

Conceptual Review Cases for October 9th					
Time	Project Number	Case Name	Address/Parcel	Request	Case Manager
No Cases-Holiday					
Land Use Cases (September 18-22nd)					
10:30-10:45	PLT2017-00016	Country Club Ranchettes	156700000282	Major Subdivision to create 56 lots in RE zone	Greg Barnes



## Community & Economic Development Department Development Review Team Agenda October 2, 2017

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### 9:30-10:30 a.m.

- Staff Review of cases submitted on the weeks of September 18-22, 2017
- New Cases Recently Submitted (September 25-29<sup>th</sup>, 2017):
  - PRE2017-00104 Ovation Plumbing – 10/16/2017 at 2:15PM
  - VSP2017-00045 VSP2017-00043 Transwest Relief from landscaping
- Current Land Use Cases in Process:
  - Nana Appiah – Development Review Manager  
Development Review Updates
  - Chris LaRue – Senior Planner

**VSP2017-00042 / Hathaway Variance / 0157316001037 / 14450 Zuni Street / Request to exceed the 7.5% lot coverage in the A-1 zone district / Comments due: 9/22/17**

**PLT2017-00013 / Frei-Hatchery Final Plat / 0172120000095, 0172120001022, 0172120000089, & 0172120000096 / Major Subdivision (Final Plat) to create 2 lots / Comments due: 8/1/17 / Comments to applicant – re-submittal required / Re-submittal in / Comments due 10/2/17.**

**VSP2017-00033 / Espinoza Garage Variance / 0171927410013 / 8054 Sherman St / Variance to build a garage within the front setback along I-25 (5 feet from the property line) / Comments due:8/18/17 / Comments to applicant – re-submittal required.**

**VSP2017-00029 / Kitzman / 0172129307023 / 8170 Jasmine Street / Requesting a variance to allow a side setback of 0 feet where 5 feet is required / Referral comments due to applicant 7/26/17 / Comments out – re-submittal required.**

**RCU2017-00026 / Pioneer Solar Project-South Site / 0181500000091/ Northwest Colfax Ave & Harback Road / Request for a Conditional use permit to allow a new 42.5 megawatt solar facility / Referral comments due to applicant: 6/30/17 / Comments to applicant – re-submittal required.**

**RCU2017-00025 / Pioneer Solar Project-North Site / 0181517100002 & 0181517400001/ Southwest corner of East 56<sup>th</sup> Avenue and Penrith Road / Request for a Conditional use permit to allow a new 37.5 megawatt solar facility / Referral comments due to applicant: 6/30/17 / Comments to applicant – re-submittal required.**

**PRC2017-00003 / Adams Fire District Station #11 / 0182504222011/ 1740 Jordan / 1) Rezoning from R-1-C to Public Lands (PL), 2) Comprehensive Plan Amendment to change the designation from Parks and Open Space to Public, & 3) Subdivision Replat to create 2 lots from one lo. / Referral comments due to applicant: 5/24/17 / Comments out / re-submittal required.**

**RCU2017-00014 / Crown Castle Cell Site #1 / 0182518231006/ 5550 Sheridan Blvd / Request to extend a conditional use permit for a cell tower for an additional 10 years. / Referral comments due to applicant: 5/29/17 / Comments out / re-submittal required.**

**PRC2017-00001 / Zuni Residences / 5231 Wyandot St (NE corner of W 52<sup>nd</sup> Ave & Zuni St – consists of 6 parcels / 1) Minor Subdivision to create two lots; 2) Rezoning to R-3 to facilitate a new townhome development / Comments due to applicant 4/12/17 / Re-submittal required.**

**RCU2016-00039 / Farner / 16387 Harvest Road / Conditional Use Permit to allow the continued operation of an industrial use (construction company and storage of construction equipment) in the A-3 Zone District / Comments due to applicant by 12/20/16 / Comments out – Re-submittal required / Applicant re-submitted. Comments due to applicant by 9/19/17.**

**RCU2016-00038 / Hillen Recycling / 0172131106037, 0172131106010, 0172131106039 / 7600 Dahlia St / Conditional Use Permit (CUP) to use the property for a Recycling facility (metals, wood, brick, and concrete) in the I-2 zone district / Comments out 12/15/16 / re-submittal required / applicant has been in touch / new referral out / comments due: 5/19/17 / Comments out.**

