



## Planning Commission Hearing Dispositions

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**May 24, 2018**

**Case Number:** PRC2016-00009  
**Case Name:** Touchstone Rezone  
**Case Manager:** Emily Collins  
**Admin Tech:**  
**Location:** 2021 E 68TH AVE  
**Request:** 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.  
**Hearing Notes:** Denied (6-1) with 4 Findings. Motion made by Commissioner Buzek, seconded by Commissioner Richardson. Commissioner Thompson was opposed.  
**Disposition:** Denied

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## Board of County Commissioners

### Hearing Dispositions

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**May 22, 2018**

**Case Number:** PLN2018-00016  
**Case Name:** Fireworks Code Amendments  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 9755 Henderson RD  
**Request:** An amendment to chapters 2 & 4 of the Adams County Development Standards and Regulations in regard to the regulation of Fireworks sales.  
**Hearing Notes:** Approved (5-0) with 3 Findings to the Applicant. Motion made by Commissioner O'Doriso, seconded by Commissioner Henry.  
**Disposition:** Approved

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**May 15, 2018**

**Case Number:** RCU2017-00014  
**Case Name:** Crown Castle Cell Site 1  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 5550 SHERIDAN BLVD  
**Request:** Request to extend a conditional use permit for a cell tower for an additional 10 years  
**Hearing Notes:** Approved (5-0) with 8 Findings and 6 Conditions to the Applicant. Motion made by Commissioner Tedesco, seconded by Commissioner O'Doriso.  
**Disposition:** Approved

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**Case Number:** RCU2017-00016  
**Case Name:** Crown Castle Cell Site 3  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 6245 E 88TH AVE  
**Request:** Renewal of a conditional use permit, which is set to expire on August 8, 2017, allowing a commercial telecommunications tower in the I-1 zone district.  
**Hearing Notes:** Approved (5-0) with 8 Findings and 5 Conditions to the Applicant. Motion made by Commissioner Tedesco, seconded by Commissioner Henry.  
**Disposition:** Approved

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**May 15, 2018**

**Case Number:** RCU2018-00002  
**Case Name:** Dollar General / Vaquero Strasburg Partners, LP  
**Case Manager:** Julie Wyatt  
**Admin Tech:** Shayla Christenson  
**Location:** 56951 E COLFAX AVE  
**Request:** The current site consist of two vacated homes and is currently zoned A-3. The request is to rezone the property from A-3 to C-4 in order to develop the site with a commercial use.  
**Hearing Notes:** Approved (5-0) with 4 Findings.  
**Disposition:** Approved

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## Board of Adjustment Hearings

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**June 21, 2018**

**Project Number:** PRA2018-00002  
**Case Name:** Durland - 56th & Lincoln Billboard Variances  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 48 E 56TH AVE  
**Request:** VSP2018-00008: Variance to increase the maximum size allowed for off-premise sign (billboard);  
VSP2018-00009: Variance to increase the maximum height allowed for off-premise sign (billboard);  
VSP2018-00010: Variance to increase the maximum spacing between two faces of an off-premise sign (billboard)

**Comments:**

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**Case Number:** VSP2018-00006  
**Case Name:** VSP - THORNTON ELECTRIC SUBSTATION TRASMISSION LINE CONSTRUCTION LAYDOWN Y.  
**Case Manager:** Emily Collins  
**Admin Tech:** Rayleen Swarts  
**Location:** 11020 RIVERDALE RD  
**Request:** Special Use Permit to allow a temporary construction yard during construction of the Thornton Electric Substation.

**Comments:**

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**July 5, 2018**

**Case Number:** VSP2018-00013  
**Case Name:** Medrano Garage  
**Case Manager:** Brandon Jenson  
**Admin Tech:** Rayleen Swarts  
**Location:** 7995 JOAN DR  
**Request:** Variance from the minimum side corner setback for a principal structure in the R-1-C zone district

**Comments:**

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**July 19, 2018**

## July 19, 2018

**Project Number:** PRA2018-00004  
**Case Name:** McMullen Variance  
**Case Manager:** Brandon Jenson  
**Admin Tech:** Shayla Christenson  
**Location:** 14505 COUNTRY HILLS DR  
**Request:** Request for variances from accessory structure side setback and maximum lot coverage for a home expansion and construction of an accessory structure in the Agriculture-1 (A-1) zone district.  
**Comments:**

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## August 2, 2018

**Project Number:** PRA2018-00005  
**Case Name:** 64th Billboard Variance  
**Case Manager:** Brandon Jenson  
**Admin Tech:** Megan Ulibarri  
**Location:** 275 E 64TH AVE  
**Request:**  
1) Variance from ROW setback of 75 ft  
2) Variance from maximum height of 40 ft  
3) Variance from maximum size of 300 sq ft  
4) Variance from double-facing requirements

**Comments:**

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## Planning Commission Hearings

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**June 14, 2018**

**Case Number:** PLN2018-00011  
**Case Name:** 2018 Balanced Housing Plan  
**Case Manager:** Jennifer Woods  
**Admin Tech:**  
**Location:**  
**Request:** The plan serves as a blueprint for accommodating future housing development by balancing the demand created by employment growth with the housing needs of Adams County residents.

