

**Conceptual Review Cases for April 23rd**

<b>Time</b>	<b>Project Number</b>	<b>Case Name</b>	<b>Address/Parcel</b>	<b>Request</b>	<b>Case Manager</b>
9:30-9:45	PRE2018-00034	Strasburg Homestead	181333200001	Rezoning and platting 302+ acres	Julie Wyatt
9:45-10:00	PRE2018-00035	64th Ave Billboard	275 E. 64th Ave.	CUP to allow an off-premise sign	Brandon Jenson
10:00-10:15	PRE2018-00036	Berkley Estates	5430 Zuni St.	19 townhome units and subdivision	Julie Wyatt

**Land Use Cases (21 Day Referral Ended)**

10:15-10:30	RCU2018-00005	VIP Parking	29305 E. 26th Avenue	CUP for Commercial Parking Lot and Special Warehousing	Greg Barnes
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**Community & Economic Development Department  
Development Review Team Agenda  
April 16, 2018**

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

- **Staff Review of land use cases and conceptual reviews**
  
- **New Cases Recently Submitted (April 9-13<sup>th</sup>, 2018):**
  - **RCU2018-00010 – Pony Station – CUP Minor Amendment**
  - **PRE2018-00040 – ARB Matador Pipeline Project 4/30/2018 at 1:30PM**
  - **PRE2018-00042 – Auto Storage – 5/7/2018 at 11:00AM**
  - **PRE2018-00043- United Reservoir North Cell - 5/7/2018 at 11:45AM**
  - **PLT2018-00012-MAG BUILDERS SUBDIVIDE**
  - **PRE2018-00044 – SAM LEGER – 5/7/2018 at 1:30**
  - **PRE2018-00039 – GOEBEL ESTATES – 5/14/2018 at 11:00 AM**

○ **Current Land Use Cases in Process:**

- **Nana Appiah – Development Review Manager**  
Development Review Updates
  
- **Emily Collins – Planner III**

**RCU2018-00010 Pony Station Second CUP Amendment/ 34301 E. 38<sup>th</sup> Ave./** Second minor amendment to the approved Conditional Use Permit to allow additional (3) compressors on the site/ **Internal Review due April 23, 2018**

**PLT2018-00008 Wolf Creek Run West/ 0181329200007/** Preliminary Plat for 104 single-family lots/ **Comments due to applicant by May 7, 2018**

**TVM2018-00003 Temporary Use Permit for Xcel Construction Yard/ 11020 Riverdale Rd./** Temporary construction yard for installation of electric transmission lines to the Thornton Substation at 120<sup>th</sup> Ave. and Holly St./ **Internal Comments due April 11, 2018**

**VSP2018-000016 Special Use Permit for Xcel Construction Yard/ 11020 Riverdale Rd./** Temporary construction yard for up to 15 months during installation of electric transmission lines to the Thornton Substation at 120<sup>th</sup> Ave. and Holly St./ **Review comments due to applicant April 30, 2018**

**PLT2018-00007 Wiesner Lot Line Vacation/ 16440 St. Paul St./** Request a lot line vacation to combine Lots 5 and 6 of the Wiesner Subdivision into one lot/  
**Internal review comments due April 11, 2018**

**PRA2018-00001 Hemphill Variance / 140 Greenwood Blvd /** variance from rear and side setback requirements / referral ends 3/7 / **Pending public hearing (awaiting applicant to submit a survey)**

**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/  
**Scheduled for Public Hearing April 19, 2018**

**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 / Resubmittal Comments sent 12/22/17 / Waiting for applicant response / Applicant responded 3/16/ Re-submittal comments due April 3, 2018/  
**Tentatively ready to schedule for public hearing**

**RCU2018-00004 Pecos Street Rezone/ 6871 Pecos St./** Request to rezone from agriculture-1 to Commercial/  
**First review comments due to applicant April 13, 2018**

**PLT2018-00004 Centercore Lot Line Adjustment/ 5725 an/d 5803 Broadway/** Lot line adjustment to relocate a portion of the northern property line approximately 6.5 feet to the south/ Internal Review Comments due March 22, 2018/  
**Re-submittal Required**

**PLT2018-00001 Schroder Lot Line Adjustment/ 14201 E. 134<sup>th</sup> Ave/** Lot line adjustment to re-distribute land between two lots/ Internal Review Comments due 2/06/18/ Re-submittal required/ Re-submittal (second review) Comments due 3/1/18/ Re-submittal Required/ Third review comments due March 26, 2018/  
**Re-submittal Required**

**PLN2018-00003 ECCV IGA/0172302300001, 0181932300001, 0181932300002/** Intergovernmental Agreement (IGA) with East Cherry Creek Valley (ECCV) Water and Sanitation District to expand two existing water supply booster pump stations to provide additional delivery capacity/ Comments due 2/16/2018/ Re-submittal required/ Second Review Comments due April 2, 2018/  
**Re-submittal required**

