



## Board of Adjustment Hearings

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**November 1, 2018**

**Case Number:** VSP2018-00025  
**Case Name:** Villa Lobos  
**Case Manager:** Greg Barnes  
**Admin Tech:** Rayleen Swarts  
**Location:** 9280 E 104th AVE  
**Request:** Special Use Permit to allow a temporary concrete batch plant in the I-3 zone district.  
**Comments:**

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**Case Number:** VSP2018-00028  
**Case Name:** Santee Variance  
**Case Manager:** Greg Barnes  
**Admin Tech:** Amanda Buesgens  
**Location:** 6294 E 162ND AVE  
**Request:** Variance from the minimum side corner setback for an accessory structure in the Residential Estate zone district  
**Comments:**

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**November 15, 2018**

**Case Number:** VSP2018-00035  
**Case Name:** Shaw Garage  
**Case Manager:** Anna Gibson  
**Admin Tech:** Amanda Buesgens  
**Location:** 15301 PLESS DR  
**Request:** Request for a Variance from the maximum lot coverage.  
**Comments:**

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**December 6, 2018**

**December 6, 2018**

**Case Number:** VSP2018-00029  
**Case Name:** Erisman Variance  
**Case Manager:** Anna Gibson  
**Admin Tech:** Megan Ulibarri  
**Location:** 15538 NAVAJO ST  
**Request:** Request for a Variance from the maximum lot coverage.

**Comments:**

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**Case Number:** VSP2018-00036  
**Case Name:** Jewett Hangar  
**Case Manager:** Anna Gibson  
**Admin Tech:** Megan Ulibarri  
**Location:** 15686 ELK CIR  
**Request:** Requesting a variance to exceed the maximum lot coverage in order to construct an aircraft hangar.

**Comments:**

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## Planning Commission Hearings

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November 8, 2018

**Case Number:** PLN2018-00025  
**Case Name:** Pomponio Terrace Metropolitan District  
**Case Manager:** Emily Collins  
**Admin Tech:** Megan Ulibarri  
**Location:**  
**Request:** Service Plan Amendment for the Pomponio Terrace Metropolitan District to provide additional funding for construction and maintenance of public services and facilities in the Pomponio Terrace Metropolitan District service area.

**Comments:**

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**Project Number:** PRC2018-00005  
**Case Name:** Shook Subdivision Replat and FDP Major Amendment  
**Case Manager:** Emily Collins  
**Admin Tech:**  
**Location:** 0 -  
**Request:** 1) Major Amendment to the Shook Final Development Plan to add approximately 46.5 acres to the development boundaries, add 32 residential lots, and replat the existing subdivision plat; 2) Major Subdivision (Final Plat) to create 15 lots (Filings 1); 3) Major Subdivision (Final Plat) to create 25 lots (Filing 2); 4) Subdivision Improvements Agreement

**Comments:**

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**Project Number:** PRC2018-00010  
**Case Name:** Bartley PUD Amendment No. 4  
**Case Manager:** Libby Tart-Schoenfelder  
**Admin Tech:** Megan Ulibarri  
**Location:** 11002 E 162ND PL  
**Request:** 1. An amendment to the Planned Unit Development (PUD) to create two new residential lots out of one existing oil and gas lot. 2. Minor subdivision to create two lots out of an existing 2.2 acre lot.

**Comments:**

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**Case Number:** RCU2018-00030  
**Case Name:** ReConserve of Colorado  
**Case Manager:** Greg Barnes  
**Admin Tech:** Amanda Buesgens  
**Location:** 5801 FRANKLIN ST  
**Request:** Amendment to the zoning map to change the zoning designation from Industrial-1 to Industrial-2 on approximately 2.7 acres

**Comments:**

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## November 8, 2018

**Case Number:** RCU2018-00033  
**Case Name:** Humbolt CMRS Conditional Use  
**Case Manager:** Libby Tart-Schoenfelder  
**Admin Tech:**  
**Location:** 801 E 52ND AVE  
**Request:** Request for a Conditional Use to allow for a 60-foot tall, cellular monopine with outdoor equipment enclosed in a 40'x40' lease area. The proposal is located in an I-3 zone on 0.037 acres.  
**Comments:**

