

**Conceptual Review Cases for December 4th**

<b>Time</b>	<b>Project Number</b>	<b>Case Name</b>	<b>Address/Parcel</b>	<b>Request</b>	<b>Case Manager</b>
10:30-10:45	PRE2017-00125	Pecos St. Rezone	6871 Pecos St.	Rezone from A-1 to Commercial	Emily Collins
10:45-11:00	PRE2017-00128	MAG Development	4205 W. 53rd Ave.	Subdivide to create 3 lots for duplex development	Libbie Adams

**Land Use Cases (November 13-17th)**

11:00-11:15	PLT2017-00019	Comanche Vista Estates	181323200006	Subdivision for one lot	Greg Barnes
11:15-11:30	PLN2017-00038	Shook SIA Amendment	157103400001	SIA Amendment	Emily Collins
11:30-11:45	VSP2017-00051	Archuleta Variance	56703 E. 39th Ave.	Side setback variance	Libbie Adams



## Community & Economic Development Department Development Review Team Agenda November 27, 2017

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9:30-10:30 a.m.

- Staff Review of cases submitted on the weeks of November 13-17<sup>th</sup>, 2017
- New Cases Recently Submitted (November 20-24<sup>th</sup>, 2017):
  - PRE2017-00131 Shook Subdivision
  - PLT2017-00019 Comanche Vista Estates PUD
  - PLN2017-00038 Shook Subdivision
  - VSP2017-00051 Archuleta Variance
- Current Land Use Cases in Process:
  - Nana Appiah – Development Review Manager  
Development Review Updates
  - Emily Collins – Planner II
    - RCU2017-00046 Powhaton Compressor Station/ 14501 Powhaton Rd./ Conditional Use Permit for oil and gas compressor station/ **Comments due to Applicant December 8, 2017.**
    - 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/ **Meeting with applicant November 16<sup>th</sup> to discuss re-submittal requirements**
    - 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. 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/ **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/ Pending public hearings

**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/ Pending public hearings

**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/ Pending public hearings

**VSP2017-00045 Transwest Administrative Relief Appeal/ 1300 W. 62<sup>nd</sup> Ave./** Appeal of Administrative Decision/ Under review/ Scheduled for December 21, 2017 Board of Adjustment

**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

**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/ Re-submittal comments due 11/30/ 17

**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. 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**

**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  
/ **Awaiting staff meeting (12/08) 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** / 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: November 2017

**PLT2017-00019 / Comanche Vista Estates, Filing 5 / Approximately 1,000 feet**  
east of Headlight Mile Road & E. 38<sup>th</sup> Avenue/ 0181323200006 / Minor  
subdivision request to create a residential lot in the Comanche Vista Estates PUD  
zone district. **Application Received on 11/17/2017, Referral Period must begin by**  
**12/01.2017.**

**PLT2017-00018 / Layton Subd. Richmann Amendment / 14522 & 14552 Cherry**  
Street / Lot line adjustment to change 3 lots into 2 lots / Comments due  
12/11/17.

**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: November  
2017

**PRC2016-00005 / 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: November 2017

**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 / **Revision Requested.** Last contacted applicant: November 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 (12/08) 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: November 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: November 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**

**VSP2017-00033 / 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) / Resubmitted. **Comments due 11/22/2017**.

- 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

**PRA2017-00008 / Hulstrom Tract Farm Variances / 920 W 152<sup>nd</sup> Ave /** Request to exceed 7.5% structure coverage and variance from minimum front setback in the A-1 zone district / comments due 11/14 / staff report due 11/17

**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**

**PRC2017-00008 Telluride Bar & Grill** / 14000 Telluride Street / Request to rezone from A-2 to C-4 and requesting a comprehensive plan amendment to change future land use designation from parks and open space to commercial to operate a restaurant on site / **referral ends November 23**

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; **11/21/2017 Comments sent to Applicant;**

**VSP2017-00050 Front Range RV Storage** / 2121 Manila Road / Request an Administrative Relief from the landscaping for the north, west and south bufferyards / 11/13/2017 Comments due to Applicant November 21, 2017; **11/20/2017 Comments sent to Applicant;**



- 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  
December 4, 2017**

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**1:30-2:15 pm Project: 6871 Pecos St. Rezone**

Case Manager: Emily Collins

Applicant: Dustin Klein/ 800.909.3539

Site Information: 0182504200004

Request: Rezone property, currently vacant, for development of commercial office building. Rezone from A-1 to Commercial.

**Accela: PRE2017-00125**

**2:15- 3:00 pm Project: MAG Development**

Case Manager: Libbie Adams

Applicant: Michael Moylen / 720.980.9253

Site Information: 4205 W. 53<sup>rd</sup> Ave / PIN 0182518110008

Request: Subdivide existing lot into three to construct duplexes on two lots and a single-family home on one lot.

**Accela: PRE2017-00128**

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

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

**Community and Economic Development  
Development Review Team  
Conceptual Review Meetings  
December 11, 2017**

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**1:30-2:15 pm Project: Shook Subdivision Replat**

Case Manager: Emily Collins

Applicant: J.R. Osborne/ 303.880.6410

Site Information: Shook Subdivision (160<sup>th</sup> and Havana) and parcel 0157103400001

Request: Replat a portion of the Shook Subdivision to add 43 acres of land and increase from 32 single family lots to 65 lots.

**Accela: PRE2017-00131**

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

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

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