

2007 Administrative Public Hearings						
1-Jan-07						
	Project Number	Project Name	Planner	Time	Location	Decision
	Project Number	Project Name	Planner	Time	Location	Decision
8-Feb-07						
	Project Number	Project Name	Planner	Time	Location	Decision
	32-06	Agnew Car Wash PDP	TS	5:00 PM	281 N. College - Conf. Rm A	Approved
12-Feb-07						
	Project Number	Project Name	Planner	Time	Location	Decision
	56-98N	Rigden Farm, 12th Filing, Brooklyn Park Rowhouses, Phase 2 PDP	SO	5:30 PM	281 N. College	Conditional Approval
	35-06	Dechairo Subdivision (1205 W. Plum St.) PDP	SO	6:00 PM	281 N. College	Approved
13-Feb-07						
	Project Number	Project Name	Planner	Time	Location	Decision
	28-98E	Prospect Industrial Park, Lot 19 (Holsinger Drywall) PDP	SO	4:00PM	281 N. College - Conf. Rm A	Approved
22-Feb-07						
	Project Number	Project Name	Planner	Time	Location	Decision
	24-04	Willow Street Lofts PDP	AA	4:00 PM	281 N. College Ave. Conf. Rm A	Approved

21-Mar-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	7-07	1635 S. Lemay Avenue - Modification of Standard	SO	3:30PM	281 N. College Ave. Conf. Rm A	Approved w/conditions	Request for Modification of Standard to Land Use Code Section 3.2.2(K)(2)(a), requesting a variance of the maximum parking spaces allowed for non-residential development. Personal Business and Service Shops allow a total of 4 spaces per 1000 square feet and this is a request to allow 8 parking spaces for a 1008 square foot facility. Located at 1635 S. Lemay Avenue, on the west side of South Lemay Ave., between East Prospect Road and East Stuart Street. The property is zoned NC - Neighborhood Commercial District.
	32-03A	Homestead PUD	SO	4:00PM	281 N. College Ave. Conf. Rm A	Approved	Request of a replat to remove the building envelope located on the Southwest corner of Ziegler Road and County Rd 36. Zoning is UE - Urban Estate
	13-05D	Sunrise Ridge, 2nd Filing PDP	TS	4:30PM	281 N. College Ave. Conf. Rm A	Continued (see 4/10/07)	Request for a residential development of 7 single family detached residences on 5.04 acres, all lots are to be a minimum of .50 acres in size. Located on the west side of Strauss Cabin Road, between E. Harmony Road and Kechter Road. Zoned UE (Urban Estates).
10-Apr-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	27-06	Oak Street Residences PDP	AA	4:30PM	281 N. College Ave. Conf. Rm C	Approved	Request for change of use to an existing single family residence (previously converted from an office in 2005) allowing for a 1-2 level addition for 2-3 new multi-family dwelling units. Located at 221 East Oak Street - on the southwest corner of East Oak Street and Mathews Street, zoned NCB (Neighborhood Conservation Buffer)
	6-07	By Design (500 S. Washington Ave.) PDP	SS	5:00PM (approx.)	281 N. College Ave. Conf. Rm D	Continued (see 4/5/07)	Request to subdivide the current 13,401 sq ft single family lot into two single family lots (one 7,401 sq ft and one 6,000 sq ft). This lot is located on the SW corner of W. Mulberry Avenue and S. Washington St. Zoning is NCL - Neighborhood Conservation Low-Density
5-Apr-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	6-07	By Design (500 S. Washington Ave.) PDP	SS		281 N. College Ave. Conf. Rm D	Approved with conditions	Request to subdivide the current 13,401 sq ft single family lot into two single family lots (one 7,401 sq ft and one 6,000 sq ft). This lot is located on the SW corner of W. Mulberry Avenue and S. Washington St. Zoning is NCL - Neighborhood Conservation Low-Density

