

Conceptual Review Cases for following week					
Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
PRE2026-00047	Keevac Concept	0182508103024	Conceptual Review Meeting to discuss a single-story ground-up 42,000 SF metal building with approximately 2,500 SF of infill office space within the Clear Creek Valley Industrial Park PUD.	Stephanie / Laurie	7/22 at 8:30 am



Community and Economic Development Department
Development Review Team Agenda
Thursday, July 16, 2026

Jen Rutter, Planning & Development Manager

1. **PLN2024-00002 / Adams County Master Water Plan / Project Team Kick-Off**
10/10/24 / PC Study Session: 5/14/26

Greg Barnes, Principal Planner

1. **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 / Resubmittal Required / Last Contacted June 2026.**
2. **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: Last Contacted Applicant – May 2026.**
3. **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**
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: April 2026**
5. **PLT2025-00003 / Hannah's Glenn Subdivision / Minor subdivision final plat to create three lots in the R-2 zone district. Resubmittal required – Last Contacted May 2026.**
6. **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 / Last Contacted: July 2026**
7. **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: July 2026**
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 / On Pause by Applicant / Likely to Resume When Associated Conditional Use Permit Advances. / BoA Hearing: 07/16/26.**
9. **PRC2024-00012 / Elmwood North, Filing No. 1 / 1. Minor Subdivision Final Plat to create two lots within the Sherrelwood Village/Elmwood North PUD; 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 / Applicant needs FDP approval. Resubmittal Required: Last contacted April 2026**
10. **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: Last Contacted: April 2026**

11. **PRC2025-00009 / 10201 Brighton Rd Multi-Use Property** / 1. Conditional Use Permit for auto towing and storage; 2. Conditional use permit for outdoor storage exceeding 80% of the lot; Conditional use permit for stacking height to exceed fence height. Resubmittal Required / Last Contacted: April 2026
12. **PRC2025-00012 / Maiker Boyers** / 7295 Washington Street / 1.) Final Development Plan to establish the Maiker Boyers Planned Unit Development; 2.) Final Plat for Minor Subdivision for the Second Amended Boyers Coffee Subdivision to create one lot and two tracts on approximately 2.1 acres within the Maiker Boyers Planned Unit Development zone district. The site is also located within the Mineral Conservation Overlay. Resubmittal Required / Last Contacted June 2026
13. **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: July 2026
14. **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: July 2026
15. **PRC2026-00003 / Conner Wakeman Pipeline** / Parcels: 0156719300004, 0156720400003 / Two Conditional Use Permits for Pipelines / PC: 07/23/2026; BoCC: 08/25/2026.
16. **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. Resubmittal required: Last Contacted July 2026.
17. **PRC2026-00014 / Maiker Sherrelwood Rezoning and Janet's Acres Subdivision** / Parcel # 0171934300005 / 1. Rezoning of approximately 7.424 acres from Residential-1-C to Residential-3. 2.) Minor Subdivision final plat to create two lots on 7.424 acres; 3.) Waiver from Subdivision Design Standards to propose an alternative cross section for a residential urban local street roadway. Comments Due 07/31/2026
18. **RCU2023-00051 / O'Neill Special Trade Contractor** / 0181731300006 / Conditional Use Permit to allow a special trade contractor in the Agricultural-3 zone district / Working on Plat and Rezoning first. If rezoning approved, this application would become a change in Use permit. Resubmittal Required: Last contacted April 2026;
19. **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 contacted April 2026; Working on Plat and Rezoning first
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. / PC: 07/23/26; BoCC: 08/18/26.
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 March 2026
 23. **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.
 24. **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
 25. **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
 26. **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
 27. **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 / Resubmittal Requested / Last Contacted: June 2026
 28. **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 / Resubmittal required – Last Contacted May 2026.
 29. **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
 30. **VSP2024-00041 / 2001 W 52nd Office Building** / Landscape Relief for north and east buffers and fencing / Resubmittal Required / Last Contacted Applicant: April 2026.
 31. **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.
 32. **VSP2026-00027 / Riverdale RV Park Road Classification Variance** / 14600 Riverdale Rd / Variance to allow a commercial campground use to be located along a collector roadway where an arterial or highway classification is required per the Adams County Development Standards. Comments Due: 07/31/2026.

