

Conceptual Review Cases for following week

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng
PRE2022-00040	Rainbow Dome	6301 Federal / 0182508202046	Interior renovation of existing 43,393 GSF building, rezoning to TOD, New building use will be indoor recreation (roller rink and immersive art experience), art gallery, art fabrication, and indoor games and party rooms.	Ella / Steve

End of 1st Referral Period Discussion

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng
PRA2022-00001	NIEROS PROJECT VARIANCES	15740 ELMIRA ST	<p>1.) Variance request from the side corner/front setback for an accessory structure in the A-1 zone district to allow for a 20- foot side corner setback along Elmira where at least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less, is required.</p> <p>2.) Variance request from the side corner/front setback for an accessory structure in the A-1 zone district to allow for a 57- foot side corner setback along E. 157th Pl. where at least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less, is required.</p> <p>3.) Variance request from the maximum structure coverage requirements in the A-1 zone district to allow for 14.9% lot coverage where 12.5% is the maximum lot coverage allowed for lots serviced by public water and sewer</p>	Cody/Caio

Cases to be Scheduled for Public Hearings

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng
PRC2021-00005	Sherrelwood Village FDP Amedment and Filing No. 2 Preliminary Plat	7840 Pecos St.	1. Preliminary plat for major subdivision to create approximately 47 lots on 3.3 acres (PLT2021-00016); 2. Major amendment to the Final Development Plan for Sherrelwood Village (PUD2021-00004); 3. Waiver from subdivision design standards to exceed lot depth to width ratio	Layla / Greg

Other Projects & Discussion Items

Project Number	Case Name	Address/Parcel	Request	Case Planner / Eng
			DRCOG Grant next steps	Karl



Community & Economic Development Department Development Review Team Agenda

Thursday, July 14, 2022

Jen Rutter, Planning & Development Manager

1. **PLN2022-00007 – Advancing Adams Comprehensive Plan – County-Wide/** Comprehensive Plan Amendment / **Pending Public Hearing: Hearing dates not established**

Layla Bajelan, Senior Long-Range Planner

1. **PRC2020-00003 - 5200 Wyandot Triplex / 5200 Wyandot St./** 01825162222007/ 1) Minor Subdivision Application to create three additional lots 2) Rezone request from R-1-C to R-3/ **Resubmittal Required 03/27/2020 - Last contact with applicant October 2021**
2. **VSP2021-00010 - DJEATC Setback Variance/** 5610 Logan Street / Variance request to allow for a 9-foot front setback in the I-1 zone district, where a 25-foot front setback is required. **Resubmittal Required 06/02/2021 Last contact with applicant: 06/02/2022**
3. **PLT2021-00012 Lefor Major Subdivision Preliminary Plat/** Parcel Number: 0156500000086 / Major Subdivision Preliminary Plat to create three lots. **Pending Public Hearing: PC: 07/14/2022 BoCC: 08/02/2022**
4. **RCU2020-00003 / Cambodian Buddhist of Colorado Place of Worship CUP /** 2780 W 65th Place/ Request for Conditional Use Permit to allow Cambodian Buddhist of Colorado to use residence as a place of worship and as living quarters. Resubmittal Required, Last contact with applicant March 2021/ Inactivity Letter sent 07/30/2021; **Pending Public Hearing PC: 07/17/2022 BoCC 07/26/2022**
5. **PRC2022-00004 (PLT2021-00027 & PLT2022-00018)/ Grasslands at Comanche - Filing No. 5/** Parcel Number: 0173133300010/ Major Subdivision Preliminary Plat to create 19 residential lots within the Grasslands at Comanche Planned Unit Development. Waiver from the Subdivision Design Standards to allow lots that have a lot to depth to width ratio greater than 3:1 / **Resubmittal Required 06/02/2022**
6. **PRC2022-00005 (PLT2021-00028/ Grasslands at Comanche- Filing No. 6/** Parcel Numbers: 0173133400009 & 0173133300010 / 1) Major Subdivision Preliminary Plat to create 15 residential lots within the Grasslands at Comanche Planned Unit Development. (PLT2021-00028) 2) Waiver from the Subdivision Design Standards to allow lots that have a lot to depth ratio greater than 3:1 (PLT2022-00019) and 3) Waiver from the Subdivision Design Standards to allow for double fronting lots (PLT2022-00020) / **Resubmittal Required: 06/02/2022**
7. **PRC2022-00008/ 3075 W. 53rd Ave Minor Subdivision/** 1) Major Subdivision Preliminary Plat to create 8 lots from the existing 3 parcels (PLT2021-00036) and 2)