**RCU2016-00026 / 5280 Waste Solutions / 605 West 62<sup>nd</sup> Avenue / 0182510201006 / Requesting a Conditional Use Permit to operate a recycling facility (construction & demolition waste) in the I-3 zone district / Comments due to applicant by 10/4/16 / Comments are out-waiting for re-submittal / Re-submittal our for review by: 2/10/17 / comments out / re-submittal required / New referral out / comments due 5/19/17 / Comments out.**

**PRC2016-00009 / Touchstone Granite / 2021 East 68<sup>th</sup> Avenue / 0182502100027 / 1) Rezoning from Agriculture-1 (A-1) to Industrial-1 (I-1); & 2) Conditional Use Permit to allow a Heavy Industrial Use (a stone & marble**

counter top business) in the I-1 zone district / Comments to applicant by 8/1/16 / Comments out – re-submittal required / Met with applicant on 9/9/16 to go over staff comments / New referral out / comments due: 5/17/17 / **Comments out.**

- Emily Collins – Planner II

**New Case: RCU2017-00039 American Towers/ 23700 E. 42<sup>nd</sup> Ave./** Requesting a Conditional Use Permit to allow an existing Communications Tower for an additional ten years/ **Comments due to Applicant October 18, 2017**

**VSP2017-00041 Iowa Variance/ 7971 Kimberley St./** A variance from the minimum required 5 foot side setback for a principal structure in the Residential-1-C zone district pursuant to Section 3-13-07-03-03/ Referral comments due to applicant 9/26/17/ Pending **BOA**

**PLT2017-00015 Berkeley Gardens Block 6 Plat Correction/ 4101 W. 52<sup>nd</sup> Ave/** Lot line vacation to combine 4 lots into 2 lots pursuant to Section 2-02-16-03/ Internal review comments due 9/19/17/ **Re-submittal required on plat**

**PUD2017-00005 Box Elder Creek Ranch Golf Course Amendment/ 3200 E. 144<sup>th</sup> Ave./** Request an amendment to the Box Elder Creek Golf Course PUD to convert from commercial (golf course) to residential and agricultural uses pursuant to Section 2-01-10/ Incomplete submittal/ Required documents submitted 7/5/17, comments due to applicant 8/9/17/ **Re-submittal Required**

**VSP2017-00027 Chesrown Chevrolet/ 7320 Broadway St./** Requesting a variance from the required 75 foot front setback along an arterial right-of-way (Interstate-25) in the Commercial-5 (C-5) zone district pursuant to Section 3-22-07-03-06/ Comments due to applicant June 23, 2017/ **Re-submittal required**

**PLT2017-00011 Hansen Drainage Easement Vacation/ 15180 Iola St./** Requesting to vacate a recorded drainage easement pursuant to Section 2-02-16. Referral comments due to applicant June 7, 2017/ Re-submittal of survey required/ Re-submittal comments due 8/4/17/ Re-submittal required for plat/ **Re-submittal Comments due 9/7/17**

**PUD2017-00002 Pomponio PDP Amendment/ 6856 Federal Blvd./** Requesting a Major Amendment to the approved Preliminary Development Plan (PDP) to allow single-family attached (townhome) development pursuant to Section 2-01-10-02/ Referral comments due to applicant 5/18/17/ Re-submittal required, concerns with proposed townhome design and setbacks/ Second review comments due 7/21/17/ **Re-submittal required**

**PRC2017-00002 Midtown School Parcel/ 6701 Pecos St./** 1) Final Development Plan (FDP) to allow development of a school site on approximately 5.32 acres in the P-U-D, Planned Unit Development zone district; 2) Minor Subdivision (Preliminary/Final Plat) to create one lot; and 3) Subdivision Improvements Agreement (SIA)/ Referral Comments due to applicant May 2, 2017/ Comments sent 4/27/17, re-submittal required/ Re-submittal comments due 7/27/17/ **Re-submittal required (SIA not included)**

**PLT2017-00001 Peak View Estates/ 13831 Downing St./** Minor Subdivision to create 2 lots/ Referral comments due to applicant 2/24/17/ **Re-submittal required**

**RCU2017-00001 Templo Misionero Betel/ 14791 Brighton Rd./** Request Conditional Use Permit for Place of Worship in the A-1 zone district/ Referral comments due to applicant 2/7/17/ **Re-submittal required**

