

Conceptual Review Cases for following week

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
PRE2026-00037	Howard Equestrian	0156904000046	Conceptual Review Meeting to discuss a concept for limited, small-scale equestrian-related improvements including a barn addition, additional run-in shelter, turnout paddock, accessory paddock, a private riding arena, on-site parking, fencing, and landscape enhancements. In addition to personal use, the property owners are considering limited, small-scale equestrian activities, including occasional instruction and the boarding of a small number of horses. The intent is to maintain a low-intensity use limited to scheduled, by-appointment activity consistent with the residential character of the property and surrounding area.	Cody / Caio	May 27 at 8:30 am

End of 1st Referral Period Discussion

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng
RCU2026-00009	CASP AV Rezoning	0181718200001	Zoning Map Amendment (Rezoning) to designate 164 acres from Agriculture-3 to Aviation	Nick (Jen) / Matt
RCU2026-00010	CASP Restriction Area Amendment	Multiple parcels around CASP runways	Zoning Map Amendment to modify the Airport Influence Zone's Restriction Area One boundaries	Nick (Jen) / Matt
PRC2026-00009	Dahlinger Tract	0172300006005, 0172300006006, 0172300006007, 0172300006008, 0172300006009, 0172300006010, 0172300006011, 0172300006012, 0172300006013, 0172300006014, 0172300006015, 0172300006016, 0172300007003, 0172300007004, 0172300007005, 0172300007006	1. Plat Correction for Lot Line Vacation and Easement Vacation; 2. Roadway Vacation of undeveloped right-of-way.	Connor / Fernando
PRC2026-00005	12481 Riverdale Road	0157133000045	1.) Zoning map amendment (rezoning) to change the zone district designation of 12.72 acres from Agricultural-3 to Agricultural-2; 2.) Exemption from Subdivision to create one lot of 12.72 acres.	Stephanie / Fernando



Community and Economic Development Department
Development Review Team Agenda
Thursday, May 21, 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: April 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. BoCC Consent Agenda: 06/09/26
3. **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: April 2026
4. **PLT2025-00003 / Hannah's Glenn Subdivision** / Minor subdivision final plat to create three lots in the R-2 zone district. In-Review: Comments Due 05/29/26.
5. **PLT2025-00043 / BodeDreams Subdivision** / 6100 E 104th Avenue / Minor Subdivision to create one 12.2-acre lot in the A-1 zone district. Resubmittal Required / Last Contacted: April 2026
6. **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. / BoA Hearing: 07/16/26.
7. **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: April 2026
8. **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 April 2026
9. **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: April 2026
10. **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: April 2026

11. **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 / PC: 06/11/26; BoCC: 07/14/26.
12. **PRC2026-00003 / Conner Wakeman Pipeline** / Parcels: 0156719300004, 0156720400003 / Two Conditional Use Permits for Pipelines / Resubmittal requested. Last Contacted: May 2026
13. **PRC2026-00008 / Hillen Recycling/** Parcel Numbers: 0172131106037, 0172131106010, and 0172131106039 / 1. Conditional Use Permit to use the property for a recycling facility (metals, wood, brick, concrete) in the I-2 zone district; 2. Over height stacking. PC; 05/28/26; BoCC: 06/30/26.
14. **PRC2026-00010 / Prairie Pass Battery Energy Storage & Substation** / 12500 Cavanaugh Rd. / 1. Conditional Use Permit to allow a 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. In-Review, Comments Due: 05/27/2026
15. **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. / PC: 07/23/26; BoCC: 08/18/26.
16. **RCU2025-00014 / Rocky Mountain Iron Park** / Parcel 0181500000097 / Request for conditional use permit to allow for the storage and disassembly of vehicles and the re-assembly of various parts within the Agricultural-3 zone district. Portions of the site are located within the Natural Resources Conservation Overlay and the Airport Influence Zone / Resubmittal Requested / Last Contacted Applicant: January 2026.
17. **RCU2026-00015 / Tucson South Amendment** / Hwy 7 & Tucson / Minor Amendment to strike conditions from an approved Conditional Use Permit. The conditions are related to the City of Brighton's original request for a trail easement. The trail is no longer needed according to the City. PC: 06/11/26.
18. **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 March 2026
19. **TVM2026-00001 / Mears Temporary Laydown Yard / 65991 E Colfax Ave /** Temporary Use Permit for a laydown yard for Mears Group, Inc on approx. 10 acres, for the storage of equipment, trucks, and non-hazardous materials / Resubmittal Requested / Last Contacted: May 2026.
20. **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: April 2026
21. **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 / Inactivity letter sent 04/10/26.
22. **USE2026-00016 / Clear Creek Transit Village Tracts Change in Use** / 6000 Federal Blvd. / Change in Use Permit to establish the principal use of all subdivision tracts within the Clear Creek Transit Village PUD / In-Review: Comments Due 06/04/2026.
23. **VSP2024-00041 / 2001 W 52nd Office Building** / Landscape Relief for north and east buffers and fencing / Resubmittal Required / Last Contacted Applicant: April 2026.