10-Apr-07	13-05D	Sunrise Ridge, 2nd Filing PDP	TS		281 N. College Ave. Conf. Rm D	Approved with conditions	
9-May-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	19-05B	Fox Meadows Business Park, No. 3, Replat, Timberline Plaza	TS	4:30PM	281 N. College Ave. Conf. Rm A	Approval	Request for a neighborhood convenience shopping center containing 28,000 square feet of retail, office, financial services and clinics and non-drive-in fast food restaurant uses. 3/21/07 The final plat submittal also included a request to replat Fox Meadows Business Park (Tract B), to be titled Fox Meadows Business Park Number Three, for the purpose of creating two separate lots to accommodate a new tenant arrangement. The applicant is requesting approval to amend the approved plan to accommodate an early childhood learning center, with after-school child care, along with a smaller, two-story commercial building. The early childhood learning center would be the Primrose School and contain 10,500 square feet on one story. The revised commercial building would contain 12,000 square feet.
	32-951	Registry Ridge, 5th Filing PDP	SS	5:00 PM	281 N. College Ave. Conf. Rm A	Approved with Conditions	Request to develop a 5th filing to the Registry Ridge subdivision, replatting Tract C of the existing Registry Ridge First Filing PUD. The proposed development will consist of 30 Single Family lots on 7.397 acres. Located south of the intersection of Ranger Drive and Truxun Drive. The zoning is LMN - Low Density Mixed Use Neighborhood.
	42-05A	Talon Estates PDP	SO	5:30 PM	281 N. College Ave. Conf. Rm A	Conditional Approval	REQUEST TO DEVELOP 9.36 ACRES TO ALLOW 13 SINGLE FAMILY DETACHED DWELLINGS ON 13 LOTS, A DETENTION POND AND A 50 FOOT WIDE BUFFER WILDLIFE MOVEMENT CORRIDOR. LOCATED WEST OF S. TAFT HILL ROAD ON THE NORTH SIDE OF FALCON DRIVE. THE PLEASANT VALLEY & LAKE CANAL BORDERS THIS PROPERTY TO THE NORTH AND EAST. ZONED UE (URBAN ESTATE DISTRICT).
16-May-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	38-06	King Soopers (Cedarwood Plaza) Telecom Wireless Facility PDP	AA	4:30 PM	281 N. College Ave. Conf. Rm A	Denied	REQUEST FOR THE INSTALLATION OF A NEW TELECOMMUNICATION FACILITY FOR T-MOBILE, CONSISTING OF ANTENNAS ENCLOSED WITHIN A STEALTH LIGHTPOLE AND EQUIPMENT CABINETS ON A CONCRETE SLAB SURROUNDED BY A TIMBER FENCE. LOCATED AT 1015 S. TAFT HILL ROAD, JUST SOUTH OF W. ELIZABETH STREET BEHIND THE KING SOOPERS SHOPPING CENTER. ZONED NC (NEIGHBORHOOD COMMERCIAL DISTRICT).

	4-07	215 North College Ave. PDP	AA	4:30 PM	281 N. College Ave. Conf. Rm A	Approved	Request to re-develop an existing auto shop into a mixed-use project, razing the existing building and constructing a new three story building with (4) third floor residential "loft" type units. The lower levels will consist of offices on the second level and a first level restaurant with an enclosed garage to the rear of the building.. Located at 215 N. College Avenue, on the west side of N. College Avenue, south of Maple Street and north of Laporte Avenue. The zoning is D - Downtown District.
23-May-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	41-95D	Dry Creek Replat	TS	4:30 PM	281 N. College Ave. Conf. Rm A	Approval of Modifications and Conditional Approval of PDP	REQUEST FOR REPLAT OF THE EXISTING DRY CREEK MINOR SUBDIVISION, PREVIOUSLY APPROVED FOR 240 HOME SITES (MOBILE HOME PARK). PROPOSED REPLAT REQUEST WOULD ALLOW 230 SINGLE FAMILY DETACHED HOMES ON 40.48 ACRES. LOCATED NORTH OF INTERNATIONAL BLVD. BETWEEN N. TIMBERLINE ROAD AND S. LEMAY AVE (PREVIOUS MOBILE HOME PARK WAS ADDRESSED AS 2050 INTERNATIONAL BLVD). ZONED LMN - LOW DENSITY MIXED-USE NEIGHBORHOOD
24-May-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	33-01O	Fossil Lake PUD, First Filing Replat	SO	5:30PM	281 N. College Ave. Conf. Rm A	Continued	Request to replat lot 11, block 12, Fossil Lake PUD, 1st Filing, relocating the existing building envelope. This property is located at 6558 Rookery Rd. Zoning is UE - Urban Estate
	32-01F	Sidehill, 3rd Filing PDP Replat	AA	5:00PM	281 N. College Ave. Conf. Rm C & D	Approved	Request to replat the existing Block 1 of Sidehill 2nd Filing, converting the existing approved 19 townhomes into 19 small, single family lots. Located at the Northeast corner of S. Timberline Road and Katahdin Drive. The zoning is LMN - Low Density Mixed-Use Neighborhood.
31-May-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	41-05C	Timberline Center, Lot 14 Replat	TS	4:30PM	281 N. College Ave. Conf. Rm A	Approved	Revision to the plat for revised storage unit layout located at 2103 Joseph Allen Dr (Lot 14). Revision to include reducing number of buildings from 16 to 12 and changing the area of the buildings. Zoned I - Industrial District.
26-Jun-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description