**PUD2017-00009 Clear Lake Estates PUD Amendment/ 1941 Elmwood St./** Amend proposed fence design along Elmwood Street to allow a privacy fence/  
**Internal Review Completion Date 12/15/17**

**RCU2017-00046 Powhatan Compressor Station/ 14501 Powhatan Rd./** Conditional Use Permit for oil and gas compressor station/ Comments due to Applicant December 8, 2017/ Re-submittal required/ Re-submittal (second review) comments due 3/1/18/ Re-submittal required/ Third review comments due March 26, 2018/ **Pending public hearings in April**

**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 (re-submittal required)/ **Re-submittal comments due April 6, 2018**

**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/ Re-submittal comments due December 26, 2017/ Re-submittal Required/ Staff emailed applicant 2/13/18 for status update/ **Third submittal comments due April 23, 2018**

**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/ Re-submittal (second review) comments due 2/26/18/ Re-submittal required/ Re-submittal Comments due April 9, 2018/ **Re-submittal required (landscape plan)**

**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/ Third review comments due March 21, 2018/ **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 5/3/17/ Re-submittal required on plat/ Re-submittal comments due 9/28/17/ Re-submittal required/ Re-submittal Comments due 12/12/17/ Pending public hearings (awaiting applicant to provide executed mylar, emailed for status update 2/8/18)

**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/ Re-submittal Required/ Re-submittal comments due January 4, 2018/ Re-submittal required/ Re-submittal comments (fifth review) due March 15, 2018/ Re-submittal required

- Julie Wyatt—Planner III

**VSP2018-00002 Meadows Subdivision Sign /** 16216 Xenia Street / Variance from the minimum front setback to construct a subdivision sign / Referral ends 2/9/2018 / Project Withdrawn

**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

**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 / waiting for applicant resubmittal / scheduled for recommendations meeting 3/14 / public hearing 4/12

**RCU2018-00002 Dollar General /** 56951 E Colfax Ave / Rezone from agricultural to commercial / referral ends 2/12 / comments sent / waiting on resubmittal / Resubmittal comments due 3/21

**PLN2018-00009 Cavanaugh Hills Phase 3 /** 0156515403001 & 0156515101001 / Update of construction plans / Resubmittal required

**PLT2018-00002 Shook Subdivision** / North of E 160<sup>th</sup> Ave, approx 630 feet west of Havana St. / Replat of the Shook Subdivision to realign two roads / **Resubmittal Required**

**RCU2018-00003 Running Wolf Riding Center** / 15589 Navajo Street / Conditional Use Permit for a Riding Stable or Academy / **Resubmittal required**

**PUD2018-00002 Donley Cavanaugh Minor Amendment** / 14441 Avery Way, Keenesburg / Minor Amendment to construct a 42' by 56' accessory structure with a 12' by 56' lean-to / **Referral ends 4/6/18.**

**PUD2018-00003 Frank Minor PUD Amendment** / 38255 E. 145<sup>th</sup> Ave, Keenesburg, CO 80643 / Minor amendment to the Cavanaugh Hills PUD in order to construct a 2560 square foot accessory structure / **Referral ends 4/2/18**

**PLT2018-00005 Quebec Estates Amendment** / 7301 E 82<sup>nd</sup> Pl. / Lot line adjustment to combine 3 lots into 2 to redevelop the site with a single-family dwelling / **Referral ends 3/29/18.**

**PLT2018-00006 / Cavanaugh Hills Amendment #1** / NW of Manilla Road and E. 144<sup>th</sup> Avenue / Plat correction (lot line adjustment) to change the boundaries of seven lots / **Referral Period – Comments Due: 03/30/2018**

Code Amendments

- Setbacks for Federal Blvd

- 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 / **Drafting Development Agreement**

**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 / **Revision Requested.** Last contacted applicant: March 2018 /

**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 / Scheduled for **BoCC: 04/17/18**

**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: January 2018.

**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: March 2018.**

**PLT2017-00018 / Layton Subd. Richmann Amendment / 14522 & 14552 Cherry Street / Lot line adjustment to change 3 lots into 2 lots / **Revision Requested.** Last contacted applicant: March 2018.**

**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. **Revision Requested.** Last contacted applicant: April 2018.**

**PLT2018-00009 / Blackstone Ranch, Filing 3 Final Plat / West of 24<sup>th</sup> Avenue & Monroe Street / 0181333100008 / Final plat for 163 residential lots in the Residential-1-C (R-1-C) / **Submitted: 04/02/2018. Referral Period Ends: May 7, 2018****

**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.** Last contacted applicant: April 2018**

**PRA2018-00002 / Durland – 56<sup>th</sup> & Lincoln Billboard Variances / 48 East 56<sup>th</sup> Avenue / 0182515100001 / Variances to: 1.) Increase maximum size; 2.) increase maximum height; 3.) increase spacing between two faces / Application submitted: 03/27/2018. Referral Period ends: 05/01/2018**

