

Conceptual Review Cases for July 16th

Time	Project Number	Case Name	Address/Parcel	Request	Case Manager
9:30-9:45	PRE2018-00080	Columbine Road Subdivision	5396 Columbine Road	Two Lot Subdivision	Anna Gibson
9:45-10:00	PRE2018-00072	Base Line LE Well Pad	157102100003	30 wells on 1 wellpad	Christine Dougherty
10:00-10:15	PRE2018-00073	Brant LD Well Pad	157111100010	30 wells on 1 wellpad	Christine Dougherty

Land Use Cases (21 Day Referral Ended)

10:15-10:30	RCU2018-00022	Copeland Precaast	181700000018	Rezoning from A-3 to I-3	Greg Barnes
10:30-10:45	RCU2018-00021	TruStile Rezoning	999 E 71st Ave	Rezoning from A-1 to I-1	Anna Gibson
10:45-11:00	VSP2018-00018	Dollinger Variance	16011 Poplar Street	Variance of 75 ft from 150 required front setback	Emily Collins



Community & Economic Development Department Development Review Team Agenda July 9, 2018

9:30-10:30 a.m.

- Staff Review of land use cases and conceptual reviews
- New Cases Recently Submitted (July 2-6th, 2018):
- Current Land Use Cases in Process:
 - Nana Appiah – Development Review Manager
Development Review Updates
 - Emily Collins – Planner III

PRC2018-00008 Shook Subdivision Filing 3 and 4/ Parcel 0157103400001/
1) Preliminary and Final Plat for Filing 3 to create 13 lots, 2) Preliminary and
Final Plat for Filing 4 to create 11 lots, associated SIAs/ **Review comments
due to applicant July 20, 2018**

PLN2018-00020 Creekside Metro District/ Highway 7 and Havana/ Service
Plan for Creekside South Estates Metro District/ Draft Review Comments
due June 28, 2018/ **Waiting for Final Service Plan submittal**

PLT2018-00014 Four Seasons Carwash Subdivision/ 7220 Pecos St./ A
Minor Subdivision to create one lot of approximately 0.930 acres in the
Commercial-4 (C-4) zone district/ **Comments due to applicant July 19, 2018**

VSP2018-00018 Dollinger/ 16011 Poplar St./ A variance from the minimum
front setback for an accessory structure in the Residential Estates (R-E)
zone district/ **Comments due to applicant July 6, 2018**

RCU2018-00019 Phillips/23855 E. 56th Avenue/ Conditional Use Permit for
an automotive repair facility with paint booth in the Agriculture-3 (A-3)
zone district/ **Comments due to applicant July 25, 2018**

RCU2018-00007 Colt Pipeline/ approximately 4 miles/ Conditional Use
Permit to allow construction of a new 6-inch natural gas and 4 inch crude
oil pipeline/ **Comments due July 2, 2018/ Re-submittal required**

RCU2018-00013 Watkins Pipeline/ approximately 17.5 miles/ Conditional Use Permit to allow construction of a new approximately 20-inch crude oil pipeline/ Comments due July 2, 2018/ **Re-submittal required**

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/ **Re-submittal required**

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**

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)**

RCU2018-00004 Pecos Street Rezone and Subdivision/ 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/ **Second referral (with subdivision request) ends July 16, 2018**

PLT2018-00004 Centercore Minor Subdivision/ 5725 and 5803 Broadway/ 1) Major Subdivision to create two lots on approximately 26 acres; 2) Associated subdivision improvements agreement/ Internal Review

Comments due March 22, 2018/ Re-submittal Required/ New referral with subdivision request comments due June 8, 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/ Third Review Comments due May 1, 2018/ Re-submittal required on IGA/ **Scheduled for BOCC July 24th**

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/ **Fifth submittal comments due July 11, 2018**

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 (7/12) and BOCC (7/31)**

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 24th 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 / **PC: 07/26/2018; BoCC Scheduling Hearing: 08/07/2018; BoCC Public hearing: TBD**

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: June 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 & Hayesmout Road / 0156700000282, 0156700000283, 0156700000284 / request for major subdivision to create 56 residential lots in the RE zone district. Not yet scheduled for public hearings. **Resubmitted 06/26/2018; Comments Due: 07/10/2018**

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 Recommended approval; 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) / **BoCC: 07/31/2018**

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**

PRC2016-000005 / Berkeley Meadows / 2405 W 56th Avenue / 0182508400054 / Request for Final Plat and Final Development Plan for 54-lot single-family development / **Waiting on applicant to resubmit; Last contacted applicant: June 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 / **Revision Requested.** Last contacted applicant: July 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: June 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) / **Awaiting scheduling for public hearing**

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 / **Awaiting result of associated Variance case on 07/19/2018**

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 / **PC: 07/26/2018; BoCC: 08/17/2018**

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 / **Awaiting scheduling for public hearing**

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 recommended approval; 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 recommended approval; 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. Resubmitted / **Comments due 06/26/2018**

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: June 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 / Resubmitted / **Awaiting scheduling for public hearing**

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 / **Revision Requested**. Last contacted applicant: July 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 / **Revision Requested**. Last contacted applicant: July 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**

RCU2018-00022 – Copeland Precast / Parcel#: 0181700000018 / Rezoning from Agricultural-3 (A-3) to Industrial-3 (I-3) on 78 acres / **Application Received: 06/08/2018 / In Review - all comments due on 07/13/2018**

RCU2018-00023 – Oak Leaf Solar CUP Amendment / Request to change fencing type on approved solar garden CUP / **Application Received: 06/18/2018 / In Review - all comments due on 07/16/2018**

