



PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL
2. CONSIDERATION OF PREVIOUS MEETING MINUTES
Meeting minutes of November 18, 2025
3. CONSIDERATION OF NEW BUSINESS
 - a. Public Hearing and Consideration of Use by Special Permit for Tattoo/Body Piercing Parlor located within *My Salon Suite* to be authorized for a new owner at the existing site.
Prepared by: Trevor Harlow, Senior Planner
 - b. Public Hearing and Recommendation for the Third Amended Preliminary Development Plan for Interchange Business Center Filing No. 1; West 136th Avenue Walmart Cell Tower Site
Prepared by: Nathan Lawrence, Senior Planner
4. OLD BUSINESS
5. MISCELLANEOUS BUSINESS
6. ADJOURNMENT

PLEASE NOTE

The following are the procedures used by the Planning Commission for in-person meetings.

For participation guidelines please visit www.westminsterco.gov/pc

1. Staff will present agenda items. The Developer may present after Staff.
2. Public testimony will be heard for Public Hearing items on the agenda. The Chair may impose time limits on speakers. Please use the sign in sheet located at the back of the room if you wish to provide public testimony.
3. All questions shall be addressed to the Chair of the Planning Commission. The Chair will call on Staff to address questions at the end of the hearing. Planning Commission reserves the right to question anyone at any time during the Public Hearing.
4. The Commission is charged with the review of Comprehensive Plan Amendments, Rezoning, Preliminary Development Plans, Amended Preliminary Development Plans, Official Development Plans, Amended Official Development Plans, Preliminary Plats and Amended Preliminary Plats that are not approved administratively by the City Manager.
5. There are two different procedures involved in the review of applications for development plan approval and the procedure depends on the type of plan under consideration:
 - a. After review and a public hearing, the Planning Commission may recommend approval of an application, approval subject to specified conditions, or denial of an application. The Planning Commission is **not** the final authority on these applications. The City Council is the final decision maker.
 - b. On applications for Official Development Plans and Amended Official Development Plans, the Planning Commission **does** make the final decision, unless the decision of the Planning Commission is appealed to the City Council within 10 days of the Planning Commission decision by a "party-in-interest," as described in Section 11-5-13(B.1) of the Westminster Municipal Code. If a decision of the Planning Commission is properly appealed to the City Council, the City Council will schedule the item for

consideration at one of their upcoming meetings and, after holding a public hearing, make a final decision on the application.

If you need further information regarding this process, or any other matter related to the City's development review process, please contact the City Planning Division at 303-658-2092.

NOTE: Persons needing an accommodation, such as an interpreter for another language, or who have an impairment that requires accommodation, must notify the Planning Aide no later than noon on the Thursday prior to the scheduled Planning Commission hearing to allow adequate time to discuss arrangements. Please call 303-658-2092/TTY711 or State Relay or email rgarcia@westminsterco.gov to make a reasonable accommodation request.



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
November 18, 2025

1. ROLL CALL

The meeting was called to order at 7:00 pm by Chairperson Jim Boschert. Present were Commissioners Rick Mayo, David Carpenter, Chennou Xiong, Larry Dunn, David Tomecek and Kevin Kinnear. Excused from attendance was Commissioner Tracy Colling. Also, present staff members, Planning Aide/ Secretary Veronica Garcia, Associate Planner Jennifer Baden, Principal Planner Andrew Spurgin, Planner Rebecca Batzel, Principal Planner Jacob Kasza, Planning Manager John McConnell, Development Engineering Administrator Heather Otterstetter, Housing Administrator Vivianne Oliveira Del Pizzo and Deputy City Attorney Greg Graham. With the roll being called, Chairperson Boschert stated that the first alternate, Commissioner Kinnear, would be voting.

2. CONSIDERATION OF MINUTES

Meeting Minutes from October 28, 2025.

Commissioner Mayo made a motion to approve the minutes from the October 28, 2025, Planning Commission meeting.

Commissioner Kinnear seconded the motion.

The minutes were unanimously approved (7-0).

3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Unified Development Code

Chairperson Boschert stated the first item on the agenda was the Unified Development Code Workshop and noted this portion of the Planning Commission meeting would not include a public hearing. The meeting began at 7:02 pm.

Andrew Spurgin, Principal Planner, began his presentation on the Unified Development Code.

After Mr. Spurgin concluded his presentation, the Commissioners were encouraged to ask questions.