24. **VSP2026-00014 / 6499 Federal Blvd. Parking Variance** / 6499 Federal Blvd. / Variance to allow four parking spaces where 10 is required /BoA Hearing: 05/21/2026
25. **VSP2026-00016 / Cox Harvest Hangar Variance** / 15849 Harvest Ct. / Variance to allow 14.15% lot coverage where 7.5% lot coverage is the maximum allowed within the Agricultural-1 zone district / BoA: 07/16/26.

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 4/10/26; Working on Plat and Rezoning first
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 4/10/26; Working on Plat and Rezoning first
3. **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
4. **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
5. **PLN2024-00002 / Adams County Master Water Plan** / Project Team Kick-Off 10/10/24 / PC Study Session: 5/14/26
6. **PRC2024-00012 / Elmwood North, Filing No. 1** / 1. Minor Subdivision Final Plat to create two lots within the Sherrelwood Village/Elmwood North PUD; 2. Plat Vacation to vacate the approval of PLT2022-00042 known as Elmwood North Filing 1 due to unpaid collateral; and 3. Waiver From Subdivision Design Standards for a private drive / Parcel Numbers 0171928400003, 0171933100009, 0171933124057, 0171933124036, 0171933124037, 0171933124038, 0171933124039 / Resubmittal Required: 10/23/25, Last contact: 4/15/26
7. **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
8. **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
9. **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: 5/11/26
10. **PLT2025-00027 / 6300 E. 88th Minor Subdivision** / Minor Subdivision Final Plat for two lots in the Commercial-5 and Mineral Conservation Overlay Zone Districts. / PC: 5/14/26; BoCC: 5/16/26

11. **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; Last contact 4/10/26
12. **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: 3/10/26
13. **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. / Resubmittal Required: 4/9/2026
14. **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. / Resubmitted, Comments due: 6/2/26
15. **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: 5/18/26
16. **PRC2025-00002 / The Enclave at Todd Creek / 0157103300001 / From Brayon** / 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. PC: 4/23; BoCC: 5/19
17. **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 / Resubmitted Comments due: 4/19/26
18. **EXG2026-00002 / East Regional Landfill Major CD Amendment for Vertical Expansion / 8201 Schumaker Rd.** / Major Amendment to the Certificate of Designation to allow for the vertical expansion of the existing landfill / Comments due: 4/29/26
19. **RCU2026-00009 / 0181718200001** / Zoning Map Amendment (Rezoning) to designate 164 acres from Agricultural-3 to Aviation / Comments due 5/20/26
20. **RCU2026-00010 / Multiple parcels in Restriction Area One** / Zoning Map Amendment to modify the Airport Influence Zone's Restriction Area One boundaries / Comments due 4/29/26

Cody Spaid, Planner III

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 more than 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. **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**
 13. **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**
 14. **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.**
 15. **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.**
 16. **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.**
 17. **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.