- Waiver from the Subdivision Design Standards to allow for access to be taken from a private roadway (PLT2022-00022). **Resubmittal Required: 05/31/2022**
8. **PLT2021-00035; Holly View Estates/** 015712000023/ Minor Subdivision Final Plat to create one lot on approximately 17 acres / **Resubmittal Required 03/18/2022**
 9. **PLN2022-00003; Thornton Water Project/** Request for Intergovernmental Agreement (IGA)/Areas and Activities of State Interest (AASI) Permit approval for the Thornton Water Project/ **Pending Scheduling for Public Hearing**
 10. **PLT2022-00004; Neitenbach Minor Subdivision Final Plat/** 14901 Colorado Blvd./ Minor Subdivision Final Plat to create three lots/ **Resubmittal Required 03/30/2022**
 11. **EXG2022-00002; Stagecoach Inert Fill Certificate of Designation/** Parcel Numbers: 0157135202001, 0157126000018, 0157135015001, and 0157135015002/ Inert Fill Certificate of Designation to allow for 2.5 million cubic yards of inert fill materials to be placed in the previously mined sand and gravel pit. The request would raise the grade to an elevation that would match the surrounding properties. / **Pending Public Hearing: PC: Recommended Approval; BoCC: 07/26/2022**
 12. **PRC2022-00003; Lowell Crossing (Hidden Lake)/** Parcel Number: 0182506400003, 0182506400004, 0182506400005, 0182506412007/ 1) Rezone from Residential-1-C (R-1-C) to Residential-4 (R-4) and 2) Minor Subdivision Final Plat to combine the existing 4 parcels into 1 lot./ **Resubmittal Required: 07/06/2022**
 13. **PLT2022-00016; Birch Leaf/** 2751 W. 55th Avenue/ Parcel Numbers: 0182517103016 & 0182517103057/ Major Subdivision Preliminary Plat to create 10 lots on approximately .72 acres **Resubmittal Required: 06/14/2022**
 14. **PRC2020-00008 – Midtown, Filing 12 /** 6701 Zuni Street / 1. Final Development Plan for 147 townhomes and a 20-acre park for the Midtown at Clear Creek Planned Unit Development; 2. Final Plat for 147 residential lots and 19 tracts on 31.98 acres for Midtown at Clear Creek, Filing 12. / Submitted: 05/26/2020 / **Resubmittal Required 06/02/2022**
 15. **PUD2022-00008; Grasslands at Comanche Minor PUD Amendment - Lot Width/** Minor PUD Amendment to allow for lots widths to be less than the required 150 feet on affected lots in Filings 3-6./ **Resubmittal Required: 06/02/2022**
 16. **PRC2022-00008; Raritan Estates Redevelopment/** 5350 Tejon Street/ Parcel Numbers: 0182516215009, 0182516215010, 0182516216011, 0182516216012, 0182516216013, 0182516216014, 0182516216015/ 1) Rezone from Residential-1-C (R-1-C) to Planned Unit Development (P.U.D.), 2) Planned Unit Development-Preliminary Development Plan, 3) Major Subdivision Preliminary Plat to create 16 lots and 7 tracts from the existing 7 lots and Raritan Street ROW, 4) Right-of Way vacation for a portion of Raritan Way, 5) Waiver from the Subdivision Design Standards to allow for private roadways within the development (Section 5-03-03-10), and 6) Waiver from the Subdivision Design Standards to allow for new residences within a new subdivision to be closer than 30 feet from the common property line with adjacent residential uses (Section 5-03-02-02-01) **Resubmittal Required: 06/28/2022**