3b) Public Hearing and Recommendation for a Preliminary Development Plan Amendment and Official Development Plan Amendment for the Summit Pointe at Briar Heights Subdivision – Filing 2

Chairperson Boschert opened the public hearing at 7:36.

Rebecca Batzel, Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the Westminster Window. Notices were provided by the required deadline. Ms. Batzel narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend the City Council approve the Fifth Amended Preliminary Development Plan, and the Tenth Amended Official Development Plan for Summit Pointe at Briar Heights Subdivision Filing 2.

The applicant team gave a presentation.

Chair Boschert asked the applicant to confirm if the units would be comprised of slab-on-grade and would therefore, not have basements. The applicant confirmed it would be slab-on-grade and that the units would not have basements.

Commissioner Tomecek asked the applicant if 82nd Drive was blocked off for emergency access only. The applicant responded that both 82nd Drive and West 82nd Lane are currently connected for emergency access only.

Chairperson Boschert asked if there was public testimony.

Seeing there was no public testimony, Chairperson Boschert closed the public testimony.

Chairperson Boschert asked the Commissioners if they had any further questions for staff or the applicant.

Seeing there was no Commissioner discussion, Chair Boschert asked for a motion.

Commissioner Kinnear made a motion that the Planning Commission recommend the City Council approve the Fifth Amended Preliminary Development Plan, and the Tenth Amended Official Development Plan for the Summit Pointe at Briar Heights Subdivision Filing 2. The recommendation is based on a finding that the Preliminary Development Plan is supported by the criteria set forth in section 11-5-14 of the Westminster Municipal Code and the Official Development Plan is supported by the criteria set forth in section 11-5-15 of the Westminster Municipal Code.

Commissioner Tomecek seconded the motion.

Chairperson Boschert asked the Commissioners if there was any further discussion.

Commissioner Carpenter shared full support of the motion and noted it appeared that the applicant was making an effort to fit in and work with the surrounding communities.

Chairperson Boschert commented he was impressed with the architecture.

The motion passed unanimously (7-0).

4. MISCELLANEOUS BUSINESS

Commissioner Carpenter announced the passing of Westminster resident, John Palmer, and shared his condolences.

5. ADJOURNMENT

The meeting was adjourned at 7:52pm.

THE WESTMINSTER PLANNING COMMISSION

James Boschert, Chairperson

A full recording of the meeting has been posted on The City of Westminster website. www.cityofwestminster.us/pc



WESTMINSTER

Agenda Memorandum

Agenda Item 3a

Planning Commission Meeting
December 9, 2025



Economic Vitality: Promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base.

SUBJECT: Public Hearing and Consideration of Use by Special Permit for Tattoo/Body Piercing Parlor to be located within My Salon Suite

PREPARED BY: Trevor Harlow, AICP, Senior Planner
John McConnell, AICP, Planning Manager

RECOMMENDED PLANNING COMMISSION ACTION:

1. Hold a public hearing.
2. Approve the Special Use Permit to allow a Tattoo/body piercing parlor within the existing business *My Salon Suite* in the Westglenn Subdivision.

SUMMARY STATEMENT:

- Paul Wasinger, as the new business owner of *My Salon Suite*, a tenant in the Westglenn Subdivision, has applied for a Use by Special Permit (Special Use Permit or SUP) to allow tattoo artists to rent studio space inside the salon. If approved, the use, which is currently allowed under a previously approved SUP for the current owner, in consideration would continue to occupy a tenant space within an existing commercial property in the Westglenn Subdivision; specifically, within a studio space inside *My Salon Suite*.
- A Tattoo/body piercing parlor requires approval of a Special Use Permit (SUP) by the Planning Commission, pursuant to Section 11-4-8(B)(8) of the Westminster Municipal Code (W.M.C.). The Planning Commission is empowered to hear and decide applications for SUPs by Section 2-2-2(G), W.M.C.
- Staff has reviewed the SUP application using the criteria found in the Sections 11-4-8 (F) and (G) of the W.M.C.; this analysis may be found in a latter part of this agenda memo.

FISCAL IMPACT:

\$0 in expenditures.

SOURCE OF FUNDS:

Not applicable.

POLICY ISSUE(S):

Should the Planning Commission approve a SUP to permit Paul Wasinger, as the new business owner of My Salon Suite, the zoning authorization for Tattoo/body piercing parlor in the Westglenn Subdivision?

