

Other Projects & Discussion Items			
Discussion Topic		Associated Property Location	
Online Public Comment Tool Demo		N/A	
Conceptual Review Cases for following week			
Project Number	Case Name	Address/Parcel	Request
PRE2026-00003	12481 Riverdale Road Rezoning Concept	0157133000045	Conceptual Review Meeting to discuss rezoning and legal subdivision (to correct illegal parcel) on a property
PRE2026-00002	Bennett Alluvial Mine	0181500000401	Conceptual Review Meeting to discuss requesting time extension to complete mining for EXG2019-00002 Resolution 2020-418 and RCU2015-0041 Resolution 2016-144.
PRE2026-00004	Rossi Subdivision	0156504100003	Conceptual Review Meeting to discuss a development concept to split 56 acres into two lots.
Cases to be Scheduled for Public Hearings			
Project Number	Case Name	Address/Parcel	Request
PRC2025-00019	Huron Industrial	730 W 62nd Ave.	Easement Vacation with lot line vacation plat

Staff Lead		
Claire Brewer		
Case Planner / Eng		Date/Time
David / Caio		Feb. 11 - 8:30 AM
Greg / Fernando		Feb. 11 - 9:15 AM
Cody / Steve		Feb. 11 - 10:00 AM
Case Planner / Eng		Date/Time
Greg / Matt	Consent Agendas: Maybe PC: Feb 12 and BoCC: Mar 10?	



Community and Economic Development Department

Development Review Team Agenda

Thursday, February 5, 2026

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 / Last Contacted Applicant: January 2026
2. **PLT2024-00018 / Grove Street Major Subdivision Final Plat** / 3075 53rd Avenue / 182517208047 / Major Subdivision Final Plat to create eight lots from the existing three parcels within the Residential-2 Zone District. Under Review. Submittal in review- need to have Laura double check SIA when ready for BoCC date.
3. **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. Awaiting applicant to complete mineral notice research.
4. **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 / Last Contacted Applicant: January 2026
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: January 2026
6. **PLT2025-00025 / Mapleton Addition, Amendment 9** / 401 E 58th Avenue / Lot line adjustment to reconfigure two existing lots / Awaiting Mylars for Approval.
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 Applicant: January 2026
8. **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. Board of Adjustment Hearing: February 5, 2026.
9. **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 / On Pause by Applicant / Likely to Resume When Associated Conditional Use Permit Advances. / Last Contacted Applicant: January 2026
10. **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: January 2026
11. **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 December 2025

12. **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 / Resubmittal Required / Last Contacted Applicant: January 2026

13. **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: January 2026

14. **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. / To Be Scheduled for Hearing Dates.

15. **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 / Resubmittal Requested / Last Contacted Applicant: January 2026

16. **PUD2025-00014 / Clear Creek Transit Village Amendment** / 0182508208105 / Minor amendment to the Clear Creek Transit Village PUD to make numerous changes / Awaiting Mylars for Approval.

17. **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: January 2026.

18. **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.

19. **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: October 2025

20. **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. / Last Contacted Applicant: January 2026

21. **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: January 2026.

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 January 2026

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: January 2026
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: January 2026
26. **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. / BoA Hearing: 02/05/2026.

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 / PC: 2/12/26; BoCC: 3/10/26
7. **PLN2024-00002 / Adams County Master Water Plan** / Project Team Kick-Off 10/10/24 / BoCC Study Session: 2/3/26
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 / PC: 1/8/26; BoCC: 2/17/26
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: 3/17/26

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: 12/8/25

15. **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: 12/16/25

16. **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: 12/4/2025

17. **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

18. **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 Commerical-2 zone district / 10450 E. 159th Ct. / Resubmitted: Comments due 1/5/2026

19. **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: 1/8/26

20. **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

21. **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 12/9

22. **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: 1/22/26

23. **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. / PC: 2/12/26; BoCC: 3/10/26
24. **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 / Resubmittal Required 12/23/25
25. **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. Waiting for CUP to be approved to approve.
26. **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. BOA 1/15. Continued to 2/19.

