

Conceptual Review Cases for November 13th					
Time	Project Number	Case Name	Address/Parcel	Request	Case Manager
10:30-10:45	PRE2017-00111	Hensel/Shroder	14201 E. 134th Ave	Lot line adjustment	Greg Barnes
10:45-11:00	PRE2017-00117	Carlson Residence	156920000035	New residence	Libbie Adams
11:00-11:15	PRE2017-00119	W. 53rd Ave Parcels	3075 W. 53rd Ave.	Create 3 new parcels	Emily Collins
Land Use Cases (October 23-27th)					
11:15-11:30	RCU2017-00045	Irving St. Units	6501 Irving St.	Rezone to R-3	Greg Barnes
11:30-11:45	PRC2017-00008	Telluride Development	14000 Telluride St.	Rezone to C-4 and Comp Plan Amendment	Libbie Adams
11:45-12:00	RCU2017-00043	Diversified Underground	2300 Cavanaugh Rd.	Rezone to I-2	Emily Collins



## Community & Economic Development Department Development Review Team Agenda November 6, 2017

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

- **Staff Review of cases submitted on the weeks of October 23-27<sup>th</sup>, 2017**
  
- **New Cases Recently Submitted (October 30-November 3, 2017):**
  - **PRE2017-00121 – I 270 Sign – 11/20/2017 at 2:15 PM**
  - **PRE2017-00123 – Seltzer LD Pad – 11/20/2017 at 3:00 PM**
  
- **Current Land Use Cases in Process:**
  - **Nana Appiah – Development Review Manager  
Development Review Updates**
  
  - **Emily Collins – Planner II**

**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/ **Re-submittal comments due 11/9/17****

**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/ **Meeting scheduled with applicant 11/29/17****

**PLT2017-00017 Denver Water/ 2741 and 2721 E. 69<sup>th</sup> Pl./ Plat correction to vacate Denver Water utility easement on Lots 3 and 4 Welby Reservoir Subdivision/ **Comments due to applicant November 9, 2017.****

**RCU2017-00043 Diversified Underground/ 2300 Cavanaugh Rd./ Request to rezone from A-3 to I-2/ **Comments due to applicant November 27, 2017****

**VSP2017-00047 Setzer Variance/ 5401 Lowell Blvd./ Request a variance of 30 feet from the minimum required 60 foot section line arterial right-of-way setback pursuant to Section 3-14-07-03-05/ **Comments due to Applicant November 20, 2017****

**PRC2017-00007 Midtown 3<sup>rd</sup> Amendment to PDP/ 6701 Pecos St./** Third Amendment to the Preliminary Development Plan to allow modifications to the overall site plan including residential and open space locations/ **Referral ends 11/6/17**

**VSP2017-00045 Transwest Administrative Relief Appeal/ 1300 W. 62<sup>nd</sup> Ave./** Appeal of Administrative Decision/ **Under review**

**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/ **Re-submittal required**

**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/ Re-submittal comments due 10/16/17/ Re-submittal required/ Re-submittal comments due 11/1/17/ **ready to submit mylars**

**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/ **Re-submittal required on plat**

**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**

**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/ **Re-submittal comments due November 7, 2017**

**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/ **Re-submittal comments due 10/16/17**

**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 dues 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**

**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 / **Meeting with applicant requested to discuss issues** / Last contacted applicant: November 2017

**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** / Last contacted applicant: October 2017

**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 / **Revision Requested.** Last contacted applicant: October 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: September 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. **Revision Requested.** Last contacted applicant: October 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.** Inactivity Letter mailed on 11/2/17.