ALTERNATIVE(S):

Pursuant to Section 11-4-8(E) of the W.M.C., Planning Commission may choose to grant the application, with or without modifications and conditions, or deny it, within 30 days of its public hearing on the application. Conditions on the granting of a permit, include, but are not limited to:

- (1) Requiring buffers or screening between the new activity and adjacent uses;
- (2) Placing limitations on the hours of operation of the use; and
- (3) Making changes in design or layout.

Staff recommends approval of this application because, under Staff's analysis below, this application meets the requirements of Sections 11-4-8 (F) and (G) of the W.M.C.

BACKGROUND INFORMATION:

Overview of Development Review and Entitlement Process

The development review and approval process can vary throughout the City, depending upon the specific property and the proposed development, but typically requires a Preliminary Development Plan (PDP) and Official Development Plan (ODP) with land use allowances in compliance with the Comprehensive Plan. The Comprehensive Plan includes specific land use designations that provide a broad range of uses and identifies allowed densities and intensities of use. The W.M.C. requires that all development be in compliance with the Comprehensive Plan.

This application requests approval of a Special Use Permit to allow for the continuation of a specific use within the existing Westglenn Subdivision property (see Attachment 1). The use is defined in Section 11-2-1 of the W.M.C., and is as follows:

Body piercing/tattoo parlor shall mean an establishment that engages in the non-medical act of penetrating the skin, other than the ears, to make, generally permanent in nature, a hole, mark, or scar. The term "body piercing/tattoo" shall apply to body illustrations but exclude permanent cosmetics, such as lip liner, eyeliner, or eyebrow enhancement.

Only an SUP is being sought as part of this proposal. No changes are required or proposed to the Comprehensive Plan, Zoning, or previously approved and subsequently amended PDP or ODP for the site.

A SUP does not grant a permanent entitlement that “runs with the land” such as a PDP amendment would. Instead, an entitlement is granted to a specific business at a specific location. A special use permit shall not be transferred to another person, business, or location, which is why a new SUP must be issued to the new owner of this business. A special use permit shall terminate automatically whenever the permitted use is inactive for a period of one year or more. Additionally, the Planning Commission may terminate any special use permit for cause if it determines that the conditions of approval under which the permit was initially approved are no longer being met (see Attachment 2).

History of Subject Property

The Westglenn Subdivision was originally established with the creation and approval of a Preliminary Development Plan in 1985 and the Official Development Plan in 1999.

The previous 2013 Comprehensive Plan designation for the site was Mixed-Use.

Nature of Request

The applicant is seeking approval of an SUP to allow for a Tattoo/body piercing parlor use within a tenant space in an existing commercial building. The business already has an approved SUP to operate a Tattoo/body piercing parlor granted by the Planning Commission in March of 2025. The current business owner is selling to Paul Wasinger, who requires a new SUP approval to continue operating the Tattoo/body piercing parlor use. If the SUP is granted, the operation will continue as normal and be contained inside dedicated spaces assigned within preestablished tenant spaces within the existing *My Salon Suite*, located in the Westglenn Subdivision, Filing 2, 2nd Replat, currently addressed at 7275 West 88th Avenue, Westminster, CO 80021. No associated site or architectural changes are proposed with this SUP proposal.

Applicant/future business owner

Paul Wasinger
444 18th St
Boulder, CO 80302

Property Owner

TC Brookhill RLLP
1888 Sherman St
Denver, CO 80203

Location

The site is a studio space located in the Westglenn Subdivision, on the northeast corner of West 88th Avenue and Wadsworth Parkway. The property address is 7275 West 88th Ave., Westminster, CO 80021. The property is bounded by other lots in the Westglenn Subdivision to the north and east, the City of Arvada to the south, and Mission Hill / Silo Commercial subdivision to the west. The property is zoned PUD, and designated Commercial in the Comprehensive Plan.