18. **VSP2025-00048 / Gorditas y Tacos Las Amiguís Special Use Permit / 6731 Federal Blvd** / Special Use Permit to operate a food truck in the Commercial-5 zone district.
19. **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.
20. **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.
21. **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.
22. **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.
23. **VSP2026-00006 / Meraz Side Corner Setback Variance / 9315 East 160th Avenue / 0157103300006** / Variance to allow a side corner setback of 19 feet where a minimum of 30-foot setback is required within the Residential Estate zone district.
24. **TVM2026-00002 / Verizon Wireless Strasburg Tower Temporary Use Permit at 56289 Colorado Ave. / 56829 COLORADO AVE** / Temporary Use Permit for a temporary telecommunications facility to provide continuity of service during a renovation project on an existing water tower.
25. **PLT2026-00008**
26. **PLT2026-00010**

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 retail use in C-5/ Comments sent to applicant 1.21.2026 / Resubmittal required 1.21.2026. / Resubmitted on 3.25.2026. / Comments due 4.29.2026
3. **VSP2025-00060 / Administrative Landscape Waiver for USE2025-00040** / Comments sent to applicant 1.21.2025 / Resubmittal required 1.21.2026. / Resubmitted on 3.25.2026. / Comments due 4.29.2026
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./ Resubmittal required and comments provided 2/20/2026.

5. **USE2025-00038 / Single Tree Outdoor Storage Change in Use.** Change in Use permit to establish an outdoor storage use on four proposed lots (PLT2025-00054) within the Industrial-2 zone district. / Case manager introduction sent 1.22.2026. / Resubmittal required and comments provided 2/20/2026.
6. **VSP2026-00001/ Single Tree Outdoor Storage Admin. Waiver to Landscaping /** Case manager introduction sent 1.22.2026. / Resubmittal required and comments provided 2/20/2026.
7. **USE2026-00002 / Avanti at 64th & Lowell Change in Use Permit.** / Case manager introduction sent 1.22.2026. / Resubmittal required and comments provided 2/10/2026. / Resubmitted by applicant on 3.16.26 / Comments due 4.03.2026 / Resubmittal required 4.22.2026.
8. **VSP2026-00003 / Giannino Fence Variance /** Variance to allow a pre-built fence to exist in the front setback of a sfd above the height and opacity limit / Case manager intro sent on 2.2.2026. / Mailers sent out and website posted 2/12/2026. / Resubmittal required 3.10.2026 /
9. **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. / Third submittal received / Comments due 3.27.2026. / Resubmittal required 3.26.2026 /
12. **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. / Resubmittal required 9.10.2025 / Resubmitted 3.11.26 / DRT comments due 4.01.2026 /
13. **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.
14. **VSP2026-00004/ Contreras Fence Height Variance / 14567 E 134th Place /** Case manager introduction sent 2.19.2026. / External Agency referrals and public notices sent 2.19.2026. / Resubmittal required 3.20.2026 /
15. **VSP2026-00007 StoneYard Cafe Mobile Food Truck / 5770 Clarkson St /** Special Use Permit to allow a food truck to utilize the property in the Industrial-1 zone district.

Case manager introduction, external public mailings, and external agency referrals completed 3.3.2026. Plan Coordination due 3.22.2026. / Resubmittal required and comments provided to applicant on 3.25.2026.

