

**Conceptual Review Cases for May 21st**

<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	PRE2018-00048	71st & Washington Rezone	0182502202012, 0182502202013,	Rezone 3 parcels from A-1 to I-1	Brandon Jenson
9:45-10:00	PRE2018-00049	American Paintball Coliseum	1873 W. 52nd Ave.	Determination of use for indoor paintball facility	Greg Barnes
10:00-10:15	PRE2018-00050	Bizzy Bee Farm	15288 Navajo St.	CUP for farm employee dwelling	Greg Barnes

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

10:15-10:30	PUD2018-00006	Midtown Minor PUD Amendment	Filing 10, Lot 1, Block 1	Amendment to rear setback	Brandon Jenson
10:30-10:45	RCU2017-00039	American Towers	23700 E 42ND AVE.	Renew CUP	Emily Collins



**Community & Economic Development Department  
Development Review Team Agenda  
May 14, 2018**

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

- **Staff Review of land use cases and conceptual reviews**
  
- **New Cases Recently Submitted (May 7-11<sup>th</sup>, 2018):**
  - **PRC2018-00002 – POMPONIO TERRACE 3 & 4**
  - **PRE2018-00058 – Padilla Dwelling**
  - **VSP2018-00014 – CROWN CASTLE – KUNER RD**
  - **PLN2018-00017 – ROCKY MOUNTAIN RAIL PARK METRO DIST**
  
- **Current Land Use Cases in Process:**
  - **Nana Appiah – Development Review Manager  
Development Review Updates**
  
  - **Emily Collins – Planner III**

**PLT2018-00015 Denver Post Minor Subdivision/ 5900 Washington St./ Major Subdivision to create 2 lots/ Comments due to applicant June 1, 2018**

**PRC2018-00001 Mendoza CUP Renewal/ 701 W. 64<sup>th</sup> Ave./ Renew an expired Conditional Use Permit/ Comments due to applicant June 1, 2018**

**RCU2017-00048 Mann Lakes Inert Fill Extension/ 11910 Brighton Rd./ Request a conditional use permit to extend the expiration date of a previously approved permit (RCU2012-00026) in order to complete the inert fill on the subject property/ Review comments due to applicant May 30, 2018**

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

**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/ Re-submittal required**

**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/ Re-submittal Required/ Second Review comments due April 30, 2018/ Re-submittal required (need title commitment)/ **Third Review comments due May 15, 2017**

**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)**

**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/ Re-submittal required (requires Minor Subdivision Application)/ **Second review comments due May 23, 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/ **Pending applicant submittal of executed mylars**

**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/ Third Review Comments due May 1, 2018/ **Re-submittal required on IGA**

**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**

**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/ **Re-submittal required, meeting with applicant April 25, 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/ **Re-submittal required/ Fourth Submittal  
comments due May 10, 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 (third review) comments due April 9, 2018/ Re-  
submittal required (landscape plan)/ **Re-submittal (fourth review) comments due  
May 14, 2018**

**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/  
Re-submittal comments due April 27, 2018/ **Pending scheduling public hearings**

**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) **scheduled for May 10 Planning Commission and May 29 BOCC**

**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/ Sixth review comments due April 13, 2018/ **Re-submittal required**

**RCU2018-00003 Running Wolf Riding Center /** 15589 Navajo Street / Conditional Use Permit for a Riding Stable or Academy / **Issues meeting on 4/25**

**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/ **Pending public hearings**

**PLN2018-00009 Cavanaugh Hills Phase 3 /** 0156515403001 & 0156515101001 / Update of construction plans / **Scheduled for May 15<sup>th</sup> BOCC**

**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 comments due on 4/25**

- 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 / **Working with applicant to Draft Development Agreement**

**PLN2016-00018 / Fireworks Amendment /** Text Amendment to change the regulations regarding sale of permissible fireworks, and the criteria for approval of temporary use permits for permissible fireworks stands / **In Referral. Comments expected: 05/12/2018. PC: 05/10/2018. BoCC: 05/22/2018**

**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. Administrative decision pending / **Revision Requested** Last contacted applicant: March 2018 /

**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 from a single lot. Not yet scheduled for hearings. **Revision Requested. On HOLD by request of applicant until 08/01/2018****