	13-07	Repeat Boutique PDP	AA	4:00 PM	281 N. College Ave. Conf. Rm A	Approved	**Need to include this in July's report if it is approved. Unsure at monthly report time if it was okay or not** (THIS WAS APPROVED ON 6/26/07)
28-Jun-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	40-94G	Lincoln Park (Formerly Lincoln Mixed-Use) PDP	CG	4:00 PM	281 N. College Ave. Conf. Rm A	Approval subject to Conditions	REQUEST FOR A MIXED-USE DEVELOPMENT ON 14.44 ACRES AT 1110 E LINCOLN AVE. THE PROPOSED DEVELOPMENT WILL CONTAIN 107 DWELLING UNITS AND 42,782 SQUARE FEET OF COMMERCIAL SPACE. DWELLING UNITS WILL BE COMPRISED OF 94 STANDARD TOWNHOME UNITS, 8 HANDICAP UNITS, AND 5 MAINFLOOR MASTER UNITS. COMMERCIAL SPACE WILL BE DIVIDED INTO 6 COMMERCIAL/RETAIL BUILDINGS.
16-Jul-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	12-07	Testa Beauty Salon	SO	3:00pm	281 N. College Ave. Conf. Rm A	Approved with Conditions	Request for a change of use from an existing single family residence to a beauty salon (personal service shop). The project is located at 1635 S. Lemay Avenue, on the west side of S. Lemay Ave. between E. Prospect Rd. and E. Stuart Street. Zoning is NC (Neighborhood Commercial District).
16-Jul-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	10-07	216 South Grant Avenue Accessory Building with Habitable Space PDP	SO	3:15pm	281 N. College Ave. Conf. Rm	Approved	Request to remove an existing fort (playhouse) structure and replace it with an approx. 450 sq ft building with habitable space (will have water, sanitary sewer and electric). This new structure will not contain a new dwelling unit. Located at 216 South Grant Avenue. Zoning is NCL (Neighborhood Conservation, Buffer District)
24-Jul-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	39-06	226 Peterson St. Accessory Building with Habitable Space PDP	SS	5:00pm	281 N. College Ave. Conf. Rm A	Approved	Request to allow a 1 1/2 story detached accessory building with habitable space (600 sq. ft.) at the rear of lot facing the alley. One single family residence exists on the 9,750 square foot lot. Located at 226 Peterson Street, on the east side of Peterson Street, north of E. Olive Street. Zoned NCM (Neighborhood Conservation Medium-Density District).
1-Aug-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description

	5-94N	Front Range Village, 1st Replat PDP - Type I	TS	4:00pm	281 N. College Ave. Conf. Rm A - Note: had to re-mail approx. 200 APO notices that went out w/o letter in them 7/26/07	Approved	Request to replat approximately 53.77 acres, consisting of lots 1,7,9,10, 12,13, 14 and Tracts A,E,F and G of Front Range Village Regional Shopping Center to accommodate the shifting of various buildings and utility easements. In addition, the purpose of the replat is to make minor adjustments and to address a variety of issues that have arisen since construction began. (This project is associated with Minor Amendment #2 of the Front Range Village Major Amendment). Located at the northwest corner of East Harmony Rd and Zeigler Road. The zoning is HC - Harmony Corridor District.
	18-07	321 East Olive Street	SO	4:15pm	281 N. College Ave. Conf. Rm A	Approved	Request to finish existing loft space above detached garage to an entertainment room/bedroom, bathroom. There will be no kitchen facilities. Acquiring water/sewer service from existing line in alley as well as a gas line from the main residence. Lot is 7,000 sqft and is Zoned NCM.
5-Sep-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	38-06A	King Soopers (Cedarwood Plaza) Telecommunications Wireless Facility PDP	AA	5:30pm	City Hall Council Chambers 300 Laporte	Conditional Approval <i>(this item had an appeal request within 14 days of the hearing decision [9/19/07])</i>	
	56-98AT	Rigden Farm, 5th Filing, Lot 1 Replat, Rigden Lofts at Settlers Green	SO	6:00pm	Community Room - 215 N. Mason	Conditional Approval	
6-Sep-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	35-01C	Centerpoint Plaza, 2nd Building PDP	SO	5:00pm	Community Room - 215 N. Mason	Approved	
	33-01Q	Fossil Lake PDP, 4th Filing, 1st Replat	SO	5:30pm	Community Room - 215 N. Mason	Approved	
	20-07	220 Edwards Street - Modification of Standard	SO	5:15pm	Community Room - 215 N. Mason	Approved	
10-Sep-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description

	29-00K	Maple Hill Third Replat PDP (Formerly Block 2, Lots 5 & 6 and Tract C Replat)	SS	4:30pm	281 N. College Ave. Conf. Rm A	Approved	
3-Oct-07							
	Project Number	Project Name	Planner	Time	Location	Decision	Description
	8-99J	Willowbrook 3rd Filing	TS	5:00pm	281 N. College Ave. Conf. Rm A	Approved	
9-Oct-07							
	22-07	Magnolia West Subdivision PDP	SS	4:30pm	281 N. College Ave. Conf. Rm A	Approved with Condition	
1-Nov-07							
	28-07	3425 S. Shields Street Mixed-Use PDP	AA	5:30pm	City Hall Council Chambers	Approved with Condition	
8-Nov-07							
	23-07	Solar Village Maple PDP	AA	5:30pm	281 N. College Ave. Conf. Rms C&D	Approved with Condition	
27-Nov-07							
	26-07	Advance Auto PDP	SS	4:00 pm	281 N. College Ave. Conf. Rm A	Approved with Conditions	
20-Dec-07							
	15-02B	Import Auto Sales, Towing and Storage PDP	AA	4:00pm	281 N. College Ave. Conf. Rm A	Approved	