16. **VAC2026-00001 / East 64th Avenue Right-of-Way Vacation / 44400 E 64th Ave.** / Request to vacate the existing recorded right of way for 64th Ave at 44400 East 64th Ave, Bennett CO to allow Adams County to reestablish the recorded right of way for E 64th to align with the actual E 64th Ave roadway 150ft to the north. / External mailings and external agency reviews sent out 3.4.2026. / Resubmittal required and comments sent on 3.16.2026 / Resubmittal provided 4.7.2026 / Comments due 4.28.2026
17. **VSP2026-00013 / Womack Uinta Variance / 12610 Uinta St** / Variance request for a relief from 10' on the south property line for an accessory structure within the Residential Estate Zone District / Public and external agency mailers sent out on 4.09.2026 / Resubmittal required 5.4.2026 /
18. **VSP2026-00010 / Villalobos Minimum Lot Size Variance / 6600 Federal Blvd** / Variance from the minimum lot size for a car dealership. / Public and external agency mailers sent out on 4.09.2026 / Resubmittal required 5.7.2026. /
19. **PRC2026-00009 / Dahlinger Tract Plat Corrections** / 1. Plat Correction for Lot Line Vacation and Easement Vacation; 2. Roadway Vacation of undeveloped right-of-way. / Plan Coordination due 5.22.2026.
20. **VSP2026-00015 / Red Bird Farms Administrative Landscape Relief / 1485 E 61ST AVE** / Administrative Relief per section 4-19-15 of the Adams County Development Standards for the condition at the boundary between our Client's property and the adjacent property. The adjacent property is classified as institutional and our Client's property is classified as industrial and thus requires a bufferyard. / Plan coordination due 5.21.2026.
21. **PLT2026-00012 / Berkeley Villas Subdivision, Dry Easement Vacation / Parcel #0182517103148** / Plat correction to vacate dry utility easement dedicated on the Berkeley Subdivision Plat as recorded at reception no. 2024000016710 in the records of Adams County / Plan coordination due 6.16.2026 /
22. **VSP2026-00012 / La Preciosa Food Truck / 12211 Brighton Rd.** / Special Use Permit to allow a food truck in the A-3 zone district / Resubmittal Required: 4/17/26 / Nick's Case

David DeBoskey, Planner II

1. **PRC2026-00001 / Berkeley Center Subdivision/ 6350 Federal Blvd/** 1.) Final Plat for minor subdivision to create four lots in the Commercial-5, Industrial-1, Industrial-2 zone districts. 2.) Waiver from Subdivision Design Standard: 5-03-02-01, to allow split zoning. Resubmittal Required: 02/20/26
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. Case Inactivity Letter sent: 4/15/2026

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 Case Inactivity Letter sent: 4/15/2026.
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. Case Inactivity Letter: 4/15/2026
5. **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 Letter Sent: 05/21/2026
6. **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
7. **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.
8. **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.
9. **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
10. **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. Comments Due: 05/14/26
11. **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
12. **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.
13. **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
14. **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: 5/8/26

15. **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. Board of Adjustment Hearing: 5/21/26
16. **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
17. **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.
18. **RCU2026-00006/ D&K Cavanaugh Road Rezoning/ 0181734200002 / Zoning Map Amendment (Rezoning)** to change the zoning designation from Agricultural-3 to Industrial-1 on approximately 39 acres. Board of County Commissioners Hearing: 5/26/26
19. **USE2026-00006 / 2025 Nueva Vista Dr Auto Repair / 2025 Nueva Vista Dr. / 0171926416143 / Change in Use Permit** to convert the existing building into an automotive service and sales facility. The proposed use includes auto repair, auto detailing, and limited auto sales. Existing service bays will be used for vehicle maintenance and detailing. No structural modifications or building expansions are proposed as part of this change of use. The site is zoned Commercial-4. Resubmittal Required: 4/21/26
20. **ARP2026-00002 / 56829 Colorado Avenue Wireless Antenna Modification / 56829 Colorado Ave. / 0181333400028 / Administrative Review Permit** for antenna modification following the completion of Strasburg Sanitation and Water District's Elevated Water Tower refurbishment. Comments Due: 5/19/26
21. **PRC2026-00011 / Wilper Rezone and Subdivision / 1501 W 69th Ave / 0182504113007 / 1.)** Request to rezone a property from Residential-1-C to Residential-2 and 2.) Minor Subdivision Final Plat to create four lots. Comments Due: 5/28/26
22. **RCU2026-00014 / Camco Asphalt and Concrete / 6820 York St / 0182501208022 / Conditional Use Permit** to allow a heavy construction contractor use within the Industrial-1 zone district. Comments Due: 5/28/26
23. **RCU2023-00053 / Complete Containers / 6515 Delaware St / Conditional Use Permit** to allow accessory outdoor storage to exceed the height of the fence within the I-2 zone district / Resubmittal Required: 12/12/24; Last contact 3/5/26 / Nick's Case