**PLT2017-00016 / Country Club Ranchettes / 162<sup>nd</sup> Avenue & Hayesmout Road / 0156700000282, 0156700000283, 0156700000284 / Major subdivision request to create 56 residential lots in the RE zone district. Not yet scheduled for public hearings. **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. Not yet scheduled for public hearings / **PC: 06/14/2018; BoCC: 07/03/2018****

**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) / **Revision Requested.** Last contacted applicant: May 2018.**

**PLT2018-00012/ MAG Builders / NW corner of W 53<sup>rd</sup> Avenue and Raleigh Street / A lot line vacation/lot line adjustment to combine 9 lots into 4 lots to redevelop the site with residential uses/ **Administrative decision pending****

**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 On HOLD by request of applicant until 08/03/2018****

**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 / Not yet scheduled for public hearing / **Revision Requested.** Last contacted applicant: May 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 / **Revision Requested.** Last contacted applicant: May 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 / Not yet scheduled for public hearings / **Revision Requested.** Last contacted applicant: March 2018 / **On HOLD by request of applicant until 07/31/2018****

**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 / Administrative Decision Pending / **Revision Requested** Last contacted applicant: May 2018

**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 / **Administrative decision pending**

**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 / **Revision Requested** Last contacted applicant: May 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 / **Revision Requested** Last contacted applicant: May 2018

**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

**RCU2017-00007 Wilhelm CUP** / 11671 Brighton Rd / Renewal of a conditional use permit for an accessory dwelling unit / Referral ends 3/20/2017 / **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 / **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 / **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 / **Revision Requested**. Last contacted applicant: May 2018 / **On HOLD by request of property owner until 07/02/2018**

**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 / **Resubmitted 05/08/2018; Comments due 05/22/2018.**

**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 / **PC: 06/14/2018; BoCC; 07/03/2018**

**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 05/08/2018; Comments due 05/22/2018.**

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

**RCU2018-00011 / Van Aire Fuel Storage / 24655 E 156<sup>th</sup> Avenue / 0156707107003/** Conditional use permit to allow fuel storage in support of airport use in the A-1 zone district / **Submitted: 04/24/2018. In review – Comments due 05/29/2018**

▪ Lynette Baumgartner – Assistant Planner

**VSP2018-00011 Fiore Fire House / 2185 W. 84<sup>th</sup> Ave. /** Request an Administrative Relief from landscaping / **4-24-2018 Out for Referral; Deadline date is May 8, 2018 / 5/8/2018 Need additional information from Applicant;**

**TVM2018-00006 Zuni Residences Inert Fill / 5231 Wyandot /** Request a Temporary Use Permit to allow approximately 300 cubic yards of inert fill / **5/1/2018 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 / 4-23-2018 sent comments by email; waiting applicant response; 5-8-2018 Sent comments by email and US Post Office;**

▪ Jen Rutter - Environmental Analyst

- Brownfields Assessment Grant Implementation (Current: Phase I&II)
- 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**

▪ Marissa Hillje – ROW Specialist

**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 / Resubmittal required**

**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 / Resubmittal required**

**Community and Economic Development  
Development Review Team  
Conceptual Review Meetings  
May 21, 2018**

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- 11:00-11:45    PRE2018-00048**  
**Project:** 71<sup>st</sup> & Washington Industrial Rezone  
**Case Manager:** Brandon Jenson  
**Applicant:** EFG-Denver, LLC, Sarah Laverty/ 970.319.1997  
**Site Information:** 901 & 999 E 71<sup>st</sup> Ave/ 0182502202012, 0182502202013,  
0182502202010  
**Request:** Rezone 3 parcels from A-1 to I-1
- 11:45-12:30    PRE2018-00049**  
**Project:** Indoor Paintball Facility  
**Case Manager:** Greg Barnes  
**Applicant:** Michael Treash  
**Site Information:** 1851 W. 52nd Avenue  
**Request:** Proposed development of Indoor Paintball Facility
- 1:30-2:15        PRE2018-00050**  
**Project:** Bizzy Bee Farm  
**Case Manager:** Greg Barnes  
**Applicant:** Elizabeth & Redd Upton / izzy\_upton@yahoo.com  
**Site Information:** 15288 Navajo Street  
**Request:** Conditional Use Permit for Farm Employee Dwelling

**Community and Economic Development  
Development Review Team  
Conceptual Review Meetings  
May 28, 2018**

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**No Meetings-Holiday**