Greg Barnes, Planner III

1. **PLT2020-00028 – Villalobos Minor Subdivision** / 1231 W. 68th Avenue / Minor subdivision to create three residential lots/ PC: Recommended Approval; **BoCC: 7/12/22**
2. **PLT2020-00030 – RK Storage Yard Plat Correction** / 8213 E. 96th Ave / Plat Correction to add and/or remove easements on the property. **Resubmittal required**
Last contacted applicant: May 2022
3. **PLT2021-00002 – North Metro Maintenance / 8101 Steele Street** / Minor Subdivision to create one lot on approximately 8 acres / **Resubmittal required / Last contacted applicant: April 2022.**
4. **PLT2021-00019 – Xmore Acres Subdivision** / 2580 Xmore / Minor subdivision to create one 19.9-acre lot / **Ready to be scheduled for hearings**
5. **PLT2021-00041 – Wolf Creek Run West, Filing 2A Final Plat** / NW corner of Piggott and East 26th / Major subdivision to create 163 lots / **Resubmittal required / Last contacted applicant: March 2022.**
6. **PLT2021-00030 – Baseline Lakes, Filing 2** / Major subdivision final plat to create 33 lots on 71 acres / Parcels: 0157102200005 and 0157103400002 – near East 168th & Lima / **Resubmitted: Comments due 6/22**
7. **PRA2021-00001 – Trailer World Variances** / (Associated with case # PRC2019-00010) 1610 Denver Avenue / Variances from Industrial-1 and commercial vehicle sales standards/ **Resubmittal Required / Last contacted applicant: May 2022**
8. **PLT2022-00021 - Gutierrez Minor Subdivision** / 2121 Highway 7. Parcel # 0157302000060/ A request for a Minor Subdivision to create two lots. **Resubmittal Required / Last contacted applicant: May 2022**
9. **PRC2019-00010 – Trailer World Rezoning & Subdivision** / 1610 Denver Avenue / 1. Rezoning of 4.3 acres from Agricultural-1 (A-1) to industrial-1 (I-1); 2, Minor subdivision final plat for 4.3 acres to reconfigure 5 existing lots into two new lots / **Resubmittal Required / Last contacted applicant: May 2022**
10. **PRC2021-00005 - Sherrelwood Village (Elmwood North)** – 0171933124057, 0171933124036, 0171933124037, 0171933124038, 0171933124039, 0171933124058 / 7996 & 8000 Pecos Street. 1. PUD – FDP to amend existing Sherrelwood Village PUD to add 47 single-family attached dwellings to additional land to the north; 2. Preliminary plat to create 47 lots; 3. Subdivision Design Waiver to allow lots to exceed depth to width ratio / **Resubmittal required / Last contacted applicant: May 2022.**
11. **RCU2020-00037 – RK Steel Conditional Use Permit** / 8213 E. 96th Ave / Conditional Use Permit for outdoor storage exceeding 80% of the lot area in the Industrial-3 zone district. / **Resubmittal Required / Last contacted applicant: May 2022.**
12. **RCU2022-00003 - High Plains Disposal** / 301 W. 60th Place / Conditional use permit to allow recycling facility in the I-3 zone district on 24.5 acres / **Resubmittal required / Last contacted applicant: May 2022.**

Nick Eagleson, Senior Strategic Planner

1. **PLN2021-00010 / Sign Code Text Amendment** to the Adams County Development Standards / Internal draft review / **BoCC: Study Session 8/9/2022**
2. **PLN2022-00010 / Metro Water Recovery Project** – 6450 York Street / Intergovernmental Agreement (IGA) between Metro Water Recovery and Adams County for Metro’s electrical transmission service substation project / **Comments due 6/30/22**
3. **PLT2021-00038 / JV Properties Subdivision** – 0172120000069, 0172129200043 / 8800 Brighton Road / Minor Subdivision (Final Plat) to combine two illegally created parcels / **Resubmittal Required / Last contacted applicant February 2022**
4. **PLT2021-00047 / Alternative Auto Solutions Subdivision** / 811 W. 56th Avenue / Minor Subdivision (Final Plat) to legally subdivide one lot on approximately 2.5 acres / **Resubmittal Required**
5. **PLT2022-00010 / Berkeley Hills Filing No. 2** / 0182517119004 / Major subdivision final plat to create six lots on approx. .77 acres / **Resubmitted: Comments due 6/27**
6. **PRC2021-00006 / Ascent Drive Resort** / Parcel #s 0172700000048, 0172700000037 / 1. Conditional Use Permit for a Racing Facility in the Agricultural-3 (A-3) Zone District; and 2. Right-of-Way Vacation for a portion of 96th Avenue / **Resubmitted: Waiting on Variance Request**
7. **PRC2021-00010 / Thompson Properties** / 0157110016004, 0157110016007 / 1. Request to rezone approx. 7 acres from A-1, Agriculture-1 to R-E, Residential Estate; and 2. Minor Subdivision to create four total lots / **Resubmittal Required 01/21/22**
8. **PRC2022-00006 / CorePark Denver Distribution Center** / 0171936200007, 0171936200008, 0171936200032 / 1. Request to rezone approx. 13.9 acres from Agricultural-1 (A-1) to Industrial-1 (I-1); 2. Comprehensive Plan Amendment to change the future land use on two parcels from Mixed-Use neighborhood to Mixed-Use Employment; and 3) Minor Subdivision (Final Plat) to create two lots / **Comments due 6/13/22**
9. **VSP2022-00008 / Ascent Drive Resort Variance** / 0172700000047, 0172700000048, 0172700000164, 0172717100003, 0172717100004, 0172717400001, 0172717400002, 0172717400003, 0172717400004 / Variance to operate a Racing Facility within one mile of a residentially zoned or used property / **BOA: 7/21/2022**

