



## Board of Adjustment Hearing Dispositions

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**September 21, 2017**

**Case Number:** VSP2017-00021  
**Case Name:** BLACKFORD WEIGHING SYSTEMS  
**Case Manager:** Emily Collins  
**Admin Tech:** Megan Ulibarri  
**Location:** 850 W 62ND AVE  
**Request:** Request for 1) a Variance from the required 50-foot front setback along Huron Street to allow a proposed warehouse building to be constructed in the Industrial-2 zone district pursuant to Section 3-24-07-03-01; and 2) a Variance from the required 145-foot Section Line setback pursuant to Section 3-24-07-03-07.  
**Hearing Notes:** Approved (5-0) with 8 Findings and 3 Conditions. Motion made by Mr. Bush, seconded by Mr. Nyholm.  
**Disposition:** Approved

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**Case Number:** VSP2017-00026  
**Case Name:** Peak View Estates Variance  
**Case Manager:** Emily Collins  
**Admin Tech:** Megan Ulibarri  
**Location:** 13831 DOWNING ST  
**Request:** Variance from the lot depth to width ratio pursuant to Section 5-03-03-06.  
**Hearing Notes:** Approved (5-0) with 8 Findings and 1 Condition. Motion made by Mr. Bush, seconded by Mr. McCreary.  
**Disposition:** Approved

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## Planning Commission Hearing Dispositions

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**September 28, 2017**

**Case Number:** RCU2017-00011  
**Case Name:** Discovery Boardwalk Pipeline Project  
**Case Manager:** Chris LaRue  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances from the Brighton West Interconnect to the Riverdale Tie-In Facility.  
**Hearing Notes:**  
**Disposition:**

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**Case Number:** RCU2017-00017  
**Case Name:** Discovery Boardwalk Pipeline Project  
**Case Manager:** Chris LaRue  
**Admin Tech:** Shayla Christenson  
**Location:** 0 -  
**Request:** Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances from Ward Petroleum's Ivey West Well Pad to the Brighton West Interconnect Facility located approximately 2,100 feet west from the intersection of E. 152nd Avenue and Holly Street.  
**Hearing Notes:**  
**Disposition:**

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**Case Number:** RCU2017-00019  
**Case Name:** BOARDWALK PIPELINE PROJECT  
**Case Manager:** Chris LaRue  
**Admin Tech:** Shayla Christenson  
**Location:** 0 -  
**Request:** Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances from Ward Petroleum's Ivey West Well Pad north to Weld County.  
**Hearing Notes:**  
**Disposition:**

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## September 28, 2017

**Case Number:** RCU2017-00028  
**Case Name:** Kiowa Solar Energy Project  
**Case Manager:** Chris LaRue  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Request for a Conditional use permit to allow a new 80 megawatt solar facility.  
**Hearing Notes:** Continued (7-0) to 9/28/17  
**Disposition:** Continued

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**Case Number:** RCU2017-00030  
**Case Name:** Front Range RV Storage  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 2575 MANILLA RD  
**Request:** Request to rezone from A-3 to an I-1.  
**Hearing Notes:** Approved (7-0) with 4 Findings to the Applicant. Motion made by Commissioner Herrera, seconded by Commissioner Garner.  
**Disposition:** Approved

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## September 14, 2017

**Case Number:** RWC2017-00062  
**Case Name:** Permanent drainage easement at Alpine Lumber  
**Case Manager:** Marissa Hillje  
**Admin Tech:**  
**Location:** 5800 PECOS ST  
**Request:** Resolution recommending acceptance of a permanent drainage easement from Alpine Lumber Company to Adams County for storm water drainage purposes.  
**Hearing Notes:**  
**Disposition:**

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## Board of County Commissioners