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 / **Inactivity letter sent 6/23/26**
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 **Inactivity letter sent 6/23/26**
5. **PLT2024-00026 / Zuni Residences / 5231 WYANDOT ST** / Plat Correction to vacate easements on the original plat. Comments Due 11/14/2024 **Inactivity letter sent 6/23/26**
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. **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.
15. **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.
16. **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.
17. **VSP2025-00048 / Gorditas y Tacos Las Amiguas Special Use Permit / 6731 Federal Blvd** / Special Use Permit to operate a food truck in the Commercial-5 zone district.
18. **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.
19. **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.
20. **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.
21. **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.
22. **PLT2026-00008 / Lowell Development Major Subdivision Final Plat** / Major Subdivision Final Plat to consolidate three parcels into two lots, spanning 31.41 acres within the C-4 and R-4 zone districts. /
23. **PLT2026-00010 / Berkeley Gardens, Block 14, Plat Correction No. 1 at 5390 Osceola** / Plat Correction (Lot Line Adjustment) to reconfigure the boundaries of two existing lots within the Residential-2 zone district. /
24. **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
25. **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

26. **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
27. **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
28. **RCU2026-00025 / Mota**

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
23. **RCU2026-00021 / Shiloh House**
24. **VSP2026-00025 / Avanti**
25. **PLT2026-00016**

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. Comments Due: 6/17/2026
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. **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
5. **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
6. **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.
7. **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.
8. **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

9. **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: 06/11/26
10. **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
11. **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.
12. **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
13. **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: 5/19/26
14. **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
15. **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.
16. **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
17. **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. Resubmittal Required: 5/28/26
18. **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. Resubmittal Required: 5/28/26
19. **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
20. **PLT2026-00013 / Horse Creek Retreat, Filing Nos. 1 and 2, Preliminary Plat / 34250 E 160th Ave. /** Preliminary Plat for Major Subdivision to create 48 lots on

approximately 288 acres within the Agricultural-1 zone district. Comments Due: 06/26/26

21. **PLT2026-00015 / 5302 Tennyson Minor Subdivision/ 5302 Tennyson St. /** Final Plat for a minor subdivision to establish one 0.475-acre lot within the Residential-2 zone district. Comments Due: 06/26/26
22. **TVM2026-00006 / Inert Fill permit for Quantum 56, Building 6 Inert Fill / 505 W 56th Ave /** Temporary Use Permit to allow the importation of approximately 10,000 cubic yards of fill material to be spread over 3.9 acres. Resubmittal Required: 6/11/2026
23. **EXG2025-00001? Sand Creek**

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. **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 07/16/2026
3. **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. 06/01/2026: Awaiting R2 resubmittal.
4. **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. 06/01/2026: Awaiting R2 Resubmittal.
5. **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. 06/01/2026 Review 2 In Progress
6. **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. 06/01/2026: Awaiting R3 Resubmittal
7. **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. 06/01/2026: In Review
8. **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. 06/01/2026: Awaiting R3 Resubmittal.
9. **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.

10. **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.
11. **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.
12. **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%. Review 2 Due 06/03/2026
13. **USE2025-00036/ NOVA Event Center/ 5960 Logan St./** Change in Use permit for a Commercial Event Center with an occupant load of 299 persons. 06/01/2026: Awaiting Resubmittal
14. **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. 06/01/2026: Awaiting Resubmittal.
15. **PRC2026-00005/ 12481 Riverdale Rezoning & Exemption From Subdivision/ 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. 06/01/2026: Awaiting Resubmittal
16. **RCU2026-00009 / 0181718200001 /** Zoning Map Amendment (Rezoning) to designate 164 acres from Agricultural-3 to Aviation / Comments due 5/20/26
17. **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
18. **VSP2026-00024 / Gerbrandt Tejon Setback Variance / 15055 Tejon St. /** Variance to allow an accessory structure to be 33 feet from the front property line where 100 feet is required within the Agricultural-1 zone district. Comments due 07/23/26
19. **RCU2026-00022/ Pinyon Outdoor Storage Stacking Height Conditional Use/ 5601 York St./** Conditional Use Permit to allow the stacking of materials to exceed the height of screen fencing for outdoor storage within the Industrial-3 zone district.
20. **USE2026-00005/Goyos Bar and Grill / 7667 Washington St./** Change-In-Use Permit to establish a restaurant use within the Commercial-4 zone district. 07/06/26- Awaiting client resubmittal.
21. **RCU2026-00012/Time to Change Conditional Use Permit / 1450 E 62Nd Ave./** Conditional Use Permit to allow a Halfway House in the Industrial-1 zone district. 07/06/26- Awaiting client resubmittal.