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. 03/21/2026: Awaiting R3 resubmittal.
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.Approved 04/04/2026
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. Approved 03/23/2026.

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. Pending Public Hearing 05/19/2026

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. 02/03/2026: Awaiting R2 resubmittal.

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. 02/09/2026: Awaiting R2 Resubmittal.

7. **PRC2026-00004/ 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: 04/12/2026

8. **PRA2026-00001/ 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: 04/12/2026

9. **PRC2026-00002 / Fox I-76 Subdivision & Rezone/ 172116000029 & 172116000039 & 172116000038 / 9821 Brighton Rd.** / Final Plat for minor subdivision to combine three existing parcels into one lot on 5.38 acres; 2. Zoning Map Amendment (Rezoning) to change the zoning designation of 5.38 to Industrial-2 from Residential-3. 3/03/26: Awaiting R2 Resubmittal.

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. 03/05/2026: Awaiting R2 Resubmittal.

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. Approved and Recorded: 2026000011134

12. **VSP2024-00053 / Paiz 65th Setback Variance / 2441 E. 65th Pl / 0182505404031** / Variance to allow a 10-foot front setback where 20 feet is required for a principal structure within the Residential-2 zone district. Resubmittal Required.

13. **PLT2024-00028 – North Lawn Gardens, Paiz Amendment / 2441 W 65th Pl / 0182505404031** Lot line vacation to combine two lots into one within the Residential-2 zone district. / Resubmittal Required. Resubmittal Required.

14. **PLT2025-00047 / Stary Residence Drainage Easement Adjustment / 9337 E 147th Pl. / 0157115303035** / Application for a plat correction to modify the location of a drainage easement. Pending Board of Commission Approval on 04/28/2026.

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. 12/08/2025: Resubmittal Required.

16. **USE2025-00011 / Power Tire and Wheels at 6990 Pecos/ 0182504113013/ 6990 Pecos St.** / Change in Use Permit to establish a automobile service station use in the Commercial-1 zone district. 03/06/2026:Resubmittal Required.
17. **VSP2026-00005/ Wright Lot Coverage Variance/0157110105002/ 10085 E 158TH Pl.** / Variance Request is to allow a 15.1% lot coverage in the Agricultural-1 zone district where the maximum lot coverage allowed is 12.5%. 03/12/2026: Resubmittal Required.
18. **VSP2026-00008/ Harvey Accessory Dwelling Size Variance/ 157316210006 / 1622 W 149TH Ave.** / Variance request to finish 162 sq ft above the 40% size allowance for a proposed detached ADU (750 sq ft) as required in Section 4-03-03-02-01 of the County's Development Standards. 04/07/2026: Resubmittal Required.
19. **USE2025-00036**
20. **VSP2026-00018 / Blakely ADU Variance** / Variance to allow for a 2,040 square foot accessory dwelling unit where the maximum size allowed is 750 square feet. The property is designated within the Agricultural-3 zone district.
21. **PRC2026-00005**
22. **TVM2026-00007**
23. **TVM2026-00010**
24. **VSP2025-00055 / 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 / Resubmitted 4/16/26; Ready to Schedule

Erin Cohee, Planner I

1. **TVM2026-00009 / Baseline Filling #2 Inert Fill** / Temporary Use Permit to allow the importation of 31,000 cubic yards of inert fill material over a six month period. The fill material will be spread over a five-acre area. Comments due May 27th
2. **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. Waiting on applicant to ask for permit issuance / Nick's Case
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 Last Contact: 12/15/25 / Nick's case

May 20, 2026

8:30 - 9:15

PRE2026-00035

QuikTrip 4313 5844 Washington Concept

Case Manager:

Stephanie Rohren

Primary Engineer:

Fernando Rodriguez

Applicant:

Todd Hager

Parcel #s:

0182511315001

Request:

Conceptual Review Meeting to discuss a concept to develop the property for use as a 5,023 sq. ft. convenience store with 10 vehicle fuel pump islands under two canopies, and two diesel bays under a canopy with 50 on-site parking spaces on approximately five acres.