### Hearing Dispositions

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#### September 19, 2017

**Case Number:** RCU2016-00005  
**Case Name:** KIOWA CREEK AIRSOFT CUP  
**Case Manager:** Chris LaRue  
**Admin Tech:** Shayla Christenson  
**Location:** 49100 OLD VICTORY RD  
**Request:** Conditional Use Permit to allow an outdoor commercial recreation use (Paintball facility/course).  
**Hearing Notes:** Approved (5-0) with 8 Findings, 3 Conditions Precedent, & 9 Conditions. Motion made by Commissioner O'Dorisio, seconded by Commissioner Henry.  
**Disposition:** Approved

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#### September 12, 2017

**Case Number:** RCU2017-00020  
**Case Name:** Fulton Avenue Rezoning  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Rezoning of parcel to Industrial-1 (I-1) from Agricultural-1 (A-1).  
**Hearing Notes:** Approved (4-0) with 4 Findings to the Applicant. Motion made by Commissioner Hodge, seconded by Commissioner O'Dorisio.  
**Disposition:** Approved

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## Board of Adjustment Hearings

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October 5, 2017

**Project Number:** PRA2017-00004  
**Case Name:** Hansen Variance  
**Case Manager:** Emily Collins  
**Admin Tech:** Shayla Christenson  
**Location:** 15180 IOLA ST  
**Request:** 1) A variance of 62-feet from the minimum required 100-foot front setback for an accessory structure along E. 152nd Ave 2) a variance of 7-feet from the minimum required 56-foot front setback along Iola Street for an accessory structure; 3) A variance of 60-feet from the minimum required 120-foot section line setback (E. 152nd Ave).

**Comments:**

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**Project Number:** PRA2017-00006  
**Case Name:** Pawlik  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 6831 E 167TH AVE  
**Request:** Two variance requests: 1. variance from side setback for accessory structure; 2. variance from section line setback from East 168th Avenue.

**Comments:**

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**Case Number:** VSP2017-00030  
**Case Name:** Public Service Fence  
**Case Manager:** Chris LaRue  
**Admin Tech:** Megan Ulibarri  
**Location:** 6198 FRANKLIN ST  
**Request:** Variance to allow a 10 foot fence where a maximum of 8 feet is allowed.

**Comments:** Continued to October 5, 2017.

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**Case Number:** VSP2017-00040  
**Case Name:** Meeks Variance  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 15811 DUQUESNE CIR  
**Request:** Request to increase structure coverage to 8.6% in the A-1 zone district with individual well and septic.

**Comments:**

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October 19, 2017

**October 19, 2017**

**Case Number:** VSP2017-00031  
**Case Name:** McDonald Farms Biosolid Permit Appeal  
**Case Manager:** Jen Rutter  
**Admin Tech:** Shayla Christenson  
**Location:** 0 -  
**Request:** Appeal of EXG2017-00001 (McDonald Farms Biosolids Permit). Applicants:  
1) East Cherry Creek Water and Sanitation District  
2) United Water and Sanitation District  
3) Town of Lochbuie

**Comments:**

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## Planning Commission Hearings

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October 12, 2017

**Case Number:** RCU2017-00023  
**Case Name:** Fellows Elder Care Dwelling  
**Case Manager:** Libbie Adams  
**Admin Tech:** Megan Ulibarri  
**Location:** 4680 BEHRENS RD  
**Request:** Requesting a Conditional Use Permit for an accessory dwelling unit for elder care  
**Comments:**

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**Case Number:** RCU2017-00025  
**Case Name:** Pioneer Solar Project-North Site  
**Case Manager:** Chris LaRue  
**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.  
**Comments:**

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**Case Number:** RCU2017-00026  
**Case Name:** Pioneer Solar Project-South Site  
**Case Manager:** Chris LaRue  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Request for a Conditional use permit to allow a new 42.5 megawatt solar facility.  
**Comments:**

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**Case Number:** RCU2017-00031  
**Case Name:** SunShare Hudson Site  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 5900 HUDSON RD  
**Request:** Request for conditional use permit to allow a solar garden facility in the A-3 zone district.  
**Comments:**

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October 26, 2017

**October 26, 2017**

**Case Number:** PLT2017-00002  
**Case Name:** Blackstone Filing No. 3  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Preliminary plat for a major subdivision to create 163 lots in the Residential-1-C zone district.