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## December 13, 2018

**Case Number:** RCU2018-00028  
**Case Name:** 7154 Washington Billboard - Conditional Use  
**Case Manager:** Libby Tart-Schoenfelder  
**Admin Tech:** Megan Ulibarri  
**Location:** 7154 WASHINGTON ST  
**Request:** Request for a Conditional Use permit for a double-sided 10x30 LED digital outdoor sign. The parcel is 4.32 acres and the zoning is C-5. Two existing buildings are to remain.  
**Comments:**

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## Board of County Commissioners Hearings

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**December 4, 2018**

**Project Number:** PRC2018-00005  
**Case Name:** Shook Subdivision Replat and FDP Major Amendment  
**Case Manager:** Emily Collins  
**Admin Tech:**  
**Location:** 0 -  
**Request:** 1) Major Amendment to the Shook Final Development Plan to add approximately 46.5 acres to the development boundaries, add 32 residential lots, and replat the existing subdivision plat; 2) Major Subdivision (Final Plat) to create 15 lots (Filings 1); 3) Major Subdivision (Final Plat) to create 25 lots (Filing 2); 4) Subdivision Improvements Agreement

**Comments:**

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**December 11, 2018**

**Case Number:** PLN2018-00025  
**Case Name:** Pomponio Terrace Metropolitan District  
**Case Manager:** Emily Collins  
**Admin Tech:** Megan Ulibarri  
**Location:**  
**Request:** Service Plan Amendment for the Pomponio Terrace Metropolitan District to provide additional funding for construction and maintenance of public services and facilities in the Pomponio Terrace Metropolitan District service area.

**Comments:**

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**Project Number:** PRC2016-00005  
**Case Name:** Berkeley Meadows  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 2405 W 56TH AVE  
**Request:** 1. Final plat application to create a 54-lot single-family major subdivision, 2) Application for final development plan to establish a Planned Unit Development.

**Comments:**

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## December 11, 2018

**Project Number:** PRC2018-00010  
**Case Name:** Bartley PUD Amendment No. 4  
**Case Manager:** Libby Tart-Schoenfelder  
**Admin Tech:** Megan Ulibarri  
**Location:** 11002 E 162ND PL  
**Request:** 1. An amendment to the Planned Unit Development (PUD) to create two new residential lots out of one existing oil and gas lot. 2. Minor subdivision to create two lots out of an existing 2.2 acre lot.  
**Comments:**

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**Case Number:** RCU2018-00030  
**Case Name:** ReConserve of Colorado  
**Case Manager:** Greg Barnes  
**Admin Tech:** Amanda Buesgens  
**Location:** 5801 FRANKLIN ST  
**Request:** Amendment to the zoning map to change the zoning designation from Industrial-1 to Industrial-2 on approximately 2.7 acres  
**Comments:**

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**Case Number:** RCU2018-00033  
**Case Name:** Humbolt CMRS Conditional Use  
**Case Manager:** Libby Tart-Schoenfelder  
**Admin Tech:**  
**Location:** 801 E 52ND AVE  
**Request:** Request for a Conditional Use to allow for a 60-foot tall, cellular monopine with outdoor equipment enclosed in a 40'x40' lease area. The proposal is located in an I-3 zone on 0.037 acres.  
**Comments:**

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## January 15, 2019

**Case Number:** RCU2018-00028  
**Case Name:** 7154 Washington Billboard - Conditional Use  
**Case Manager:** Libby Tart-Schoenfelder  
**Admin Tech:** Megan Ulibarri  
**Location:** 7154 WASHINGTON ST  
**Request:** Request for a Conditional Use permit for a double-sided 10x30 LED digital outdoor sign. The parcel is 4.32 acres and the zoning is C-5. Two existing buildings are to remain.  
**Comments:**

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## Board of Adjustment Hearing Dispositions