May 27, 2026

8:30 - 9:15

PRE2026-00037

Howard Equestrian Concept

Case Manager:

Cody Spaid

Primary Engineer:

Arthur Gajdys

Applicant:

Ryan Blair

Parcel #s:

0156904000046

Request:

Conceptual Review Meeting to discuss a concept for limited, small-scale equestrian-related improvements including a barn addition, additional run-in shelter, turnout paddock, accessory paddock, a private riding arena, on-site parking, fencing, and landscape enhancements. In addition to personal use, the property owners are considering limited, small-scale equestrian activities, including occasional instruction and the boarding of a small number of horses. The intent is to maintain a low-intensity use limited to scheduled, by-appointment activity consistent with the residential character of the property and surrounding area.

June 10, 2026

10:00 - 10:45

PRE2026-00040

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Owl Creek Energy BESS Concept

Connor Cottrell

Steve Krawczyk

Owl Creek Energy Llc

0182515113005

Conceptual Review Meeting to discuss a concept for a 3-megawatt (MW) Battery Energy Storage System ("BESS") paired with a photovoltaic solar system.

The purpose of the Project is to operate as a dispatchable distributed generation resource. Under Senate Bill ("SB") 24-207, Access to Distributed Generation, Xcel Energy is required to acquire 50 megawatts of distributed generation paired with energy storage by June 1, 2026. The Project will support this initiative.

The Project will be owned and operated by Owl Creek Energy LLC. However, the system will function as a front-of-the-meter resource interconnected to Xcel Energy's distribution system. Xcel Energy will provide dispatch and charging schedules for the BESS.

The Project will be located in Adams County off of Logan Ct next to America West Plastics. The closest intersection to Owl Creek's site is Logan Ct and E 55th Ave. The sites development will include the addition of 3 1MW BESS systems, solar PV panels, inverters, transformers, auxiliary equipment, switch gear, and an underground gen-tie line that will interconnection the project to the underground distribution line adjacent to the site. Additionally, the site will include an access road and 10 foot setbacks.

The Project will utilize Tesla Megapack 2XL Bess and solar PV modules from either Adani Solar or Heliene. The Tesla Megapacks are industrial lithium-ion batteries and are utility-scale energy storage system engineered for safety. The Megapacks, each a "unit", have 4-hour discharge durations, a 20 year life span, and are compliant with the grid codes and safety standards of all major markets. Each unit undergoes rigorous fire testing and incorporates built-in safety mechanisms, advanced monitoring software, and 24/7 support. The Megapack is specifically designed to prevent fire propagation between units and safely vent gas buildup, reducing the risk of deflagration. These features work together to mitigate the potential spread of fire, ensuring a safer and more reliable energy storage system. The solar panels will be bifacial mono-crystalline panels installed on elevated, horizontal single-axis tracker racking systems. These racking systems optimize energy production by continuously adjusting the angle and position of the solar panels.

8:30 - 9:15

PRE2026-00038

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Cord Federal Multi (Chevron) Conceptual Review

Gregory Dean

Laurie Clark

Dawn Lang

0157125200001

Conceptual Review Meeting to discuss a development proposal to drill up to 40 new horizontal wells from the Cord Federal Multi location, supported by a centralized production facility. The proposed facility is intended to develop approximately 7,200 mineral acres while minimizing surface disturbance and operational impacts to the surrounding area.