Surrounding Land Uses and Designations

Direction	Development Name	Zoning	Comp Plan Designation	Current Use
North	Westglenn Subdivision, Filing 5	PUD	Commercial, Urban Multi- Family, Parks/Golf Courses	Retail/Commercial Space, Apartments, Public Park
East	Westglenn Subdivision, Filing 2	PUD	Commercial	Retail/Commercial Space
South	(City of Arvada)	(City of Arvada)	(City of Arvada)	Retail/Commercial Space
West	Mission Hill / Silo Commercial	PUD	Commercial	Retail/Commercial Space

Public Notification

Section 11-5-13(A), W.M.C. requires the following two public notification procedures:

- **Property Posting:** Notice of the public hearing shall be posted on the property with a minimum of one sign in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required date. The applicant has provided the City's Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.
- **Written Notice:** At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to property owners and homeowner's associations registered with the City within 1,000 feet of the subject property. The applicant has provided the City's Planning Manager with a certification that the required notices were mailed on or by the required date.
- **Published Notice:** Notice of public hearings scheduled before Planning Commission shall be published and posted at least ten days prior to such hearing and at least four days prior to City Council public hearings. Notice was published in the *Westminster Window* by the required date.

Westminster Municipal Code Analysis

11-4-8. – Uses by Special Permit

(F) Special Use Permit Criteria: When considering any application for a special use permit, the Planning Commission shall consider each of the criteria listed below, insofar as each is relevant to the proposed use:

(1) Impact on the character of the neighborhood.

As mentioned, the proposed use is already existing within the established commercial center, which is already equipped with needed infrastructure and site services. There will be no change in intensity, with the only changing factor being the ownership. Additionally, there will be no public facing exterior display or storage associated with this Special Use Permit. Staff anticipates no negative impacts to the community.

(2) Compatibility of the proposed use with existing and planned uses on adjacent properties.

There are no site or architectural changes proposed with this SUP. The Tattoo/body piercing parlor is a tenant space that is a part of a larger business, *My Salon Suite*. *My Salon Suite* provides professional spaces to individuals and small businesses for health and beautify professionals and artisans, such as tattoo and body piercing artisans. The surrounding businesses are commercial retail and service oriented. This proposed use would continue to provide synergetic support for neighboring businesses by activating the area with more commercial traffic and awareness; therefore, bolstering the commercial success of the subdivision.

(3) Activities or uses on the site that generate potential adverse impacts or nuisance effects, such as visual impacts, noise, vibrations, light intensity, odors, loitering, or level of police activity.

Staff finds that the proposed use would not result in adverse impacts or nuisance effects. No site or architectural changes are associated with this SUP. Both the Applicant, and the associated business it would be housed in, *My Salon Suite*, have demonstrated the importance of clean, safe, quality, and professional-level services and workspaces.

(4) Amount or degree of outdoor activity.

Outdoor activity would be limited to vehicular and foot traffic from clients, which would be standard or less than the standard amount from other surrounding businesses in the area. No outdoor display or storage is proposed or permitted with this SUP.

(5) Hours of operation and deliveries.

Hours of operation and deliveries are typical for the commercial setting that the use is proposed for.

(6) Location and intensity of storage, loading, and delivery areas.

Outdoor display and storage are not proposed or permitted with this SUP. No significant impact on loading and delivery areas is anticipated with the proposed use. The majority of delivery and loading would be a part of the greater area and the *My Salon Suite*, which is a permitted use.

(7) Adequacy of parking and vehicular access and circulation.

Parking, vehicular access, and circulation were previously reviewed and accounted for during the initial development of the Westglenn Subdivision, which considered multi-tenant and commercial demands. No changes to parking or vehicular access are proposed with this SUP.

(8) Traffic volume generated by the proposed use.

Traffic impact analysis and review were part of the original planning and review of the existing development, which considered multi-tenant and commercial demands. No changes in traffic volumes or traffic patterns are anticipated with this SUP.

(9) Pedestrian safety.

No site or architectural changes are proposed with this SUP. Pedestrian safety and circulation were accounted for with the original planning and review for the development, and no impacts are anticipated with this application.

(G) Standards of Review: After consideration of the foregoing criteria, the Commission will grant the special use permit if it determines:

(1) That the proposed use will be reasonably compatible with the surrounding neighborhood;

The proposed use has been and is expected to continue to be reasonably compatible with the surrounding neighborhood.

(2) That the proposed use will not be in conflict with the policies of the Comprehensive Plan; and

The proposed use is not in conflict with the policies (or the Commercial land use designation) of the Comprehensive Plan.

(3) That the proposed use will meet the following distance limitations:

(a) The location of any other Group Care Facility or Institutional Care Facility within 750 feet of a Group Care Facility shall preclude the approval of the special use permit.

