

Conceptual Review Cases for June 18th					
Time	Project Number	Case Name	Address/Parcel	Request	Case Manager
9:30-10:00	PRE2018-00062	Picadilly Solar Center	156700000062	Proposed 110 MW solar project	Greg Barnes
10:00-10:15	PRE2018-00061	Emerald Sod Farms	Lanewood and 128th Ave.	Rezone to RE and subdivide 601 lots	Emily Collins
10:15-10:30	PRE2018-00060	IS 320 LLC	181500000102	Proposed 30 MW solar project	Greg Barnes
10:30-10:45	PRE2018-00046	Pecos Storage	1327 East 73 rd Ave	4,500 sq. ft. warehouse in the I-1 zone district.	Greg Barnes
Land Use Cases (21 Day Referral Ended)					
10:45-11:00	VSP2018-00014	Crown Castle II Variance	209 N. Kuner Road	Variance from signed waiver requirements	Greg Barnes



Community & Economic Development Department Development Review Team Agenda June 11, 2018

9:30-10:30 a.m.

- Staff Review of land use cases and conceptual reviews
- New Cases Recently Submitted (June 4th -8th, 2018):
 - **PRC2018-00008 – SHOOK SUBDIVISION FILLING 3 & 4**
- Current Land Use Cases in Process:
 - Nana Appiah – Development Review Manager
Development Review Updates
 - Emily Collins – Planner III
 - VSP2018-00018 Dollinger**
 - RCU2018-00019 Phillips**
 - RCU2018-00007 Colt Pipeline/** approximately 4 miles/ natural gas and crude oil pipeline
 - RCU2018-00013 Watkins Pipeline/** approximately 17.5 miles/ 20-inch crude oil pipeline
 - PRC2018-00002 Pomponio Filings 3 and 4/6856 Federal Blvd./** 1) Final Development Plan to allow 114 townhome units on approximately 6.5 acres in the Planned Unit Development (PUD) zone district; 2) Major Subdivision (Preliminary/ Final Plat) to allow 33 lots on approximately 2.15 acres; 3) Major Subdivision (Preliminary/Final Plat) to allow 81 lots on approximately 4.4 acres/ **Comments due to applicant June 8, 2018**
 - PLT2018-00015 Denver Post Minor Subdivision/ 5900 Washington St./** Major Subdivision to create 2 lots/ **Comments due to applicant June 1, 2018/ Re-submittal required**
 - PRC2018-00001 Mendoza CUP Renewal/ 701 W. 64th Ave./** Renew an expired Conditional Use Permit/ **Comments due to applicant June 1, 2018/ Re-submittal Required**

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/ **Re-submittal Required**

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 120th Ave. and Holly St./ Review comments due to applicant April 30, 2018/ Re-submittal required/ **Pending BOA June 21, 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)**

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 / Resubmittal Comments sent 12/22/17 / Waiting for applicant response / Applicant responded 3/16/ Re-submittal comments due April 3, 2018/ **Pending PC (5/24) and BOCC (6/19)**

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/ **New referral with subdivision request comments due June 8, 2018**

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. 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/ 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/ **Re-submittal required**

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/ 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/ **Pending PC (6/14) and BOCC (7/3)**

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**

PRC2016-00008 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/ **Scheduled for June 28th PC and July 17 BOCC**

PLT2018-00002 Shook Subdivision / North of E 160th 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**

PLN2018-00017 / Rocky Mountain Rail Park Special District / 0181700000289, 0181700000290, 0181700000108/ Draft submittal for service plan for special district / **Application submitted: 05/10/2018 / Comments due: 06/08/2018**

PLT2016-00027 / Murray / 2857 W. 55th Avenue & 2867 W. 55th 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 / 162nd Avenue & Hayesmount 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. 38th 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: 06/28/2018; BoCC: 07/17/2018.**

PLT2018-00009 / Blackstone Ranch, Filing 3 Final Plat / West of 24th Avenue & Monroe Street / 0181333100008 / Final plat for 163 residential lots in the Residential-1-C (R-1-C) / **Resubmitted: Comments Due: 06/13/18**

PLT2018-00012/ MAG Builders / NW corner of W 53rd 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/ **Revision Requested.** Last contacted applicant: May 2018.

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

PRA2018-00002 / Durland – 56th & Lincoln Billboard Variances / 48 East 56th Avenue / 0182515100001 / Variances to: 1.) Increase maximum size; 2.) increase maximum height; 3.) increase spacing between two faces / Not yet scheduled for public hearing / **BoA: 06/17/2018.**

PRC2016-000005 / Berkeley Meadows / 2405 W 56th 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. 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 / Not yet scheduled for public hearings / **Revision Requested.** Last contacted applicant: March 2018 / **On HOLD by request of applicant until 07/31/2018**

PRC2018-00006 / Rocky Mountain Rail Park / 0181700000289, 0181700000290, 0181700000108 / 1) Comprehensive Plan Amendment to Industrial; 2) Rezoning to PUD; 3) Preliminary Development Plan; 4) Major Subdivision Preliminary Plat / **Application submitted: 05/24/2018. Comments due: 06/26/2018**