**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 / **Resubmitted. Comments due: 04/27/2018****

**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: March 2018**

**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: March 2018**

**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**

**RCU2017-00006 / 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: April 2018

**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 / PC: 04/26/2018; BoCC: 05/15/2018**

**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: March 2018**

**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 / PC: 04/26/2018; BoCC: 05/15/2018**

**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 / Awaiting staff meeting for scheduling dates.**

**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: March 2018

**RCU2017-00035 Channing Self Storage / 12750 Zuni / conditional use permit for a self storage facility / Referral ends 8/31/17 / waiting on applicant resubmittal / sent comments 2/14/18 / Resubmitted: Comments due: 04/19/2018**

**RCU2017-00038 / Eco-Site / 13847 Washington Street / 0157322000033 / Conditional use permit request to allow commercial telecommunications tower in the A-2 zone district/ PC: 04/12/18; BoCC: 05/01/18**

**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 / **Resubmitted: Comments due: 04/16/2018**

**RCU2017-00047 / Eco-Site / 8200 Pecos Street / 0171933105021 / Application rejected. Use not allowed. Processing return.**

**RCU2017-00049 / Streeter / 11881 Tower Road / 0172300000025 / Conditional use permit to allow parking of vehicles and trailers in the A-3 zone district / Application submitted: 12/12/2017. Revision Requested. Last contacted applicant: January 2018**

**RCU2018-00005 / VIP Parking / 23905 E. 26<sup>th</sup> Avenue / 0181930301002 / Conditional use permit to allow commercial parking lot and special warehousing / Application submitted: 03/15/2018. In review. Comments due by 04/19/2018**

**RCU2018-00006 / Durland – 56<sup>th</sup> & Lincoln Billboard CUP / 48 East 56<sup>th</sup> Avenue / 0182515100001 / Conditional use permit to allow billboard in the I-1 zone district / Application submitted: 03/27/2018. Referral Period ends: 05/01/2018**

▪ Lynette Baumgartner – Assistant Planner

**TVM2018-00004 Carlson / 14040 Florence Ct / Request a Temporary Use Permit to allow approximately 2000 cubic yards of inert fill to construct a home onsite / 4-9-2018 Out for Referral**

**TVM2018-00005 Munoz Inert Fill / 14470 Country Hills Dr. / Request a Temporary Use Permit to allow approximately 350 cubic yards of inert fill to construct a dirt bike tract / 4-9-2018 Out for Referral**

▪ 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)

▪ Christine Dougherty – 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  
April 23, 2018**

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**11:00-11:45**

**PRE2018-00034**

**Project:** Strasburg Homestead

**Case Manager:** Julie Wyatt

**Applicant:** Kent Carlson/ 303.457.2966

**Site Information:** NE corner of Hwy 36 and Piggot Rd./ 0181333200001

**Request:** Rezoning and platting 302 acres to include residential, office, and commercial uses.

**11:45-12:30**

**PRE2018-00035**

**Project:** 64<sup>th</sup> Ave Billboard

**Case Manager:** Brandon Jenson

**Applicant:** Paul Snyder/ 303.455.0838

**Site Information:** 275 E. 64<sup>th</sup> Ave./ 0182503403004

**Request:** Conditional Use Permit to allow an off-premise sign (billboard) in the I-2 zone district.

**1:30-2:15**

**PRE2018-00036**

**Project:** 5430 Zuni Street Townhomes

**Case Manager:** Julie Wyatt

**Applicant:** Donald Goerig/ 303.915.9440

**Site Information:** 5430 Zuni Street/ 0182516209023

**Request:** Three (3) new townhome buildings

**Community and Economic Development  
Development Review Team  
Conceptual Review Meetings  
April 30, 2018**

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- 11:00-11:45**    **PRE2018-00037**  
**Project:** Elmwood Baptist Gymnasium  
**Case Manager:** Julie Wyatt  
**Applicant:** Joshua Lehman, Elmwood Baptist  
**Site Information:** 13100 E 144<sup>th</sup> Ave (Parcel Number 0157124003001)  
**Request:** Construction of a 14,400 sf building that will contain a gymnasium, classrooms, and offices for an existing Place of Worship.
- 11:45-12:30**    **PRE2018-00038**  
**Project:** Tucson South Resource Mine CUP Renewal  
**Case Manager:** Emily Collins  
**Applicant:** Mike Refer (Aggregate Industries)/ 303.716.5312  
**Site Information:** 300+ acres generally from E. 168<sup>th</sup> Ave. to Highway 7 between Riverdale Rd. and the South Platte River  
**Request:** Renew a Conditional Use Permit for a gravel mine (EXG2004-00004)
- 1:30-2:15**    **PRE2018-00040**  
**Project:** ARB Matador Pipeline  
**Case Manager:** Emily Collins  
**Applicant:** Devon Dageford/ 405-697-0906  
**Site Information:** Approximately I-70 and Manilla Rd., then north generally along Petterson Rd.  
**Request:** Installation of 21 miles of crude oil pipeline from an existing Central Delivery Point to the existing Magellan plant in Weld County.