(Not Applicable)

(b) The location of any other Group Care Facility or Institutional Care Facility within 750 feet of an Institutional Care Facility shall preclude the approval of the special use permit.

(Not Applicable)

(c) The location of any other Tattoo or Body Piercing Parlor within 1,000 feet of another such use shall preclude the approval of the special use permit.

The proposed use is not within 1,000 feet of another such use.

(d) The location of any other Thrift Store within 1,000 feet of another such use shall preclude approval of the special use permit.

(Not Applicable)

(e) The location of an ambulance service within 500 feet of the boundary of any residential district or the property line of a lot devoted to a residential use, regardless of the zoning designation, will preclude the approval of the special use permit.

(Not Applicable)

(4) In the case of an Ambulance Service, that the primary vehicular access from the subject property is direct to a four-or-more-lane street and that no outside storage of ambulances occurs.

(Not Applicable)

(5) In the case of a use identified as a special use under a specific plan, that the criteria identified in the respective specific plan have been met.

(Not Applicable)

Summary of Staff Recommendation

Staff recommends that the Planning Commission:

1. Hold a public hearing.
2. Approve the Special Use Permit to allow Tattoo/body piercing parlor to remain within existing business My Salon Suite in the Westglenn Subdivision.

STRATEGIC PLAN PRIORITY:

Economic Vitality: Approval of the proposed SUP helps to promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base by providing new economic opportunities, and by bringing new services to the community.