Erin Cohee, Planner I

1. **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

2. **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
3. **USE2026-00014 / ABCO** / 2185 E 74th Pl / Change of Use application to establish a principal use of warehousing and accessory uses of office and outdoor storage within the Industrial-1 zone district / Resubmittal Required 6/11
4. **VSP2026-00022 / El Sabor Food Truck** / Special Use Permit to allow for food truck on residential property / Case introduction sent 6/11 and RCC scheduled for 7/15 / Comments sent to applicant 7/09 Resubmittal Required
5. **VSP2026-00020 / Olivias Pecos Fence** / Variance request to allow a screen fence to be 6-feet (72 inches) in height where the maximum height allowed is 3.5 feet (42 inches) / Case Introduction Sent 6/24 / Comments Due 7/23
6. **RCU2026-00026 / La Paiza** / Conditional Use Permit to allow outdoor storage in an area equal to 100% of the building area within the Commercial-5 zone district / Case Introduction sent 6/24 and RCC Scheduled for 7/29 / Comments Due 7/23
7. **PLN2026-00009**
8. **USE2026-00017**
9. **TVM2026-00019**
10. **TVM2026-00020**

July 15, 2026

8:30 - 9:15

PRE2026-00045

Walters Camp Concept

Case Manager:

Greg Barnes

Primary Engineer:

Steve Krawczyk

Applicant:

Walters Anthony L And

Parcel #s:

0181700001006

Request:

Conceptual Review Meeting to discuss a concept for up to three campers to park on the five acre property. Electric, water, and porta potty available on the property, if needed by tenants.

July 22, 2026

8:30 - 9:15

PRE2026-00047

Keenvac Concept

Case Manager:

Stephanie Rohren

Primary Engineer:

Laurie Clark

Applicant:

Ryan Brown

Parcel #s:

0182508103024

Request:

Conceptual Review Meeting to discuss a single-story ground-up 42,000 SF metal building with approximately 2,500 SF of infill office space within the Clear Creek Valley Industrial Park PUD.

July 29, 2026

10:00 - 10:45

PRE2026-00049

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Friendly Skies Lateral Concept

Greg Barnes

Fernando Rodriguez

Kacy Williams

0181900000179

Conceptual Review Meeting to discuss a concept for a 6" steel gas pipeline within a 30' wide permanent easement and a 50' by 50' above ground appurtenance gravel site. The proposed gas pipeline will run from the approved Bison 747 Well Site (COA Approval #226077) to the existing Western Midstream gathering system infrastructure.

The proposed pipeline and gravel appurtenance site are to be located in an agricultural area in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, T3S, R54W of the 6th PM, in Adams County. The pipeline is approximately 195 linear feet, and the gravel site is located approximately 205 feet north of E 68th Avenue and approximately 955 feet west of Jackson Gap St. The exact location of the gravel appurtenance site is subject to change based on landowner preference. The gravel site will be surrounded by a 100' x 100' temporary workspace to be utilized during construction. The pipeline installation will utilize Horizontal Directional Drilling (HDD) for the crossing of E 68th Ave. Therefore, the only surface disturbance will occur within the proposed gravel appurtenance site and temporary workspace. The site is located on property zoned DIA. The proposed disturbance for the pipeline and gravel site is approximately 0.23 acres. The pipeline does not cross any Adams County utilities or any FEMA floodplains. There are no anticipated drainage impacts or changes to the existing grade.

This Conceptual Review meeting request is to determine what permits would be required from Adams County for the pipeline and gravel appurtenance site. Due to the small land disturbance impact within Adams County, we would like to request either a small impact permit or a variance to the typical Conditional Use Permit. If any additional information is needed, please let us know.

8:30 - 9:15

PRE2026-00048

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Urban Motors Rezoning

Todd Hager

0182517104050, 0182517104051, 0182517104053

PUD rezoning for existing retail vehicle sales

9:15 - 10:00

PRE2026-00050

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Pickrel Comanche Subdivision Concept

Cody Spaid

Fernando Rodriguez

Pickrel Robert Dean And

0181334202001

Conceptual Review Meeting to discuss a development proposal to subdivide a 20-acre parcel into five lots.

August 05, 2026

8:30 - 9:15

PRE2026-00051

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Chase Whitney Electrical Generation Concept

Cody Spaid

Arthur Gajdys

Chase Whitney

0182502403058

Conceptual Review Meeting to discuss a new electric generating capacity facility within the Industrial 2 (I-2) Zone.