**Comments:**

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**Case Number:** PLT2017-00007  
**Case Name:** Comanche Vista Estates, Filing No. 3  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 0 -  
**Request:** Request for major subdivision preliminary plat for five residential lots

**Comments:**

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## Board of County Commissioners Hearings

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**October 3, 2017**

**Case Number:** RCU2017-00028  
**Case Name:** Kiowa Solar Energy Project  
**Case Manager:** Chris LaRue  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Request for a Conditional use permit to allow a new 80 megawatt solar facility.  
**Comments:**

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**October 17, 2017**

**Case Number:** RCU2017-00011  
**Case Name:** Discovery Boardwalk Pipeline Project  
**Case Manager:** Chris LaRue  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances from the Brighton West Interconnect to the Riverdale Tie-In Facility.  
**Comments:**

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**Case Number:** RCU2017-00017  
**Case Name:** Discovery Boardwalk Pipeline Project  
**Case Manager:** Chris LaRue  
**Admin Tech:** Shayla Christenson  
**Location:** 0 -  
**Request:** Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances from Ward Petroleum's Ivey West Well Pad to the Brighton West Interconnect Facility located approximately 2,100 feet west from the intersection of E. 152nd Avenue and Holly Street.  
**Comments:**

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**Case Number:** RCU2017-00019  
**Case Name:** BOARDWALK PIPELINE PROJECT  
**Case Manager:** Chris LaRue  
**Admin Tech:** Shayla Christenson  
**Location:** 0 -  
**Request:** Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances from Ward Petroleum's Ivey West Well Pad north to Weld County.  
**Comments:**

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**October 17, 2017**

**Case Number:** RCU2017-00030  
**Case Name:** Front Range RV Storage  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 2575 MANILLA RD  
**Request:** Request to rezone from A-3 to an I-1.  
**Comments:**

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**October 31, 2017**

**Case Number:** RCU2017-00023  
**Case Name:** Fellows Elder Care Dwelling  
**Case Manager:** Libbie Adams  
**Admin Tech:** Megan Ulibarri  
**Location:** 4680 BEHRENS RD  
**Request:** Requesting a Conditional Use Permit for an accessory dwelling unit for elder care  
**Comments:**

---

**Case Number:** RCU2017-00025  
**Case Name:** Pioneer Solar Project-North Site  
**Case Manager:** Chris LaRue  
**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.  
**Comments:**

---

**Case Number:** RCU2017-00026  
**Case Name:** Pioneer Solar Project-South Site  
**Case Manager:** Chris LaRue  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Request for a Conditional use permit to allow a new 42.5 megawatt solar facility.  
**Comments:**

---

**Case Number:** RCU2017-00031  
**Case Name:** SunShare Hudson Site  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 5900 HUDSON RD  
**Request:** Request for conditional use permit to allow a solar garden facility in the A-3 zone district.  
**Comments:**

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**November 14, 2017**

**November 14, 2017**

**Case Number:** PLT2017-00002  
**Case Name:** Blackstone Filing No. 3  
**Case Manager:** Greg Barnes  
**Admin Tech:** Megan Ulibarri  
**Location:** 0 -  
**Request:** Preliminary plat for a major subdivision to create 163 lots in the Residential-1-C zone district.

**Comments:**

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**Case Number:** PLT2017-00007  
**Case Name:** Comanche Vista Estates, Filing No. 3  
**Case Manager:** Greg Barnes  
**Admin Tech:** Shayla Christenson  
**Location:** 0 -  
**Request:** Request for major subdivision preliminary plat for five residential lots

**Comments:**

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