Karl Onsager – Senior Implementation Planner

Libby Tart, Senior Long-Range Planner

1. **PRC2022-00002 / Clear Creek Transit Village / 6001 Federal** / 0182508208001, 0182508211004 / A request for 1) a Preliminary Plat for 21.09 acres with the removal of a portion of Creekside Avenue and Green Court streets / **Resubmittal Required 4/25/22**
2. **PLT2022-00017 / Joseph Minor Subdivision** / 1853 Monroe Street / 0181333400011 / A request for a Minor Subdivision to subdivide on lot of 0.818

acres into two lots – Lot 1 0.38 acres and Lot 2 0.44 acres – to meet the R-1-C (single-family residential) zone district requirements. **Resubmittal required 5/13/22**

Brayan Marin, Planner II

1. **RCU2022-00011 / 5280 WASTE SOLUTIONS CUP / 605 W. 62ND AVE / Conditional Use Permit to allow an Outdoor Storage use in excess of 80% of the lot in the I-3 Zone District. **Resubmittal Required: 06/07/2022.****
2. **PLT2022-00025 / Lot 56 Todd Creek Meadows Minor Subdivision / 8640 E. 163rd Pl / 0157104404006 / A request for a Minor Subdivision to subdivide 2.42 Acres into two lots – Lot 1 1.12 Acres and Lot 2 1.3 acres – to meet the R-C (Residential Estate District) zone district requirements. **Comments Due on 7/12/22****

Lia Campbell, Planner I

1. **RCU2022-00016 – VIP Parking Amendment / 0181930301002 / 23905 26th Ave / major amendment to a Conditional Use Permit to allow a commercial parking lot and special warehousing and storage in the A-3 zone district. **Resubmittal Required 06/07/2022****
2. **RCU2022-00014 – Driscoll Car Rental Conditional Use Permit / 0156925200008 / 13450 Piccadilly Rd / a Conditional Use Permit to allow a peer-to-peer car share/rental company home occupation in the A-3 zone district. **Comments due 6/30/2022****
3. **RCU2022-00015 - Gutierrez Rezone/ 2121 Highway 7. Parcel # 0157302000060/ A request for a Rezone of an A-3 lot to an A-1 zone. **Pending Public Hearing: PC: 07/14/2022 BoCC: 08/02/2022****
4. **PUD2022-00010 - BOX ELDER NORTH HOMESITE PUD, GALVAN AMENDMENT / 0156714101039 / a PUD minor amendment to allow a total of 5,016 square feet of accessory building area on 4.178 acres where the maximum allowed accessory building area is 1,000 square feet per acre. **Comments due 7/14/2022****
5. **ARP2022-00006 – Imboden-CO 16924 Wireless Facility Renewal / 0156700000141 / an administrative review permit to renew existing wireless telecommunications facility in a 325 square foot lease area. No changes are proposed to the existing facility. **Comments due 7/15/2022****

David DeBoskey, Planner I

1. **RCU2021-00023 – GCSA Event Center / 0181706400006 /6539 Imboden Road/ GCSA is requesting a conditional use permit to operate an event venue out of the large barn located on a 40 acre parcel. **PC: 07/14/2022, BOCC: 08/02/2022****
2. **RCU2021-00037- 4147 W. 64th Ave. Rezoning / 4147 W. 64th Ave. / 0182506400030/ Request to rezone five acres at 4147 W. 64th Ave from R-1-A to R-2 zoning. **PC: Recommended Approval, BOCC: 07/19/2022****
3. **PLT2022-00011- Mustang Acres, Second Filing, Ray Amendment / 15229 Navajo St/ 0157309415006/ Request to consolidate four lots into two lots. **Resubmittal Required 04/26/2022****