**PRC2016-00015 Denver Mart Logan St. Project/ 451 E. 58<sup>th</sup> Ave./** 1) Lot Line Vacation to combine parcels into two lots pursuant to Section 2-02-16; 2) Rezone a portion of the site from Industrial-1 (I-1) to Industrial-2 (I-2) pursuant to Section 2-02-13; 3) Vacate a portion of Logan Street pursuant to Section 2-02-16-08/ Referral comments due to applicant 12/2/16, Re-submittal required/ Re-submittal comments due May 3, 2017/ Re-submittal required on plat/ Re-submittal comments due 9/28/17/ **Re-submittal required**

**PRC2016-00012 Midtown Filing 6/ 6701 Pecos St./** 1) Final Development Plan (FDP) to allow 56 lots on approximately 58.735 acres in the P-U-D, Planned Unit Development zone district; 2) Major Subdivision (Preliminary/Final Plat) to create 56 lots on approximately 58.735 acres in the P-U-D, Planned Unit Development zone district; and 3) Subdivision Improvement Agreement (SIA) for Filing No. 6/ Referral deadline 10/14/16/ Re-submittal required/ Re-submittal comments due 12/6/16, Re-submittal required/ Re-submittal comments due June 21, 2017-**Re-submittal required**

**PRC2016-00018 Midtown Filing 9/ SW Corner of 68<sup>th</sup> and Pecos/** 1) Final Development Plan (FDP) to allow 53 lots on approximately 5.216 acres in the P-U-D, Planned Unit Development zone district; 2) Major Subdivision (Preliminary/Final Plat) to create 53 residential lots; and 3) Subdivision Improvement Agreement (SIA) for Filing No. 9/ Referral comments due to applicant 2/2/17/ Re-submittal required/ Re-submittal comments due 7/24/17/ **Re-submittal required**

**PRC2016-00017 Midtown Filing 10/ SE Corner of 68<sup>th</sup> and Pecos/** 1) Final Development Plan (FDP) to allow 39 lots on approximately 4.105 acres in the P-

U-D, Planned Unit Development zone district; 2) Major Subdivision (Preliminary/Final Plat) to create 39 residential lots; and 3) Subdivision Improvement Agreement (SIA) for Filing No. 10/ Referral comments due to applicant 12/20/16/ Re-submittal required/ Re-submittal Comments due 2/3/17 Re-submittal required/ Re-submittal comments due June 21, 2017- Re-submittal required/ Re-submittal comments due 7/21/17/ **SIA Re-submittal required**

**RCU2016-00012 Colorado Cleanup/** 12575 Tucson St./ Request to operate a Recycling Facility in the A-3 zone district/ Referral comments due to applicant 6/16/16/ Re-submittal required, landscape plan submitted, comments due 9/1/ re-submittal required for landscape plan/ landscape plan re-submitted, comments due by 10/13/ Re-submittal required on revised landscape plan/ Landscape plan re-submittal comments due 11/14/16, waiting on response to comments sent June 2016, sent list of remaining items that need responses May 30, 2017/ **Pending PC and BOCC hearings**

**PRC2016-00008 Roush/** 7840 Pecos St./ Final Development Plan and Final Plat for 44 lots/ Comments due to applicant 7/26/16/ Re-submittal required/ Re-submittal comments due June 26, 2017/ **Re-submittal required**

- Greg Barnes- Planner II

**PLN2017-00020 / Wolf Creek Run Vested Rights Extension /** 0181329200007 / Request to extend the vested rights for development for an additional five years / **Forwarded to staff meeting to discuss scheduling**

**PLT2016-00027 / Murray /** 2857 W 55<sup>th</sup> Avenue & 2867 W. 55<sup>th</sup> Avenue / 0182517103013 & 0182517103046/ Lot line adjustment to change the boundaries of two existing lots / **Waiting on applicant to resubmit. Inactivity Letter Sent: 09/30/2017**

**PLT2017-00014 / The Ridge at Riverdale Subdivision, Amendment #4 /** 13950 Florence Court / 0157122401005 / Minor subdivision request to create two 2.5 acre lots in the RE zone district. **Revision Requested.** Last contacted applicant: August 2017

**PLT2017-00016 / Country Club Ranchettes /** 162<sup>nd</sup> Avenue & Hayesmount Road / 0156700000282, 0156700000283, 0156700000284 / Major subdivision request to create 56 residential lots in the RE zone district. **Comments due: 10/23/2017**