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### November 01, 2018

**Case Number:** VSP2018-00025  
**Case Name:** Villa Lobos  
**Case Manager:** Greg Barnes  
**Admin Tech:** Rayleen Swarts  
**Location:** 9280 E 104th AVE  
**Request:** Special Use Permit to allow a temporary concrete batch plant in the I-3 zone district.  
**Hearing Notes:** Approved (-0) with 7 Findings, 9 Conditions, and 1 Note to the Applicant. Motion made by Mr. McCreary, seconded by Mr. Nyholm.  
**Disposition:** Approved

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**Case Number:** VSP2018-00028  
**Case Name:** Santee Variance  
**Case Manager:** Greg Barnes  
**Admin Tech:** Amanda Buesgens  
**Location:** 6294 E 162ND AVE  
**Request:** Variance from the minimum side corner setback for an accessory structure in the Residential Estate zone district  
**Hearing Notes:** Approved (5-0) with 8 Findings, 2 Conditions, and 1 Note to the Applicant. Motion made by Mr. Hancock, seconded by Mr. McCreary.  
**Disposition:** Approved

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### October 18, 2018

**Case Number:** VSP2018-00023  
**Case Name:** AUTO NATION CANOPY  
**Case Manager:** Anna Gibson  
**Admin Tech:** Amanda Buesgens  
**Location:** 7320 BROADWAY ST  
**Request:** Requesting a reduction of the required 75-foot side setback for a hail protection canopy structure.  
**Hearing Notes:** Denied (4-1) with 8 Findings to the Applicant. Motion made by Mr. Green, seconded by Mr. Hancock. Mr. Nyholm was opposed.  
**Disposition:** Denied

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## October 18, 2018

**Case Number:** VSP2018-00026  
**Case Name:** LAGOS VARIANCE  
**Case Manager:** Anna Gibson  
**Admin Tech:** Megan Ulibarri  
**Location:** 11446 LEWISTON ST  
**Request:** Requesting a reduction in the required 100-foot front setback for a detached garage.  
**Hearing Notes:** Denied (3-1) with 8 Findings to the Applicant. Motion made by Mr. Green, seconded by Mr. Hancock. Mr. Nyholm was opposed.  
**Disposition:** Denied

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**Case Number:** VSP2018-00031  
**Case Name:** 14957 Lanewood Street Appeal  
**Case Manager:** Libby Tart-Schoenfelder  
**Admin Tech:** Megan Ulibarri  
**Location:** 14957 LANEWOOD ST  
**Request:** An appeal of an administrative decision, pursuant to Section 2-02-19 of the Adams County Development Standards and Regulations. Applicant is appealing to obtain a special use permit for weddings in an A-1 zone. The applicant indicates that the weddings are religious ceremonies and general assembly uses would not be conducted on the 3.9 acre parcel. Places of worship are a conditional use in an A-1 zone and assembly halls are a prohibited use in an A-1 zone.  
**Hearing Notes:** BOA upheld the Director of Community and Economic Development's determination that the use is an Auditorium/Assembly Hall use and prohibited in an A-1 zoning district.  
**Disposition:** Denied

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## Planning Commission Hearing Dispositions

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**October 25, 2018**

**Case Number:** RCU2017-00025  
**Case Name:** Pioneer Solar Project-North Site  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Request for a Conditional use permit to allow a new 37.5 megawatt solar facility and associated transmission lines.  
**Hearing Notes:** Approved Amendment (7-0) with 8 Findings, 3 Conditions, and 2 Condition Precedent to the Applicant. Motion made by Ms. Richardson, seconded by Ms. Garner.  
**Disposition:** Approved

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**Case Number:** RCU2017-00026  
**Case Name:** Pioneer Solar Project-South Site  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Request for a Conditional use permit to allow a new 42.5 megawatt solar facility.  
**Hearing Notes:** Approved amendment (7-0) with 8 Findings, 3 Conditions, and 2 Condition Precedent to the Applicant. Motion made by Ms. Richardson, seconded by Ms. Garner.  
**Disposition:** Approved

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**Case Number:** RCU2018-00029  
**Case Name:** WHITE CLIFFS PIPELINE CONVERSION PROJECT  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Minor amendment to an approved conditional use permit to convert an existing pipeline service from transport of crude oil to natural gas liquids.  
**Hearing Notes:** Approved Amendment (7-0). Motion made by Ms. Richardson, seconded by Mr. Buzek.  
**Disposition:** Approved

