

Conceptual Review Cases for following week					
Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	Date/Time
PRE2026-00057	Baasch Barndominium Concept	0157316101006	Conceptual Review Meeting to discuss a 40'x80' barndominium. The living area will have 3 levels that will be a total of 2880 sq ft and the rest of the structure will be used to store vehicles, a RV, and a 5th wheel.	Erin / Matt	9/9 at 8:30 am
End of 1st Referral Period Discussion					
Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng	
PRC2026-00015	Mission Goldwing	15333 Monnahan Rd	1. Conditional Use Permit for a Large-Scale Solar Energy System; 2. Conditional Use Permit for a Utility Substation; 3. Conditional Use Permit for Battery Energy Storage.	Cody / Fernando	
Discussion Items					
Discussion Topic		Associated Property Location	Staff Needed for Discussion	Staff Lead	
Artificial Turf/Erin Miller Situation, Consistency in Practice		Countywide	Greg, Erin, Cody, Peter, David, Stephanie, Connor, Erin, Lia, Renata	Greg / Erin	
Exemption Reviews and CGS Process		Countywide	Greg, Erin, Cody, Peter, David, Stephanie, Connor, Erin	Greg / Erin	



Community and Economic Development Department Development Review Team Agenda Thursday, September 3, 2026

Jen Rutter, Planning & Development Manager PC: September 10; BoCC: October 6.

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 Requested / Last Contacted: August 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: August 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: August 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 August 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 / PC; 09/10/26; BoCC 10/6/26.
7. **PLT2025-00043 / BodeDreams Subdivision** / 6100 E 104th Avenue / Minor Subdivision to create one 12.2-acre lot in the A-1 zone district. Comments Due: 9/17/26.
8. **PRC2024-00012 / Elmwood North, Filing No. 1** / 1. Minor Subdivision Final Plat to create two lots within the Sherrelwood Village/Elmwood North PUD; 2. Waiver From Subdivision Design Standards for a private drive / Parcel Numbers 0171928400003, 0171933100009, 0171933124057, 0171933124036, 0171933124037, 0171933124038, 0171933124039 / Resubmittal Required: Last contacted July 2026
9. **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: August 2026
10. **PRC2025-00012 / Maiker Boyers** / 7295 Washington Street / 1.) Final Development Plan to establish the Maiker Boyers Planned Unit Development; 2.) Final Plat for Minor Subdivision for the Second Amended Boyers Coffee Subdivision to create one lot and two tracts on approximately 2.1 acres within the Maiker Boyers Planned Unit Development zone district. The site is also located within the Mineral Conservation Overlay. Comments Due: 9/21/26.
11. **PRC2025-00015 / Riverdale RV Park** / 14600 Riverdale Rd / 1.) Zoning Map Amendment (Rezone) to change the zone district designation of approximately 22 acres

- from Agricultural-1 to Planned Unit Development; 2.) Major Subdivision Preliminary Plat; 3.) Preliminary Development Plan to establish a recreational vehicle park within the Proposed Riverdale RV Park Planned Unit Development / Resubmittal Required / Last Contacted Applicant: July 2026
12. **PRC2025-00016 / Birdseye Energy Storage & Substation** / 6100 E 104th Avenue / Conditional Use Permits for Major Energy Facility and Utility Substation uses within the Agricultural-1 zone district. Resubmittal Required / Last Contacted Applicant: August 2026
 13. **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. PC: September 10; BoCC: October 6.
 14. **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. Resubmittal Required / Last Contacted Applicant August 2026.
 15. **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 August 2026;
 16. **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 August 2026; Working on Plat and Rezoning first
 17. **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
 18. **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 / In-Review: Comments Due 09/16/26.
 19. **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 August 2026.
 20. **VSP2024-00041 / 2001 W 52nd Office Building** / Landscape Relief for north and east buffers and fencing / Resubmittal Required / Last Contacted Applicant: April 2026.
 21. **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. Resubmittal Requested / Last Contacted Applicant August 2026.

Peter Lange, Senior Planner

1. **USE2026-00022 / Three Brothers Concrete A-Frame / 8801 I-76 FRONTAGE ROAD** / Change in Use Permit to establish an office use in the Commercial-5 zone district. Resubmittal required: 8/25/2026
2. **VSP2026-00030 / De Soto Street Accessory Structure / 8680 DE SOTO STREET** / A Variance of 557 square feet from the maximum accessory structure coverage allowance in the R-1-C zone district of 900 square feet to allow a 1,457 square-foot detached garage. Comments due on 8/31/2026
3. **TVM2026-00023 / 10000 E 168th Place Inert Fill Permit / 10000 E 168th PLACE** / Inert Fill Permit for 10000 E. 10000 168th Place importing 20,000 cubic yards. Comments due on 9/4/2026
4. **USE2026-00024 / QuikTrip convenience store and fueling canopy / 5844 WASHINGTON STREET** / Change in Use permit for a QuikTrip convenience store and fueling canopy / Resubmittal required: 8/25/2026
5. **VSP2026-00033 / Vakarchuk-Shakgaldian Uravan**

