



## Board of Adjustment Hearing Dispositions

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**June 21, 2018**

**Case 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)  
**Hearing Notes:** Denied (5-0) with 8 Findings each. Motion made by Mr. McCreary, seconded by Mr. Stanfield.  
**Disposition:** Denied

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**Case Number:** VSP2018-00006  
**Case Name:** VSP - THORNTON ELECTRIC SUBSTATION TRASMISSION LINE CONSTRUCTI  
**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.  
**Hearing Notes:** Approved (5-0) with 7 Findings, 10 Conditions, and 1 Note to the Applicant. Motion made by Mr. McCreary , seconded by Mr. Stanfield.  
**Disposition:** Approved

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**June 07, 2018**

**Case Number:** VSP2018-00007  
**Case Name:** Holly 160th  
**Case Manager:** Brandon Jenson  
**Admin Tech:** Rayleen Swarts  
**Location:** 8551 E 160TH PL  
**Request:** Variance from accessory structure minimum side corner setback in the Residential Estate (RE) zone district  
**Hearing Notes:**  
**Disposition:** Approved



## Planning Commission Hearing Dispositions

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**June 28, 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.  
**Hearing Notes:** Approved (7-0) with 3 Findings and 1 Condition, to the Applicant. Motion made by Ms. Richardson, seconded by Mr. Domenico.  
**Disposition:** Approved

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**Case Number:** RCU2018-00003  
**Case Name:** Running Wolf Riding Center  
**Case Manager:** Julie Wyatt  
**Admin Tech:** Megan Ulibarri  
**Location:** 15589 NAVAJO ST  
**Request:** Request for a Conditional Use Permit for a personal equestrian arena.  
**Hearing Notes:** Approved (7-0) with 8 Findings, 17 Conditions. Motion made by Commissioner Buzek, seconded by Commissioner Domenico.  
**Disposition:** Approved

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**June 14, 2018**

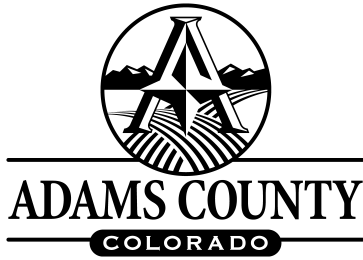
**Case Number:** PLT2017-00001  
**Case Name:** Peak View Estates  
**Case Manager:** Emily Collins  
**Admin Tech:** Megan Ulibarri  
**Location:** 13831 DOWNING ST  
**Request:** A Minor Subdivision (final plat) to create 2 lots pursuant to Section 2-02-18 of the Adams County Development Standards and Regulations.  
**Hearing Notes:** Approved (4-1) with 11 Findings, 1 Condition. Motion made by Ms. Richardson, seconded by Mr. Domenico. Commissioner Buzek was opposed.  
**Disposition:** Approved

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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.  
**Hearing Notes:** to July 12th  
**Disposition:** Continued

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## Board of County Commissioners

### Hearing Dispositions

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**July 03, 2018**

**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.  
**Hearing Notes:**  
**Disposition:** Approved

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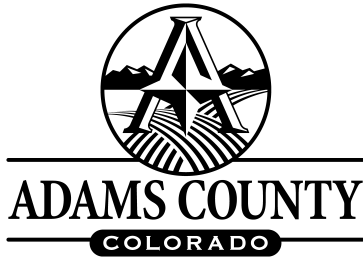
**Case Number:** RCU2017-00039  
**Case Name:** American Towers  
**Case Manager:** Emily Collins  
**Admin Tech:** Megan Ulibarri  
**Location:** 23700 E 42ND AVE  
**Request:** Requesting a Conditional Use Permit to allow an existing Communications Tower for an additional ten years.  
**Hearing Notes:**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

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**June 19, 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:**  
**Disposition:** Approved

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## Board of Adjustment Hearings

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**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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**Case Number:** VSP2018-00014  
**Case Name:** Crown Castle II - Kuner Road  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 209 KUNER RD  
**Request:** Variance to allow an existing telecommunications tower on the property to pursue a conditional use permit renewal without signed waiver from the property owner of an occupied dwelling unit within 500 feet of the structure.

**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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**August 2, 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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## Planning Commission Hearings

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**July 12, 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:** RCU2017-00029  
**Case Name:** Sprint Nextel - Holly Tower  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 15801 HOLLY ST  
**Request:** Renewal of a conditional use permit to allow an existing telecommunications tower to remain on the property.

**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 26, 2018**

**July 26, 2018**

**Case Number:** PLN2018-00017  
**Case Name:** Rocky Mountain Rail Park Metropolitan District  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Draft service plans for creation of Rocky Mountain Rail Park Metropolitan District

**Comments:**

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**Case Number:** RCU2017-00018  
**Case Name:** Crown Castle Cell Site 4  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 5800 FEDERAL BLVD  
**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.

**Comments:**

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## Board of County Commissioners Hearings

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**July 10, 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:** 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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## July 24, 2018

**Case Number:** PLN2018-00003  
**Case Name:** East Cherry Creek Valley Intergovernmental Agreement  
**Case Manager:** Emily Collins  
**Admin Tech:**  
**Location:** 20891 E 112TH AVE  
**Request:** 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:**

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**Case Number:** RCU2018-00003  
**Case Name:** Running Wolf Riding Center  
**Case Manager:** Julie Wyatt  
**Admin Tech:** Megan Ulibarri  
**Location:** 15589 NAVAJO ST  
**Request:** Request for a Conditional Use Permit for a personal equestrian arena.  
**Comments:**

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## July 31, 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:** PLT2018-00009  
**Case Name:** Blackstone Ranch, Filing 3A Final Plat  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 0 -  
**Request:** Request for a major subdivision final plat to create 88 single-family residential lots in the Residential-1-C zone district.  
**Comments:**

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**Case Number:** RCU2017-00029  
**Case Name:** Sprint Nextel - Holly Tower  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 15801 HOLLY ST  
**Request:** Renewal of a conditional use permit to allow an existing telecommunications tower to remain on the property.  
**Comments:**

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## July 31, 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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## August 7, 2018

**Case Number:** PLN2018-00017  
**Case Name:** Rocky Mountain Rail Park Metropolitan District  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Draft service plans for creation of Rocky Mountain Rail Park Metropolitan District  
**Comments:**

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**Project Number:** PRC2016-00008  
**Case Name:** Roush Final Development Plan  
**Case Manager:** Emily Collins  
**Admin Tech:** Gia Eley  
**Location:** 7840 PECOS ST  
**Request:** Request approval of a 1) Major Subdivision (Final Plat); 2) Subdivision Improvements Agreement; and 3) Final Development Plan (FDP) for a single-family residential development of 45 lots.  
**Comments:**

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## August 14, 2018

**Case Number:** RCU2017-00018  
**Case Name:** Crown Castle Cell Site 4  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 5800 FEDERAL BLVD  
**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.  
**Comments:**

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