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**October 11, 2018**

## October 11, 2018

**Case Number:** RCU2018-00014  
**Case Name:** Viaero at Hoffmans Creek  
**Case Manager:** Greg Barnes  
**Admin Tech:** Rayleen Swarts  
**Location:** 93800 E 96TH AVE  
**Request:** 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.  
**Hearing Notes:** Approved (6-0) with 8 Findings and 4 Conditions. Motion made by Ms. Richardson, Seconded by Mr. Herrera.  
**Disposition:** Approved

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**Case Number:** RCU2018-00015  
**Case Name:** Viaero at Mule Creek  
**Case Manager:** Greg Barnes  
**Admin Tech:** Rayleen Swarts  
**Location:** 11950 BRADBURY KREBS RD  
**Request:** 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.  
**Hearing Notes:** Approved (6-0) with 8 Findings, 4 Conditions to the Applicant. Motion made by Mr. Buzek, seconded by Ms. Richardson.  
**Disposition:** Approved

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**Case Number:** RCU2018-00016  
**Case Name:** Viaero at Sand Creek  
**Case Manager:** Greg Barnes  
**Admin Tech:** Rayleen Swarts  
**Location:** 10402 SCHUMAKER RD  
**Request:** 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.  
**Hearing Notes:** Approved (6-0) with 8 Findings, 4 Conditions to the Applicant. Motion made by Ms. Richardson, seconded by M. Domenico.  
**Disposition:** Approved

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**Case Number:** RWD2018-00002  
**Case Name:** 1040 E 71st Ave ROW dedication  
**Case Manager:**  
**Admin Tech:**  
**Location:** 1040 E 71ST AVE  
**Request:**  
**Hearing Notes:**  
**Disposition:**

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## Board of County Commissioners

### Hearing Dispositions

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**October 30, 2018**

**Case Number:** RCU2018-00014  
**Case Name:** Viaero at Hoffmans Creek  
**Case Manager:** Greg Barnes  
**Admin Tech:** Rayleen Swarts  
**Location:** 93800 E 96TH AVE  
**Request:** 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.  
**Hearing Notes:** Approved (5-0) with 8 Findings and 4 Conditions to the Applicant. Motion made by Commissioner Hansen, seconded by Commissioner O'Dorisio.  
**Disposition:** Approved

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**Case Number:** RCU2018-00015  
**Case Name:** Viaero at Mule Creek  
**Case Manager:** Greg Barnes  
**Admin Tech:** Rayleen Swarts  
**Location:** 11950 BRADBURY KREBS RD  
**Request:** 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.  
**Hearing Notes:** Approved (5-0) with 8 Findings and 4 Conditions to the Applicant. Motion made by Commissioner Hansen, seconded by Commissioner O'Dorisio.  
**Disposition:** Approved

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**Case Number:** RCU2018-00016  
**Case Name:** Viaero at Sand Creek  
**Case Manager:** Greg Barnes  
**Admin Tech:** Rayleen Swarts  
**Location:** 10402 SCHUMAKER RD  
**Request:** 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.  
**Hearing Notes:** Approved (5-0) with 8 Findings and 4 Conditions to the Applicant. Motion made by Commissioner Hansen, seconded by Commissioner O'Dorisio.  
**Disposition:** Approved

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## October 30, 2018

**Case Number:** RWD2018-00002  
**Case Name:** 1040 E 71st Ave ROW dedication  
**Case Manager:**  
**Admin Tech:**  
**Location:** 1040 E 71ST AVE  
**Request:**  
**Hearing Notes:**  
**Disposition:**

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## October 23, 2018

**Case Number:** PLN2018-00028  
**Case Name:** Blackstone Ranch Filing 3 SIA Amendment  
**Case Manager:** Greg Barnes  
**Admin Tech:** Amanda Buesgens  
**Location:** 0 -  
**Request:** Amendment to an approved SIA  
**Hearing Notes:** Approved by BoCC on consent agenda 10/23/2018  
**Disposition:** Approved

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