**PRA2016-00010 / 88<sup>th</sup> & Rainbow /** 2340 E. 88<sup>th</sup> Ave / 0171925201001 / 1. Variance request to reduce required parking spaces; 2. Variance request to reduce section line setback along the property's western boundary; 3. Variance

request to reduce side corner setback along property's western boundary/  
Revision requested. **Revision Requested.** Last contacted applicant: August 2017

**PRC2016-000005 / Berkeley Meadows / 2405 W 56<sup>th</sup> Avenue / 0182508400054 /**  
Request for Final Plat and Final Development Plan for 54-lot single-family  
development / **Revision Requested.** Last contacted applicant: September 2017

**RCU2016-00027 / North Creek Farms / 14970 Piccadilly Road / 0146735400032 /**  
Request for conditional use permit for telecommunications tower in the A-3  
zone district/ **Revision Requested.** Last contacted applicant: August 2017

**RCU2017-00006 / 7300 Leyden Outdoor Storage / 7300 Leyden Street /**  
0172132306010 / Conditional use Permit to allow outdoor storage in the  
Industrial-1 (I-1) / **Revision Requested. Inactivity Letter Sent: 08/31/2017**

**RCU2017-00015 / Crown Castle II / 209 N. Kuner Rd. / 0156906300008/** Request  
for conditional use permit renewal to allow an existing 90' tall commercial  
telecommunications tower in the I-2 zone district / **Revision Requested. Last  
contacted applicant: September 2017**

**RCU2017-00016 / Crown Castle III / 6245 E 88<sup>th</sup> Avenue / 0172120007001/ 6245**  
E 88<sup>th</sup> Avenue / Request for conditional use permit renewal to allow an existing  
68' tall commercial telecommunications tower in the I-1 zone district / **Revision  
Requested. Last contacted applicant: September 2017**

**RCU2017-00018 / Crown Castle IV / 5800 Federal Boulevard / 0182508400041/**  
Request for conditional use permit renewal to allow an existing 90' tall  
commercial telecommunications tower in the I-1 zone district / **Revision  
Requested. Last contacted applicant: September 2017**

**RCU2017-00029 / Sprint Nextel – Holly Tower / 15801 Holly Street /**  
0157107000015/ Request for conditional use permit renewal to allow an existing  
96' tall commercial telecommunications tower in the A-3 zone district / **Revision  
Requested.** Last contacted applicant: September 2017

**RCU2017-00032 / Oak Leaf Hudson / 0181900000027 /** Conditional use permit  
application to allow a solar garden facility in the A-3 zone district / **Revision  
Requested. Last contacted applicant: September 2017**

**RCU2017-00037 / Hill Property at 5318 Lowell / 0182517212014 /** Rezoning  
request from R-1-C to R-2 / **Resubmitted: Comments due 10/06/17**

**RCU2017-00038 / Eco-Site** / 13847 Washington Street / 0157322000033 / Conditional use permit request to allow commercial telecommunications tower in the A-2 zone district/ **Comments due: 10/02/2017**

**VSP2017-00014 / Ramirez** / 120 Joan Drive / 0171934114013/Request for variance to allow a primary dwelling to be located 11 feet from the rear property line, where a minimum of 15 feet is required by code / **Revision Requested.**  
**Inactivity Letter Sent: 09/30/2017**

▪ Libbie Adams – Planner I

**RCU2016-00029 JFW Trucking (Inert Fill)**/ 4700 W. 58<sup>th</sup> Ave./ Conditional Use permit to fill a gravel pit/ Referral ends 11/18/16 / **waiting for applicant's response and CLOMR from FEMA**

**RCU2017-00004 Tiley Roofing Company Conditional Use Permit** / 5399 and 5383 Federal Boulevard / requesting Conditional Use Permit to allow an industrial use (roofing company) in the Commercial-5 (C-5) zone district. Referral ends 03/02/2017. / **Waiting for applicant response**

**RCU2017-00007 Wilhelm CUP** / 11671 Brighton Rd / Renewal of a conditional use permit for an accessory dwelling unit / Referral ends 3/20/2017 / **Open violation on property**

**PLT2017-00006 Hayesmount Estates SIA** / 16505 Hayesmount Rd / Subdivision Improvements Agreement for previously platted subdivision / Referral ends 4/10/2017 / **waiting for applicant to submit collateral**

**RCU2017-00023 Fellows Elder Care** / 4680 Behrens Rd / Conditional Use Permit to allow an accessory dwelling unit for elder care / Referral ends 6/23/17 / **waiting for applicant to submit correct site plan**

