

Conceptual Review Cases for November 20th					
Time	Project Number	Case Name	Address/Parcel	Request	Case Manager
10:30-10:45	PRE2017-00120	Elpoers Homestead	1505 Piggot Rd.	Subdivide and rezone	Libbie Adams
10:45-11:00	PRE2017-00121	I-270 Billboard	7154 Washington St.	New billboard	Greg Barnes
11:00-11:15	PRE2017-00123	Seltzer LC Pad	157104100005	30 well oil and gas pad	Chris LaMere
Land Use Cases (October 30-November 3rd)					
11:15-11:30	RCU2017-00046	Powhatan Compressor Station	14501 Powhatan Rd.	CUP for oil and gas compressor station	Emily Collins



**Community & Economic Development Department
Development Review Team Agenda
November 13, 2017**

9:30-10:30 a.m.

- **Staff Review of cases submitted on the weeks of October 30-November 3rd, 2017**
- **New Cases Recently Submitted (November 6-10th, 2017):**
 - **PLN2017-00037 BEAR 3-65 22-23 4Wells**
 - **RCU2017-00046 Powhaton Compressor Station**
 - **PRE2017-00124 Layton Subdivision – 11/27/2017 at 1:30**
 - **VSP2017-00050 Front Range Rv Storage**
- **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 52nd 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**

RCU201600038/HillenRecycling/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. 69th Pl./ Plat correction to vacate Denver Water utility easement on Lots 3 and 4 Welby Reservoir Subdivision/ Comments due to applicant November 9, 2017/ **Re-submittal Required**

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 3rd 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. 62nd Ave./ Appeal of Administrative Decision/ Under review/ **Scheduled for December 7, 2017 Board of Adjustment**

RCU2017-00039 American Towers/ 23700 E. 42nd 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. 52nd 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/ **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/ **Re-submittal comments due 10/16/17**

PRC2016-00015 Denver Mart Logan St. Project/ 451 E. 58th 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 68th 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 68th 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/ **Re-submittal comments due November 17, 2017**

- 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. 55th Avenue & 2867 W. 55th 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 / 162nd 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 / 88th & Rainbow / 2340 E. 88th 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.

PRC2016-00005 / Berkeley Meadows / 2405 W 56th 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. 86th 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 88th Avenue / 0172120007001/ 6245 E 88th 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. 100th 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 68th 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. 58th 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 Schorge Variance / 13182 E. 148th 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

TVM2017-00022 Bartlett Inert Fill / 5640 Eagle Shadow / Request to allow approximately 555 cubic yards of inert fill to construct a home / 11-8-2017 **Referral deadline November 20, 2017**

- 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 152nd 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 132nd 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 13, 2017**

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

Case Manager: Greg Barnes
Applicants: Jerry & Charlene Schroder
Site Information: 14201 & 14261 E. 134th 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. 53rd 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

**Community and Economic Development
Development Review Team
Conceptual Review Meetings
November 20, 2017**

1:30-2:15 pm PRE2017-00120 Elpers Homestead

Case Manager: Libbie Adams
Contact: Dan Fahey / fcrealty@netecin.net
Address: 1505 Piggot Rd/ 0181300000088
Request: Applicant would like to split 160 acre parcel into two – one 157-acre parcel and one 3-acre parcel. The 3-acre parcel will be for the family's homestead.

2:15- 3:00 pm PRE2017-00121/Outfront Media Billboard

Case Manager: Greg Barnes
Contact: Nicole Haibach / 303-316-5809
7154 Washington Street/ PIN: 0182502202021

Request: Billboard in the C-4 zone district

3:00-3:45 pm PRE2017-00123

Seltzer Well pad/ 0157104100005

3:45-4:30 pm