**Comments:**

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**Case Number:** PLN2018-00015  
**Case Name:** Clear Creek Corridor Plan  
**Case Manager:** Jennifer Woods  
**Admin Tech:**  
**Location:** 9755 Henderson RD  
**Request:** Amendment to the Comprehensive Plan to adopt the Clear Creek Corridor Master Plan. The Clear Creek Corridor Master Plan studies the trail corridor along Clear Creek and makes recommendations related to recreation, wildlife habitat, water quality, and the interface with privately owned properties throughout the corridor.

**Comments:**

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**Case Number:** PLT2017-00001  
**Case Name:** Peak View Estates  
**Case Manager:** Emily Collins  
**Admin Tech:** Megan Ulibarri  
**Location:** 13831 DOWNING ST  
**Request:** A Minor Subdivision (final plat) to create 2 lots pursuant to Section 2-02-18 of the Adams County Development Standards and Regulations.

**Comments:**

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**Case Number:** RCU2017-00035  
**Case Name:** Channing Self Storage  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 12750 ZUNI ST  
**Request:** Request for a Conditional Use Permit proposing to develop a 3 storage facility with 90,000 sqft.

**Comments:**

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## June 14, 2018

**Case Number:** RCU2017-00039  
**Case Name:** American Towers  
**Case Manager:** Emily Collins  
**Admin Tech:** Megan Ulibarri  
**Location:** 23700 E 42ND AVE  
**Request:** Requesting a Conditional Use Permit to allow an existing Communications Tower for an additional ten years.  
**Comments:**

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## June 28, 2018

**Case Number:** PLT2017-00019  
**Case Name:** Comanche Vista Estates, Filing #5  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Minor Subdivision Final Plat to create one new lot in the Comanche Vista Estates PUD.  
**Comments:**

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**Case Number:** RCU2017-00042  
**Case Name:** Verizon Hailstorm  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 4992 E 100TH AVE  
**Request:** 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:**

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## Board of County Commissioners Hearings

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**June 19, 2018**

**Project Number:** PRC2016-00009  
**Case Name:** Touchstone Rezone  
**Case Manager:** Emily Collins  
**Admin Tech:** Gia Eley  
**Location:** 2021 E 68TH AVE  
**Request:** 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:**

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**July 3, 2018**

**Case Number:** PLN2018-00011  
**Case Name:** 2018 Balanced Housing Plan  
**Case Manager:** Jennifer Woods  
**Admin Tech:**  
**Location:**  
**Request:** The plan serves as a blueprint for accommodating future housing development by balancing the demand created by employment growth with the housing needs of Adams County residents.

**Comments:**

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**Case Number:** PLT2017-00001  
**Case Name:** Peak View Estates  
**Case Manager:** Emily Collins  
**Admin Tech:** Megan Ulibarri  
**Location:** 13831 DOWNING ST  
**Request:** A Minor Subdivision (final plat) to create 2 lots pursuant to Section 2-02-18 of the Adams County Development Standards and Regulations.

**Comments:**

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**Case Number:** RCU2017-00039  
**Case Name:** American Towers  
**Case Manager:** Emily Collins  
**Admin Tech:** Megan Ulibarri  
**Location:** 23700 E 42ND AVE  
**Request:** Requesting a Conditional Use Permit to allow an existing Communications Tower for an additional ten years.

**Comments:**

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## July 10, 2018

**Case Number:** PLN2018-00015  
**Case Name:** Clear Creek Corridor Plan  
**Case Manager:** Jennifer Woods  
**Admin Tech:**  
**Location:** 9755 Henderson RD  
**Request:** Amendment to the Comprehensive Plan to adopt the Clear Creek Corridor Master Plan. The Clear Creek Corridor Master Plan studies the trail corridor along Clear Creek and makes recommendations related to recreation, wildlife habitat, water quality, and the interface with privately owned properties throughout the corridor.

**Comments:**

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**Case Number:** RCU2017-00035  
**Case Name:** Channing Self Storage  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 12750 ZUNI ST  
**Request:** Request for a Conditional Use Permit proposing to develop a 3 storage facility with 90,000 sqft.

**Comments:**

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## July 17, 2018

**Case Number:** PLT2017-00019  
**Case Name:** Comanche Vista Estates, Filing #5  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Minor Subdivision Final Plat to create one new lot in the Comanche Vista Estates PUD.

**Comments:**

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**Case Number:** RCU2017-00042  
**Case Name:** Verizon Hailstorm  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 4992 E 100TH AVE  
**Request:** 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:**

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