Cody Spaid, Senior Planner

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 Amiguís 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 Meat Processing and Slaughter** / Conditional Use Permit to allow a use defined as "meat processing, packing, packaging, and slaughterhouses" within the Agricultural-3 zone district. / Resubmittal Required 8/4/2026
29. **RCU2026-00024 / Moreno Slaughter Conditional Use Permit** / Conditional Use Permit to allow an animal slaughterhouse within the Agricultural-3 zone district. Resubmittal Required 8/24/2026
30. **PRC2026-00015 / Mission Goldwing Solar Project** / 1. Conditional Use Permit for a Large-Scale Solar Energy System; 2. Conditional Use Permit for a Utility Substation; 3. Conditional Use Permit for Battery Energy Storage. Comments due 9/4/2026

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. **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
3. **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.

4. **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.
5. **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.
6. **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.
7. **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 /
8. **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.
9. **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.
10. **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 /
11. **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. Resubmitted 9.10.2025 / Resubmitted 3.11.26 / DRT comments due 4.01.2026 / Approved and ready for Planning Commission on 9.3.2026.
12. **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.
13. **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 /
14. **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.

15. **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 / Approved and ready for Planning Commission on 9.3.2026.
16. **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. /
17. **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. / Resubmittal required / Comments due 7.30.2026 /
18. **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 / Resubmittal required /
19. **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
20. **RCU2026-00021 / Shiloh House / 7400 Kearney St.** / Conditional Use Permit for a group living facility (in excess of five persons) within the Residential-3 Zone District./ Resubmittal required 8.7.2026.
21. **VSP2026-00025 / Avanti / 3620 W 64th Ave** / Administrative Relief for Landscaping for the Avanti at 64th & Lowell project to use of artificial turf / Comments due 7.14.2026.
22. **PLT2026-00016 / Berkely Gardens, Block 5, Amendment No. / 5253 Perry St** / Comments due 7.30.2026.
23. **VAC2026-00004 / Martinez West 62nd Avenue Right-of-Way Vacation / 1101 W 62nd Ave** / Right-of-Way Vacation of the northern five feet of W. 62nd Avenue adjacent to the real property located at 1101 W. 62nd Avenue / Comments due 8.27.2026 /
24. **RCU2026-00028 / Sanchex Family Duplex / 39660 E 160th Ave** / Conditional Use Permit to allow a two-family dwelling unit on 40 acres, on an A-3 (Agricultural-3) zoned property. / Comments due 8.27.2026.

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. **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
4. **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
5. **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.
6. **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.
7. **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
8. **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
9. **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
10. **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
11. **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
12. **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
13. **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. Resubmittal Required: 7/23/2026
14. **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

15. **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
16. **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: 8/28/26
17. **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
18. **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. Resubmittal Required: 06/26/26
19. **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
20. **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
21. **EXG2025-00001/ Sand Creek**
22. **TVM2026-00001 / Rossi 147**
23. **USE2026-00025 / D&K Industrial Park**

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. Consent Agenda: Planning Commission: 09/24, Board of County Commissioners: 10/20.
2. **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.
3. **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.
4. **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. 08/2026: Awaiting R3 resubmittal.
5. **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

6. **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. 08/2026 Awaiting Resubmittal
7. **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.
8. **VSP2024-00053 / Paiz 65th Setback Variance / 2441 E. 65th PI / 0182505404031 /** Variance to allow a 10-foot front setback where 20 feet is required for a principal structure within the Residential-2 zone district. 08/2026: In review.
9. **PLT2024-00028 – North Lawn Gardens, Paiz Amendment / 2441 W 65th PI / 0182505404031** Lot line vacation to combine two lots into one within the Residential-2 zone district. 08/2026: In Review
10. **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.
11. **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
12. **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.
13. **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
14. **RCU2026-00009 / 0181718200001 /** Zoning Map Amendment (Rezoning) to designate 164 acres from Agricultural-3 to Aviation. Neighborhood meeting TBD.
15. **RCU2026-00010 / Multiple parcels in Restriction Area One /** Zoning Map Amendment to modify the Airport Influence Zone's Restriction Area One boundaries. Neighborhood meeting TBD.
16. **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. 08/2026: Resubmittal Required.
17. **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. 08/2026: Resubmittal Required.
18. **USE2026-00005/Goyos Bar and Grill / 7667 Washington St./** Change-In-Use Permit to establish a restaurant use within the Commercial-4 zone district. 08/26: Resubmittal Required.
19. **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. 08/2026: In Review.