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 / **BoA: 07/19/2018**

- Brandon Jenson - Planner I
VSP2018-00007 / Holly 160th Variance - 8551 E 160th PI / 0157104406005/ Request for variance from side corner setback in R-E from 135 ft to 80 ft / Application submitted: 03/26/2018 / BoA approved 06/07/2018 / Closed

PUD2018-00006 / Midtown Filing 10 Lot 1 Block 1 - 1476 W 67th PI / 0182504407029 / Request for variance from rear setback in PUD from 8 ft to 7.5 ft / Application submitted: 4/23/2018 / PUD amendment recorded: 6/1/2018/ Closed

VSP2018-00013 / Medrano Garage – 7995 Joan Dr / 0171934204016 / Request for variance from side corner setback for principal structure in R-1-C from 37.1 ft to 15 ft / Application submitted: 5/4/2018 / Resubmittal required / Resubmitted: 6/11/2018 / **2nd review comments due 6/25/2018**

PRA208-00004 / McMullen Variance – 14505 Country Hills Dr / 0156918001006 / Request for two variances in A-1: a) maximum lot coverage from 7.6% to 9.7%, where 6% is maximum; and b) side setback for accessory structure from 10 ft to 2 ft / Application received: 5/14/2018 / Comment letter sent 6/18/2018 / **Resubmittal required**

PRA2018-00005 / 64th Billboard Variance - 275 W 64th Ave / 0182503403004 / Request for 4 variances in I-3: a) variance from ROW setback of 75 ft to ~ 0 ft; b) variance from maximum height of 40 ft to 55 ft; c) variance from maximum size of 300 sf to 672 sf; and d) variance from required double-facing positioning / Application submitted: 5/25/2018 / **Comments due 6/29/2018**

RCU2018-00018 / 64TH Billboard CUP - 275 W 64th Ave / 0182503403004 / Request for a Conditional Use Permit in I-3 to allow an off-premise sign / Application received: 5/25/2018 / **Comments due 6/29/2018**

- Anna Gibson - Planner I

RCU2018-00021 / TruStile Rezoning – 999 E 71st Ave / 0182502202010, 0182502202012, and 0182502202013 / Rezoning from A-1 to I-1 / Application submitted: 6/5/2018 / **Comments Due 7/10/2018**

VSP2018-00023 / Auto-Nation Canopy – 7320 Broadway Street / 0171934407017 0182502202013 / Variance for setbacks for hail canopies / Application submitted: 6/19/2018 / **Awaiting applicant for clarification of request.**

- Lynette Baumgartner – Assistant Planner

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;**

TVM2018-00019 Petroleum Wholesale, LP / 12060 Sable Blvd. / Request excavation of approximately 11,100 cubic yards of petroleum impacted soil and replace with inert fill. / **Under review**

TVM2018-00020 Blackstone Ranch Filing No 3 / Between Wolf Creek Run Road and Piggott Road south of 38th Avenue to 26th Avenue / Request approximately 75,000 cubic yards of inert fill for the construction of homes in the Blackstone Ranch Filing No. 3 subdivision / **6/28/2018 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 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
July 16, 2018**

11:00-12:30 **RCC meetings**

1:30-2:15 **PRE2018-00072**

Project: Base Line LE Well Pad - Oil & Gas site

Case Manager: Christine Dougherty

Applicant: Great Western / 303-398-0550

Site Information: 0157102100003

Request: The applicant is proposing to drill up to 30 oil and gas wells on 1 well pad

2:15-3:00 **PRE2018-00073**

Project: Brant LD Well Pad - Oil & Gas site

Case Manager: Christine Dougherty

Applicant: Great Western / 303-398-0550

Site Information: 0157111100010

Request: The applicant is proposing to drill up to 30 oil and gas wells on 1 well pad

3:00-3:45 **PRE2018-00080**

Project: Columbine Road Subdivision

Case Manager: Anna Gibson

Applicant: Kristen "Millar" Kelley

Site Information: 5396 Columbine Road / 0182517115002

Request: Conceptual Review Meeting to discuss potential subdivision of 0.47 acre R-2 zoned lot into two lots for construction of an additional single family home.

3:45-4:30 **PRE2018-00054**

Project: Spring Development

Case Manager: Brandon Jenson

Applicant: Paul Gidlund/ 720.218.1515

Site Information: 5831, 5801, 5783, and 5759 Hooker St, Denver, CO / 0182508300019, 0182508300040, 0182508300050, 0182508300024

Request: Lot line consolidation to construct two buildings

**Community and Economic Development
Development Review Team
Conceptual Review Meetings
July 23, 2018**

- 11:00-11:45 PRE2018-00082**
Project: DJ South Matador Pipeline CDP
Case Manager: Emily Collins
Applicant: Devon Dageford/ 405-697-0906
Site Information: See attached maps/ CDP located at 0181700000105
Request: 42 miles (21 in Adams County) of a 20-inch crude oil pipeline from a Central Delivery Point (CDP) near I-70 and Manilla Rd. to processing facility in Weld County. This request is to review the CDP location.
Accela: PRE2018-00082
- 1:30-2:15 PRE2018-00077**
Project: Corcilus Well Pad - Oil & Gas Site
Case Manager: Christine Dougherty
Applicant: PetroShare / 303-500-1160/ bllyod@petrosharecorp.com
Site Information: 0157106001004 & 0157106001003
Request: The applicant is proposing to drill up to 8 oil and gas wells on 1 well pad
- 2:15-3:00 PRE2018-00079**
Project: Crow #3-64 29-30 Oil & Gas Well Pad
Case Manager: Christine Dougherty
Applicant: ConocoPhillips/ 303-268-3773/ Kathy.f.denzer@conocophillips.com
Site Information: 0181720100001
Request: The applicant is proposing to drill up to 8 oil and gas wells on 1 well pad
- 3:45-4:30 PRE2018-00089 Jamasco Pipeline**