Connor Cottrell

Primary Engineer:

Matthew Emmens

Applicant:

Diana Hernandez

Parcel #s:

0182505320034

Request:

Conceptual Review Meeting to discuss a potential subdivision creating two to three lots.

8:30 - 9:15

PRE2025-00092

Time to Change Community Corrections Facility Concept

Case Manager:

Stephanie Rohren

Primary Engineer:

Laurie Clark

Applicant:

Brad Wiggins

Parcel #s:

0182511204012

Request:

Conceptual review meeting to discuss a concept for the Time to Change Community Corrections Facility to continue operations for 102-resident beds. Time to Change Community Corrections has been servicing Adams County re-entry participants with residential services under a Conditional Use Permit (CUP) since 2002, Case Number RCU2002-00009. The original CUP allowed for 75 beds, and it was renewed in 2004 with BOCC approval of a minor amendment which added 10 additional beds, for a capacity of 85 residents; and in 2015 for 17 more beds, bringing the total capacity to 102 residents, Case Number RCU2015-00006.