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 / Second Round Review 9/10
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 / Applicant didn't attend RCC 7/15
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 sent to applicant, Resubmittal required 7/28
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 sent to applicant, Resubmittal required 7/28
7. **USE2026-00017 / OnePRO Services Change in Use** / Change in Use Permit to establish a principal use of outdoor storage and accessory use of office within the Industrial-2 zone district. / Comments sent to applicant, Resubmittal Required 7/30
8. **TVM2026-00019 / SBD Concrete Inert Fill** / Temporary Use Permit to allow for the importation of 645 cubic yards of hot mix asphalt material onto a 7 acre site for a period of less than one year. / Comments sent to applicant, Resubmittal required 8/10
9. **VSP2026-00032 / Priola Van Der Laan Dahlia Inert Fill** / Special Use Permit to allow 40,000 cubic yards of inert fill material to be imported to the site over a period of more than six months and spread in an area not to exceed five acres. / Comments Due 8/27
10. **USE2026-00018 / Alternative Choices Adult Daycare** / Change in Use Permit to allow an adult day care center within the Commercial-0 zone district. The facility will accommodate 30 to 40 individuals daily, providing necessary daytime supervision, care, and enrichment programming for adults with physical, developmental, or cognitive care needs. / Comments sent to applicant, Resubmittal Required 8/06
11. **VSP2026-00029 / Amazon DDE9 Light Fixture Variance** / Variance to allow 30 foot tall lighting fixtures where the maximum height allowed is 20 feet. / Case Introduction Sent 08/03 / Comments Due 8/25
12. **TVM2026-00018 / Morales Chile Stand** / Temporary Use to allow a chile stand in the Commercial-4 zone district. / Certificate of completion sent 8/31

13. **RCU2026-00032 / 5200 Broadway Billboard V-Shape Amendment** / Major Amendment to a Conditional Use Permit to allow for a V-shape design of an electronic billboard. / Case Introduction Sent 8/03 / Comments due 8/25
14. **PLT2026-00020 / Paine-Foos Exemption from Subdivision** / Combine four parcels into two parcels through an Exemption from Subdivision pursuant to Section 2-02-16. / Comments Due 9/05
15. **USE2026-00023 / Sherrelwood Park Soccer Field** / Install synthetic turf field in the bottom of the Sherrelwood Park detention basin. / Comments Due 8/31

September 02, 2026

8:30 - 9:15	PRE2026-00060	Heron Battery Energy Storage System (BESS)
	Case Manager:	Stephanie Rohren
	Primary Engineer:	Matthew Emmens
	Applicant:	Marcus Lively
	Parcel #s:	0182514208018
	Request:	Heron BESS is located near the Heron Pond, north of E 54th Ave and behind the Iron Bear Trailer facility. The property is 0.14 acres, zoned I-1, and would interconnect to the on-site 13.2kV distribution lines from Xcel Energy. This is currently flagged as a constrained distribution feeder, with energy storage able to relieve that constraint. Saga Energy would be a third-party energy provider to Xcel Energy over an 18-year period.

September 09, 2026

10:00 - 10:45	PRE2026-00057	Baasch Barndominium Concept
	Case Manager:	Erin Cohee
	Primary Engineer:	Matthew Emmens
	Applicant:	Steve Baasch
	Parcel #s:	0157316101006
	Request:	Conceptual Review Meeting to discuss a 40'x80' barndominium with a single slanted roof that will be facing south and a covered deck will be on the SW corner of the structure. The building will be from a kit supplied by U.S. Patriot Steel. The living area will have 3 levels that will be 40'x24' for a total of 2880 sq ft and the rest of the structure will be used to store vehicles, a RV, and a 5th wheel. The structure will get its water supply from a well already present on the property; the waste will go into a leach field; a power box is already on the property, and a gas tank will be installed for gas-operated appliances. The purpose of the structure is to be a single-family dwelling and a place to store RVs without the need to build a pole barn.

September 16, 2026

8:30 - 9:15	PRE2026-00063	136th Franklin Reconfiguration Concept
	Case Manager:	Connor Cottrell
	Primary Engineer:	Fernando Rodriguez
	Applicant:	Michelle Phillips
	Parcel #s:	0157323004030, 0157323403001
	Request:	Conceptual Review Meeting to explore the realignment of property boundaries between 13639 Franklin St, Brighton and 1619 E 136th Ave, Brighton for the purpose of providing more efficient land use for each property.

9:15 - 10:00

PRE2026-00062

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Confluent Development Welby Industrial Center Concept

Cody Spaid

Arthur Gajdys

Greg Meeter

0171935100032

Conceptual Review Meeting to discuss Welby Industrial Center, which is a proposed light-industrial / warehouse-distribution project. The current concept includes two industrial buildings with associated office space, truck courts, parking, utility infrastructure, and on-site detention. The purpose of Conceptual Review is to confirm the County's required process, timing, public improvement expectations, drainage/detention requirements, traffic/access requirements, any applicable right-of-way considerations or dedications, and utility coordination before moving further into due diligence. We are seeking staff guidance on these items at a conceptual level so we can better understand the required entitlement path, fees, development obligations, and related schedule considerations.

September 23, 2026

8:30 - 9:15

PRE2026-00061

Case Manager:

Primary Engineer:

Applicant:

Parcel #s:

Request:

Burtwistle Open Storage Concept

David DeBoskey

Steve Krawczyk

Richard Burtwistle

0172706200001

Conceptual Review Meeting for an outdoor self storage facility and potential RV storage with water and ice vending.