**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.** Inactivity Letter mailed 11/2/17.

**PRC2017-00005 / A&A Outside Storage** / 3199 E. 86<sup>th</sup> Avenue / 0171925200021 / 1. Conditional use Permit to allow outdoor storage in the Industrial-1 (I-1); 2. Conditional use permit to allow stacking over height of screen fencing / **Waiting applicant to resubmit** / Last contacted applicant: August 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: October 2017

**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 / **Awaiting staff meeting to discuss scheduling**

**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**. Last contacted applicant: October 2017

**RCU2017-00014 / Crown Castle I / 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 / **Revision Requested**. Last contacted applicant: October 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: October 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: October 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: October 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: October 2017

**RCU2017-00037 / Hill Property at 5318 Lowell / 0182517212014 /** Rezoning request from R-1-C to R-2 / **Resubmitted. Comments due 10/31/2017**

**RCU2017-00038 / Eco-Site / 13847 Washington Street / 0157322000033 /** Conditional use permit request to allow commercial telecommunications tower in the A-2 zone district/ **Revision Requested.** Last contacted applicant: October 2017

**RCU2017-00042 / Verizon Hailstorm / 4992 E. 100<sup>th</sup> Ave. / 0172118400001 /** Conditional use permit application for a commercial telecommunications tower, which will be designed to appear as a grain silo, in the A-1 zone district and Mineral Conservation Overlay District / **Comments due 11/22/2017**

**RCU2017-00045 / 6501 Irving / 6501 Irving Street / 0182505319017 /** Rezoning request for 0.95 acre property to Residential-3 (R-3), where the current zoning designation is Residential-2 (R-2) / **Comments due 11/28/2017**

**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

**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) / **Revision Requested.** Inactivity Letter mailed on 11/2/17.

- Libbie Adams – Planner I

**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

**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.

**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.**

**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**

**RCU2017-00007 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**

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

**VSP2017-00044 Schorege Variance** / 13182 E. 148<sup>th</sup> Ave / variance to exceed maximum permitted structure coverage of 6% / **comments due 10/16/17**

**PUD2017-00008 Peters Minor Amendment** / 16285 Queensview St / Minor Amendment to the Box Elder Creek Ranch PUD to allow a 10-foot side setback / comments due 10/3/17 / **waiting for 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; 9/14/2017 Spoke to Applicant for additional information with a deadline date 9/19/2017; 10/2/2017 No additional information has been received; **10/18/2017 No additional information has been received; Will write cancellation letter;**

**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; 9/19/2017 Received letter from TCH; need management plan to excavate into footprint of landfill; need approval from CDPHE; 9/20/2017 Sent site pictures to TCH, waiting for response; **10/18/2017 No additional information received**



- Jen Rutter - Environmental Analyst
  - 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)
  - Recycling and Waste Collection Events (Last 2017 event: PaintCare Bennett 10/7/2017)
  
- Chris LaMere – Oil & Gas Liaison

**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  
November 6, 2017**

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**1:30-2:15 pm Project: Dollar General**

Case Manager: Libbie Adams

Applicant: Kelly Agnor 512.983.1793

Site Information: 56951 E. Colfax Ave / 0181334300009

Request to construct a Dollar General on the subject site, currently zoned Agriculture-3.

**3:00-3:45 pm Project: Ventures 41-4H**

Case Manager: Chris LaMere

Applicant: ConocoPhillips Company

Site Information: 0181700000170

Request: Drill a single well and install an eight inch pipeline lateral to serve the well.

Accela: **PRE2017-00114**

**Community and Economic Development  
Development Review Team  
Conceptual Review Meetings  
November 13, 2017**

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**1:30-2:15 pm Project: Schroder/Hansel**

Case Manager: Greg Barnes

Applicants: Jerry & Charlene Schroder

Site Information: 14201 & 14261 E. 134<sup>th</sup> Avenue

Request: Lot line adjustment to shift a property line in the A-1 zone district.

Accela: **PRE2017-00111**

**2:15- 3:00 pm Carlson Residence**

Case Manager: Libbie Adams

Contact: John and Leanne Carlson / 303.659.7186

PIN: 0156920000035

Request: construct a single family home on the site

**3:00-3:45 pm Project: W. 53<sup>rd</sup> Avenue Parcels**

Case Manager: Emily Collins

Applicant: Tom Spaeth and Easal Properties/ 303.881.6293

Site Information: 0182517208009/ 0182517208038/ 0182517208039

Request: Replat three lots to correct illegal subdivision and create 3 new lots (one for existing single-family and two for duplex development).

Accela: **PRE2017-00119**