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

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. 58th 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: May 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

RCU2017-00015 / 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: May 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 / **PC: 07/12/2018; BoCC: 07/31/2018**

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: 07/10/2018**

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 / **PC: 06/28/2018; BoCC: 07/17/2018**

RCU2018-00005 / VIP Parking / 23905 E. 26th Avenue / 0181930301002 / Conditional use permit to allow commercial parking lot and special warehousing /

Application submitted: 03/15/2018. **Revision Requested**. Last contacted applicant: May 2018

RCU2018-00006 / Durland – 56th & Lincoln Billboard CUP / 48 East 56th 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 156th Avenue / 0156707107003/ Conditional use permit to allow fuel storage in support of airport use in the A-1 zone district / **Revision Requested / Last contacted applicant: June 2018**

RCU2018-00014 – Viaero at Hoffman’s Creek / 93800 East 96th Avenue / 0173900000049 / Renewal of a conditional use permit to allow continued use of the property by a commercial telecommunications tower in the Agricultural-3 (A-3) zone district / **Application Received: 05/18/2018 / In Review - all comments due on 06/19/2018**

RCU2018-00015 – Viaero at Mule Creek / Renewal of a conditional use permit to allow continued use of the property by a commercial telecommunications tower in the Agricultural-3 (A-3) zone district / **Application Received: 05/18/2018 / In Review - all comments due on 06/20/2018**

RCU2018-00016 – Viaero at Sand Creek / Renewal of a conditional use permit to allow continued use of the property by a commercial telecommunications tower in the Agricultural-3 (A-3) zone district / **Application Received: 05/18/2018 / In Review - all comments due on 06/21/2018**

VSP2018-00014 / Crown Castle II - Variance 209 N. Kuner Rd. / 0156906300008/ Request for variance from requirement for waiver from owners of occupied dwellings within 500 feet / Application submitted: 05/10/2018 / **Comments due: 06/14/2018**

▪ Lynette Baumgartner – Assistant Planner

VSP2018-00011 Fiore Fire House / 2185 W. 84th 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;**

TVM2018-000006 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&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 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**

- Marissa Hillje – ROW Specialist

PLT2018-00005 Quebec Estates Amendment / 7301 E 82nd 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. 144th 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
June 18, 2018**

11:00-11:45 PRE2018-00062

Project: Piccadilly Solar – Powhatan

Case Manager: Greg Barnes

Applicant: Jennifer Wu

Site Information: 0156700000062, 0156721100001 / Along both side of Powhatan Road, south of the 144th Avenue Section Line

Request: 900 acre solar energy facility in the A-3 zone district.

11:45-12:30 PRE2018-00061

Project: Emerald Sod Farms

Case Manager: Emily Collins

Applicant: John Volkmar/ 303.654.0202

Site Information: NE corner of Lanewood St and 128th Ave/ See attached map (23 parcels)/ 1,127 acres

Request: Rezone from Agriculture to Residential Estates (R-E) and subdivide into 1-acre lots for single-family development/ Potential for 610 lots (0.5 dwelling units/acre)

1:30-2:15 PRE2018-00060

Project: Innovative Solar – Colfax/Penrith

Case Manager: Greg Barnes

Applicant: Michael Hill mike.hill@innovativesolarsystemsllc.com

Site Information: Parcel # 0181500000102, 0181500000357 / Southwestern corner of East Colfax Avenue & Penrith Road

Request: 216 acre solar energy facility in the A-3 zone district.

3:00-3:45 PRE2018-00046

Project: Pecos Storage

Case Manager: Greg Barnes

Applicant: Gary Green gary.green@GandFstorage.com

Site Information: Parcel # 0171935302026 / 1327 East 73rd Avenue

Request: Proposing a 4,500 sq. ft. warehouse in the I-1 zone district.

**Community and Economic Development
Development Review Team
Conceptual Review Meetings
June 25, 2018**

11:00-11:45 PRE2018-00065

11:45-12:30 PRE2018-00057

Project: White Cliffs Pipeline Conversion Project

Case Manager: Emily Collins

Applicant: Andy Siegfried/ 303.243.3071

Site Information: existing pipeline permitted under RCU2008-00009 (see attached map)

Request: Existing 12-inch crude oil pipeline, traverse 23 miles of Adams County, approved on July 23, 2008. Applicant is considering converting pipeline service from oil to natural gas/ no additional facilities or modifications to the route are proposed.

1:30-2:15 PRE2018-00063

Project: Speer Reclamation

Case Manager: Emily Collins

Applicant: Dietrich Hoefner/ 303-628-9589

Site Information: 12021 Brighton Rd./ 0157134000075

Request: Asphalt Specialties was issued a Certificate of Designation (EXG2009-00002) for a Solid Waste Facility to allow approximately 500,000 cubic yards or inert fill on the property. As of the permit approval, approximately 22 acres of the original 75 acre gravel mine pit remained un-reclaimed. **This permit expired December 6, 2017.**

2:15-3:00 PRE2018-00067

3:45-4:30 PRE2018-00070