**TVM2017-00020 Hi Land Acres Inert Fill** / 9910 E 157<sup>th</sup> Ave / temporary use permit to fill unused ponds on the Hi Land Acres Water and Sanitation District property / Referral ends 8/3/17 / comments sent to applicant 8/3/17 / **waiting for applicant to send information on haul route**

**RCU2017-00035 Channing Self Storage** / 12750 Zuni / conditional use permit for a self storage facility / Referral ends 8/31/17 / **waiting on applicant resubmittal**

Economic Development:

- Brownfields Assessment Grant Project
- Small Business Appreciation Breakfast



## Code Amendments

- Lynette Baumgartner – Assistant Planner

**TVM2017-00019 Herrera Inert Fill** / 14576 Hayesmount Road / Request an inert fill permit to allow the construction of a new home / 7-10-2017 Request is incomplete for amount of inert fill / 8-3-2017 Sent comments / 8-15-2017 waiting for comments from Applicant; / 9-14-2017 Applicant changed email; sent information to new email;

**TVM2017-00021 Public Service Co of Colorado** / 6801 Broadway / Request for two onsite construction trailers. / 7-26-2017 Referral deadline August 2, 2017 / 8-3-2017 Need site plan/ 8-8-2017 Sent comments to Applicant / 8-15-2017 Sent Tri-County Health comments to Applicant need flammable gas control system

- Jen Rutter - Environmental Analyst

**VSP2017-00031 / Appeal of McDonald Farms Biosolids Application Permit** / Southeast of Piccadilly Road and 144<sup>th</sup> Ave / 0156900000065, 0156900000098, 0156924300002 / Appeal of a permit issued to McDonald Farms to apply biosolids on agricultural land / determining hearing date

- Brownfields Assessment Grant Implementation (Current: Phase I&IIs)
- Riverdale Property Remediation (Current: Implementing the Corrective Action Plan)
- Oil & Gas Program (Current: Rulemaking for setbacks and Traffic Impact Fees; Water Well Testing Program Implementation)

- Chris LaMere – Oil & Gas Liaison

**USR2016-00007 / Extraction Oil & Gas / Alma** / Northwest of E 128th Ave and Gun Club Road / 0156925400003 / Request for a Use by Special Review Permit to allow up to twenty (20) horizontal wells on one (1) well pad for the production of oil and gas / director decision

**USR2016-00006 / Ward Petroleum / Ivey** / Northwest corner of E 152<sup>nd</sup> Parkway and York Street / 0157311400006 / Request for a Use by Special Review Permit to allow up to twenty-six (26) horizontal wells on one (1) well pad for the production of oil and gas / waiting on applicant response to referral comments

**USR2017-00002 / Extraction Oil & Gas / PC** / South of E 132<sup>nd</sup> Ave between Sable Blvd and I-76 / 0156929100001 / Request for a Use by Special Review

Permit to allow up to twenty (20) horizontal wells on one (1) well pad for the production of oil and gas / **waiting on information submittal**

**USR2017-00004 / Great Western / B-Farm / Southeast of Colorado Blvd and Highway 7 / 0157107000016 / Request for a Use by Special Review Permit to allow up to thirty-six (36) horizontal wells on one (1) well pad for the production of oil and gas / **Referral ends 8/10/2017****

**Community and Economic Development  
Development Review Team  
Conceptual Review Meetings  
October 9, 2017**

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**No meetings-Columbus Day**

**Community and Economic Development  
Development Review Team  
Conceptual Review Meetings  
October 16, 2017**

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**1:30-2:15 pm Project: Granillo Rodeo Arena**

Case Manager: Emily Collins

Applicant: Jose Granillo Estrada/ 720.208.6717

Site Information: 2661 Xmore Rd./ 0181128400004

Request: Current VIO2017-01229. Requesting to use the property for commercial rodeo events held once a month with approximately 200 attendees. In addition, the property would be used for practice events once a month with approximately 20-70 people in attendance. All events would occur on weekends. Also proposing mobile food trucks and port-o-lets.

**2:15- 3:00 pm Project: Ovation Plumbing**

Case Manager: Greg Barnes

Applicant: Ken Harshman 303.912.9017

Site Information: 2541 W. 63<sup>rd</sup> Ct. / 0182508103024

Request Construction of a 50,000 sf warehouse building, which will include 16,000 sf of office space.

**3:00-3:45 pm**

**3:45- 4:30 pm**