4. **RCU2022-00004 / Mile High 8200 Dahlia CUP Billboard Conversion / 8200 Dahlia St / Request to convert an existing 2-sided static billboard sign to a 2-sided digital LED billboard sign. Resubmittal Required 4/25/2022 – Last communication with applicant -7/12/2022**
5. **VSP2022-00004 / 821 73rd Ave Enterprise Rental Car Variance / 821 73rd Ave / Variance to allow a Car Rental business to take direct access from a local road where direct access is required to be taken from an arterial or collector road. BOA: 08/04/2022**
6. **RCU2022-00013 / 64th Truck Parking Conditional Use Permit / 3214 64th Ave/ Conditional Use Permit to allow for Semi-Truck parking in the R-2 zone district. Resubmittal Required 5/20/2022**
7. **RCU2022-00009/McKim Devonshire Blvd Rezoning /0171925217002/ Request to rezone a 1.27 acre lot from R-1-C to R-3. Resubmittal Required 6/3/2022**
8. **ARP2022-00005/ Riverdale Road American Tower Company Free Standing Tower/ 14781 Riverdale Rd/American Tower Company (ATT) is proposing to 1) update a new concealment for the ground equipment and 2) modify the existing facility including additional antennas, related tower equipment, and additional ground equipment. Comments Due 6/24/2022**

Ella Gleason, Planner I

1. **RCU2020-00029 / Perez-Morales Vehicle Storage Conditional Use Permit / 0172128209001. Conditional Use Permit to park and store large vehicles in excess of 7,000 pounds gross vehicle weight in an agricultural zone district / application submitted 9/30/2020 / Resubmittal Required 01/25/2022 – Last communication with applicant 5/26/2022**
2. **RCU2021-00029 / Hernandez Trucking and Warehousing Conditional Use Permit / Parcel # 0156720400002 (13895 Powhatan Rd)/ Conditional Use Permit to operate a trucking and warehousing use in the A-3 zone district. Resubmittal Required 05/04/2022**
3. **VSP2022-00002 / Commerce Place Inc. Special Use Permit / 10398 Brighton Rd / 0172115000001, 0172115003003, 0172116100002, 0172116100003 / Special Use Permit to operate a construction trailer and store heavy equipment onsite. / Resubmittal Required 3/30/2022 – Last communication with applicant 5/27/2022 – Inactivity Notice Sent 6/28/2022**
4. **RCU2022-00012 / Martinez Trucking Conditional Use Permit / 15489 Gun Club Rd. / Conditional Use Permit to operate a trucking business in the A-3 zone district. Resubmittal Required 5/19/2022**
5. **TVM2022-00008 / GM Remodeling Inert Fill Temporary Use Permit / 15181 Shadow Wood St. / Temporary Use Permit to allow for inert fill materials to be placed on the property located at 15181 Shadow Wood St. Resubmittal Required 5/19/2022**
6. **PUD2022-00007; Grasslands at Comanche Minor PUD Amendment- Equestrian Center/ 7530 Woodchest Street/ Parcel Number: 0173133401003/ Minor PUD**

Amendment to remove the Equestrian Arena lot from the PUD documents.

Resubmittal Required: 05/17/2022

7. **TVM2022-00017 / 27J Middle School #6 Inert Fill / 6201 152nd Ave / Temporary Use Permit for Inert Fill. **Comments due 07/13/2022****