Connor Cottrell, Planner II

1. **TVM2025-00027 / Martinez Inert Fill / 43900 E 112th Ave** / Temporary Use permit for the import of 400 cubic yards of inert fill material. / Comments sent to applicant on 1.15.2026 / Resubmittal required 1.15.2026.
2. **USE2025-00040 / Change in Use permit 6499 Federal Blvd** / Allow a retail use in C-5/ Comments sent to applicant 1.21.2026 / Resubmittal required 1.21.2026.
3. **VSP2025-00060 / Administrative Landscape Waiver for USE2025-00040** / Comments sent to applicant 1.21.2025 / Resubmittal required 1.21.2026.
4. **PLT2025-00054 / R&O Subdivision, Amendment No. 1. Plat Correction** (lot line adjustment) to consolidate eight lots and a private roadway tract into four lots within the Industrial-2 zone district. / Case manager introduction sent 1.22.2026.
5. **USE2025-00038 / Single Tree Outdoor Storage Change in Use.** Change in Use permit to establish an outdoor storage use on four proposed lots (PIT2025-00054) within the Industrial-2 zone district. / Case manager introduction sent 1.22.2026.
6. **VSP2026-00001/ Single Tree Outdoor Storage Admin. Waiver to Landscaping** / Case manager introduction sent 1.22.2026.
7. **USE2026-00002 / Avanti at 64th & Lowell Change in Use Permit.** / Case manager introduction sent 1.22.2026.
8. **VSP2026-00003 / Giannino Fence Variance** / Variance to allow a pre-built fence to exist in the front setback of a sf above the height and opacity limit / Case manager intro sent on 2.2.2026 / Applicant provided evidence that current fence is under 4', therefore variance will only be for opacity.
9. **CASES FROM DAVID W**
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 on 7/24, waiting for resubmittal. Have spoken with applicants 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. Planning has talked to applicant about future of case- waiting to hear back.

10. **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. Planning has talked to applicant about future of case- waiting to hear back.
11. **USE2025-00026 / Red Bird Farms Change in Use / 0182511204013/ 1485 E. 61st Ave.** / Change in Use Permit to allow meat processing, packing, packaging, and slaughterhouse use in the Industrial-2 zone district and Mineral Conservation Overlay. Comments Due 9/12. Second submittal comments returned week of 12/22.
12. **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. Applicants are waiting to hear back from fire district.
13. **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. Applicants are waiting to hear back from fire district.
14. **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. Waiting for another submittal.

David DeBoskey, Planner II

1. **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: 11/26/25
2. **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. The applicant has emailed with project updates. Resubmittal Required: 9/18/2025
3. **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
4. **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: 11/21/25
5. **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
6. **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

7. **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. Public Hearing date to be determined
8. **USE2024-00002 / Riverdale Bluffs / 0157122000012 /** 226-acre, undeveloped parcel of rolling and sometimes steep prairie landscape. Applicant is awaiting BoCC approval of funds: 12/05/2025.
9. **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.
10. **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
11. **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
12. **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: 12/16/2025
13. **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. Resubmittal Required: 1/30/2026
14. **USE2025-00013 / Wright Farms Common Area Renovations / 12355 Krameria St / 0157132304001 /** Proposing some park enhancements including additional playground equipment, outdoor fitness equipment, shade structures, and some minor landscaping improvements at 3 areas in the community. Resubmittal Required: 1/8/2026.
15. **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: 10/23/2025
16. **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: 1/16/2026.
17. **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%. Resubmittal Required: 12/18/2025
18. **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 permanent office space is secured. Resubmittal Required: 12/12/2025
19. **PLT2025-00052 / Quiktrip 4281 Subdivision/ 0172120000057 /** Minor Subdivision Plat to create one lot within the Industrial-2 zone district on approximately four acres. Resubmittal Required: 1/2/2026

20. **USE2026-00003 / QuikTrip 4202**
21. **FROM DAVID W 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. Applicant noted they are preparing to resubmit based on Thornton feedback.
22. **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. Second submittal comments due week of 12/15. Waiting for resubmittal.

Stephanie Rohren, Planner II

1. **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.
Resubmittal Required.
2. **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.
Resubmittal Required.
3. **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.
Resubmittal Required.
4. **VSP2025-00059 / Carrillo Fence Variances / 2990 Joliet Rd./ Variance Request / 181326400003**
Variance to allow a 17 foot gate where the maximum allowed is 42 inches on a residentially used property zoned Agricultural-3.
Review One Due: 02/17/2026
5. **PUD2025-00015 / Cavanaugh Hills PUD Clark Amendment / 38303 E 145th Ave/ 0156515303003**
Minor Amendment to the Cavanaugh Hills PUD to allow a 3024 square ft. accessory building.
Resubmittal Required.
6. **USE2025-00039 / Alternative Choices / 6501 Federal Blvd.**
Change In Use Permit to allow an automotive repair except top, body, upholstery repair, paint, and tire retreading shops use within the Commercial-5 zone district.
Resubmittal Required.
7. **PLT2026-00002 / Krebs / 3361 W 55Th. Ave. / Minor Subdivision / 0182517203005 /** Minor Subdivision Final Plat to create two lots on 0.4 acres within the Residential-1-C zone district.
Review One Due: 02/29/2026
8. **VSP2026-00002 / Krebs / 3361 W 55Th. Ave. / Variance / 0182517203005 / 3361 W 55Th. Ave. / Minor Subdivision / 0182517203005 /** Minor Subdivision Final Plat to create two lots on 0.4 acres within the Residential-1-C zone district.
Review One Due: 02/29/2026
9. **PRC2026-00002 / Fox I-76 Subd & Rezone**