Cody Spaid, Planner I

1. **PRC2021-00007 / Quebec Rezone and Conditional Use / 8121 Quebec St / 0172129403008 / Conditional Use and Rezone for concrete business. **Resubmittal Required due 4/19/2022****
2. **VAC2022-00002 / B&B Umatilla Roadway Vacation / 2081 149TH AVE / 0157316205009 / Roadway vacation to vacate a portion of Umatilla Street. / **Resubmittal Required 3/15/2022****
3. **ARP2022-00003 / ATT Small Cell / 3035 64th Ave / 0182505322019 / New Cingular Wireless (ATT) is proposing to install a new small cell pole. / **Resubmittal Required 3/16/2022****
4. **RCU2022-00002 / 5280 Beach Volleyball CUP / 1970 Imboden Road / Conditional Use Permit for an outdoor sand volleyball sports facility on a 7.25-acre parcel zoned A-1. / **Resubmittal Required 3/2/2022****
5. **PRA2022-00001 / Neiros Project Variances / 15740 Elmira St / 0157110010009 /**
 - 1.) Variance request from the side corner/front setback for an accessory structure in the A-1 zone district to allow for a 20- foot side corner setback along Elmira where at least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less, is required.
 - 2.) Variance request from the side corner/front setback for an accessory structure in the A-1 zone district to allow for a 57- foot side corner setback along E. 157th Pl. where at least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less, is required.
 - 3.) Variance request from the maximum structure coverage requirements in the A-1 zone district to allow for 14.9% lot coverage where 12.5% is the maximum lot coverage allowed for lots serviced by public water and sewer / **Resubmittal Required 5/4/2022**
6. **RCU2022-00006 / BEST BOX SELF STORAGE - CONDITIONAL USE / 6640 FEDERAL BLVD / A Conditional Use Permit to allow an indoor storage facility in a Commercial-5 zone. / **Resubmittal Required 5/17/2022****
7. **PLT2022-00013 / BEST BOX SELF STORAGE - PLAT CORRECTION / 6640 FEDERAL BLVD / Request to vacate a lot line consolidating two lots into one. / **Resubmittal Required 5/17/2022****

**Community and Economic Development
Development Review Team
Upcoming Conceptual Review Meetings**

07/22/2022

9:00-9:45

PRE2022-00040

Rainbow Dome

Case Manager:

Ella Gleason

Primary Engineer:

Steve Krawczyk

Applicant:

Frankie Toan

Parcel #s:

0182508202046

Request:

Interior renovation of existing 43,393 GSF building, currently zoned for C-5 with warehouse, office, industrial use. Rezoning to Transit-Oriented Development (TOD), demolish approx. 2,850 GSF of existing building to be replaced with 10 parking spaces. New building use will be indoor recreation (roller rink and immersive art experience), art gallery, art fabrication, and indoor games and party rooms.

07/29/2022

9:00-9:45

PRE2022-00041

Chaffee Park Conceptual Review

Case Manager:

Lia Campbell

Primary Engineer:

Eden Steele

Applicant:

Travis Frazier

Parcel #s:

0182517102039

Request:

Conceptual review for 36 townhomes on 2.4 acres.

7/15/2022

9:00-9:45

PRE2022-00037

Quantum 56

Case Manager:

Nick Eagleson

Primary Engineer:

Greg Labrie

Applicant:

Steve Smith

Parcel #s:

0182510300004

Request:

Phase I industrial park - three industrial concrete tilt-up buildings in the Quantum 56 Park.

7/29/2022

10:30-11:15

PRE2022-00043

5680 Emerson Iron Woman

Case Manager:

David DeBoskey

Primary Engineer:

Greg Labrie

Applicant:

Jessica Melton

Parcel #s:

0182511313003

Request:

The development proposed in this application is for the construction of a new approximately 11,000 sf building to replace the existing buildings on this site.

The purpose of this application is to obtain specific information on the development requirements for this site with the construction of a new 11,000 sf structure. Iron Woman is exploring the option to move their headquarters to Adams County based on the feasibility of the development of this site to accommodate such operations.

The current operations include trucking transport, mechanic's shop, heavy equipment storage, and material storage (specifically for a long-term contract with Denver Water). At this time, 25 employees work on site during the day, traffic generated with the trucking transport is approximately 40 trips per day. If Iron Woman was to move their headquarters to this location, the potential increase in onsite employees will be 35 for a total of approximately 60 employees. The trucking transport traffic will not increase. Current operations are conducted Monday-Friday between 7am-7pm.

9:45-10:30

PRE2022-00042

6495 York Rezone and Replat

Case Manager:

Cody Spaid

Primary Engineer:

Matthew Emmens

Applicant:

Christine Francescani

Parcel #s:

0182502403027

Request:

Applicant wishes to rezone and replat 4 A-1 parcels to I-2.

8/5/2022

9:00-9:45

PRE2022-00044

3800 W 64th Ave Infill Project

Case Manager:

Layla Bajelan

Primary Engineer:

Eden Steele

Applicant:

Tom Bauer

Parcel #s:

0182507100011

Request:

Looking to discuss the requirements and process for splitting this lot into single family houses with an access road down west side of the property