10. **PLT2026-00003 / Golden Fields, Filing No.1 Final Plat / 0156513300003** / Major Subdivision Final Plat to create six lots and two tracts within the Agricultural-1 zone district on approximately 38 acres.
Review One Due: 02/24/2026
11. **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. Second submittal comments due mid-January.
12. **VSP2024-00053 / Paiz 65th Setback Variance / 2441 E. 65th PI / 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
13. **PLT2024-00028 – North Lawn Gardens, Paiz Amendment / 2441 W 65th PI / 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.
14. **PLT2025-00047 / Stary Residence Drainage Easement Adjustment / 9337 E 147th PI / 0157115303035** / Application for a plat correction to modify the location of a drainage easement. Plan Coordination by 12/9.
15. **USE2025-00034 / Kubota Dealership Change in Use Permit / 6199 Federal Blvd. / 0182508205006** / Change in Use Permit to establish 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. First submittal comments sent week of 12/8.

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. **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.
4. **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
5. **PLT2024-00026 / Zuni Residences / 5231 WYANDOT ST** / Plat Correction to vacate easements on the original plat. Comments Due 11/14/2024

6. **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
7. **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
8. **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
9. **USE2025-00020 / Douglass Colony Change in Use Permit /** 2021 East 68th Avenue / Change in Use Permit to establish recreational vehicle storage use in an Industrial-1 zone district that has conditions on it. Comments due 9/1/2025
10. **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
11. **PLT2025-00038 / Platform Ventures Easement Vacation /** 1100 W 64TH AVE / Plat correction for vacation of an easement. Comments due 9/25/25
12. **USE2025-00027 / Zenith Industrial Outdoor Store Change in Use /** 13505 E 112TH AVE / Change in Use to allow outdoor storage use in the Industrial-3 zone district and Airport Height Overlay. Comments due 9/25/25
13. **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
14. **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
15. **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.
16. **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.
17. **PRA2025-00007 / Alarcon Navajo / 6921 Navajo /** 1. Variance to allow a fence to exceed maximum height; 2. Variance to allow fence in the front yard to exceed 42 inches.
18. **USE2025-00030 / Hopes Haven Recovery / 1931 MC DOUGAL ST /** Change in Use Permit for a structured sober living home designed to provide a safe, supportive, and recovery-focused environment. The home will serve adults in recovery from substance use, offering stability, accountability, and access to community resources as they transition toward independent living.

19. **VSP2025-00048 / Gorditas y Tacos Las Amiguis Special Use Permit / 6731 Federal Blvd** / Special Use Permit to operate a food truck in the Commercial-5 zone district.
20. **VSP2025-00052 / Arnautovic Food Truck Special Use Permit / 5454 Federal Blvd** / Special Use Permit to allow a food truck on a property that is designated with Commercial-5 zoning.
21. **PRC2025-00022 / Big Bronco Energy Storage / 6301 MANILLA RD** / 1. Conditional Use Permit to allow a Major Energy Facility (Battery Energy Storage System) within the Agricultural-3 zone district; 2. Conditional Use Permit to allow a utility substation within the Agricultural-3 zone district; 3. Conditional Use Permit to allow a utility transmission line within the Agricultural-3 zone district; 4. Conditional Use Permit to allow a large-scale solar facility within the Agricultural-3 zone district.
22. **PLT2025-00053 / 5390 Osceola Minor Subdivision Plat** / Minor Subdivision Plat to create two lots on 6,654 square feet within the Residential-2 zone district.
23. **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. Applicants are working through comments and trying to address them as well as apply for a variance- I have had communication with fire district that reflects their efforts in moving forward. *FROM DAVID W*

David Wright, Planner II (This last case is for Jen Rutter)

1. **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. BOA 2/5.

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

February 04, 2026

3:15 - 4:00	PRE2025-00091 Case Manager: Nick Eagleson Primary Engineer: Matthew Emmens Applicant: Siena Mauvais Parcel #s: 018170000065, 0181734100003, 0181734100004 Request:	2575 Manila Rd 2575 Manila is 160 acres in unincorporated Adams County. We would like to schedule this conceptual review meeting to learn more about Restriction Zone 1 and 2 and if these affect the property due to the Airport Influence Zone. Also to learn about the CASP plan that this property falls into according to the Comprehensive Land plan and future development of this site.
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February 11, 2026

10:00 - 10:45	PRE2026-00004 Case Manager: Cody Spaid Primary Engineer: Steve Krawczyk Applicant: Charles Edward Rossi Parcel #s: 0156504100003 Request:	Rossi Subdivision Concept Conceptual Review Meeting to discuss a development concept to split 56 acre into two lots.
8:30 - 9:15	PRE2026-00003 Case Manager: David DeBoskey Primary Engineer: Arthur Gajdys Applicant: Lena Vander Laan Parcel #s: 0157133000045 Request:	12481 Riverdale Road Rezoning Concept Conceptual Review Meeting to discuss rezoning and legal subdivision (to correct illegal parcel) on a property.
9:15 - 10:00	PRE2026-00002 Case Manager: Greg Barnes Primary Engineer: Fernando Rodriguez Applicant: Julie Mikulas Parcel #s: 0181500000401, 0181502100002, 0181502100003, 081500000337 Request:	Bennett Alluvial Mine Renewal Concept Conceptual Review Meeting to discuss requesting time extension to complete mining for EXG2019-00002 Resolution 2020-418 and RCU2015-00041 Resolution 2016-144.

February 18, 2026

8:30 - 9:15	PRE2026-00006 Case Manager: Greg Barnes Primary Engineer: Steve Krawczyk Applicant: Willie Hunt Parcel #s: 0182516222014 Request:	2201 W 52nd Subdivision Concept Conceptual Review Meeting to discuss subdividing land into two lots, preserving an existing building and remodeling it into offices.
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9:15 - 10:00	PRE2026-00005	Baseline Lakes Filing # 2 & 3 Concept
	Case Manager:	Nick Eagleton
	Primary Engineer:	Matthew Emmens
	Applicant:	Michael Goodhue
	Parcel #s:	0157102100003, 0157102100004, 0157102100005, 0157102101001, 0157102101014
	Request:	Conceptual Review Meeting to discuss a development proposal for approximately 362 single- and two-family units on 118 acres of land.

February 25, 2026

10:00 - 10:45	PRE2026-00009	855 E 68th Ave Concept
	Case Manager:	Greg Barnes
	Primary Engineer:	Fernando Rodriguez
	Applicant:	James Martell
	Parcel #s:	0182502204014
	Request:	Conceptual Review Meeting to seek clarity and establish a formal path forward that allows the property to maintain its existing configuration while expanding the allowable "clean" industrial uses. We are seeking guidance on whether this is best achieved through: a Rezoning (e.g., to I-2 or a Planned Unit Development); a conditional use permit modification; or alignment with the upcoming County Code Update regarding Fleet Maintenance and Industrial uses.
9:15 - 10:00	PRE2026-00008	Alterra Revised Access Concept
	Case Manager:	Stephanie Rohren
	Primary Engineer:	Arthur Gajdys
	Applicant:	Jonathan Cordingley
	Parcel #s:	0182502205008
	Request:	Conceptual Review meeting to discuss an existing west access from 1445 E 68th Ave. onto E 68th Ave. that is proposed to be shifted west to align with the existing entry gate.

March 04, 2026

8:30 - 9:15	PRE2026-00010	Lowell Boulevard Apartments Concept
	Case Manager:	Cody Spaid
	Primary Engineer:	Laurie Clark
	Applicant:	Cliff Beasley
	Parcel #s:	0182508302003, 0182508302006
	Request:	Conceptual Review Meeting to discuss a potential residential development of 12.85-acre lot with approximately 300-units and eight total structures.
9:15 - 10:00	PRE2026-00011	Twinkle Solar Concept
	Case Manager:	Connor Cottrell
	Primary Engineer:	Laurie Clark
	Applicant:	Emily Bitler
	Parcel #s:	0156532400002, 0156533300001, 0156533400001, 0172700000010, 0172700000011, 0172700000188, 0172700000194, 0172704300001, 0172705100005, 0172708100001, 0172708200001
	Request:	Conceptual Review Meeting to discuss a concept for a 150 MW utility-scale solar energy generation and 100 MW storage facility on approximately 1,400 acres.