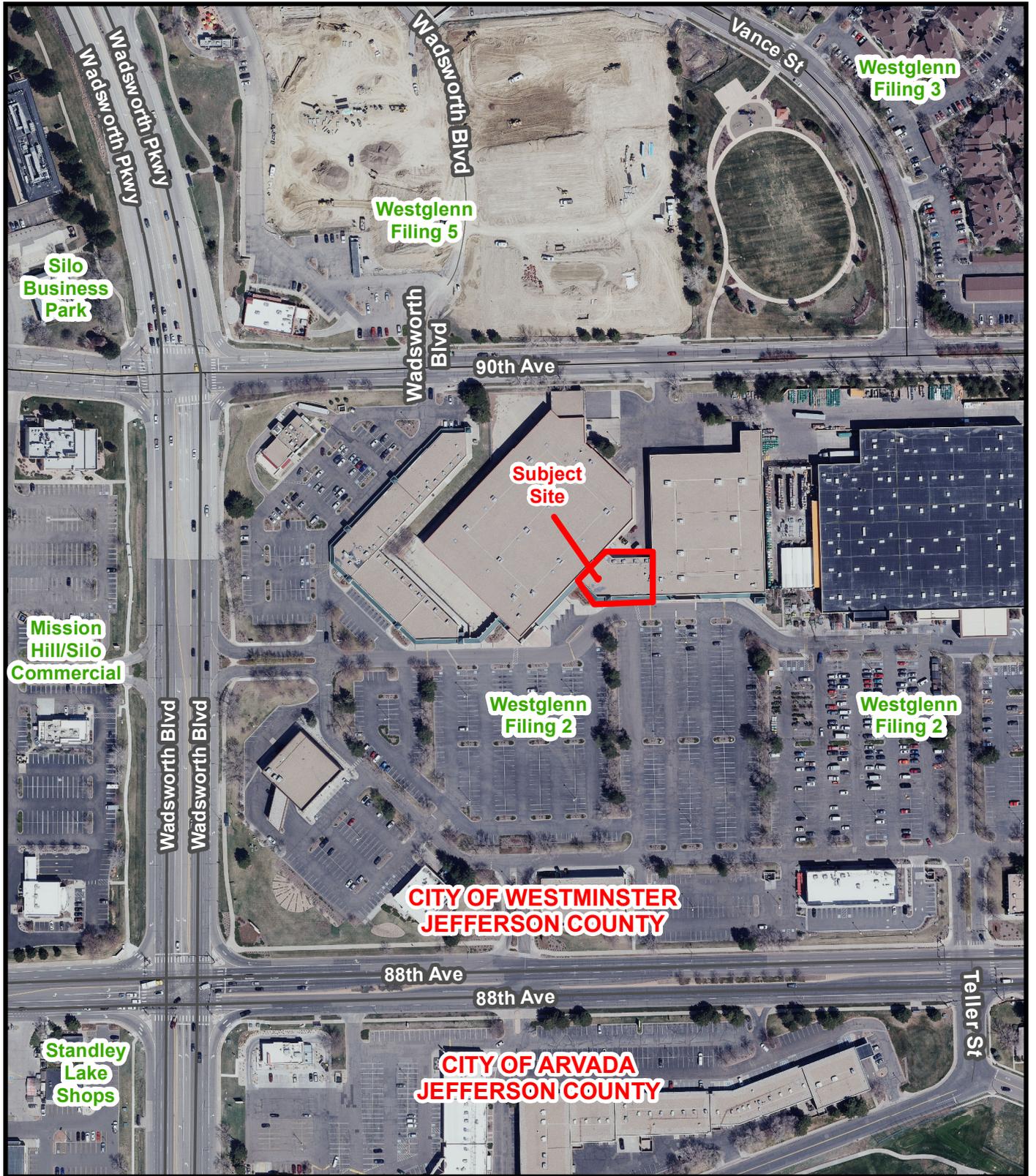
Respectfully Submitted,



John McConnell, AICP
Planning Manager

ATTACHMENTS:

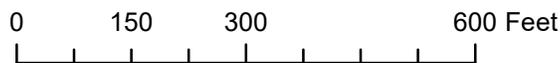
- Attachment 1: Vicinity Map
- Attachment 2: Submittal Documentation



Vicinity Map

Tattoo Parlor - My Salon Suite

7275 W 88th Avenue





SPECIAL USE PERMIT APPLICATION

Submittal Requirements

Please note that incomplete submittals will not be accepted for review.

1. Review Fee \$450.00
2. Public Hearing Fee \$350.00
3. Recording Fee – to be determined if request is approved
4. Signed Special Use Permit Application (*This form.*)
5. Ownership and Encumbrances Report: The O&E report must be from a title company and dated within the last 30 days from date of application.
6. If real property owner is a legal entity, applicant must provide evidence of authorization to sign on behalf of such entity. (i.e. Articles of Incorporation, Articles of Organization, Operating Agreement, Resolution from the Board of Directors, etc.)
7. Vicinity map showing immediately adjacent properties, structures, existing land use, existing zoning and Comprehensive Plan classification(s), streets, sidewalks, and curb sets.
8. Written detailed description of the proposed use describing the operational characteristics and potential impact on the existing neighborhood.
9. Detail site plan showing location of the existing and proposed buildings and other structures, parking areas and number of available parking spaces for the special use, ingress and egress, outside trash and storage areas, and type of screening, fencing, and landscaping.
10. Existing floor plan and elevations of buildings or proposed construction or modifications as may be applicable.
11. Map of property owners within one thousand (1,000) feet of the subject property based upon records of the County Assessor as of a date within fifteen (15) days of filing the application. The map shall be from the County Assessor and shall identify the subject site and the location and lot and block number of the properties to be notified. §11-5-13(A)(6), Westminster Municipal Code.
12. List of property owners within one thousand (1,000) feet of the subject property based upon records of the County Assessor as of a date within fifteen (15) days of filing the application. The list shall contain the name and mailing address of property owners from the County's records, keyed to the appropriate lot and block number on the County Assessor's maps. §11-5-13(A)(6), Westminster Municipal Code.



If a Group Care Facility or Institutional Care Facility, also provide the following:

- Scaled map indicating the locations of any other Group Care Facility or Institutional Care Facility within 750 feet of the subject property. Measurement shall be from property line to property line, in a straight line.

If a Tattoo or Body Piercing Parlor, also provide the following:

- Scaled map indicating the location of any other tattoo or body piercing parlor within 1,000 feet. Measurement shall be from the closest exterior wall to wall, in a straight line. §11-4-13(A)(7), Westminster Municipal Code.

If an Ambulance Service, also provide the following:

- Scaled map indicating a minimum distance of 500 feet from the boundary of any residential district or property line of a lot devoted to a residential use regardless of the zoning designation, as measured from the property line in a straight line.

If a Thrift Store 5,000 square feet or greater, also provide the following:

- Scaled map indicating the location of any other thrift store within 1,000 feet. Measurement shall be from the closest exterior wall to wall, in a straight line. §11-4-13, Westminster Municipal Code.

If an Institutional Care Facility, also provide the following:

- Written plans for: security measures to prevent unplanned and unsafe activities on the part of residents; screening measures to prevent the placement of residents with a history of or high risk for violence or abuse of children; the ratio of supervisors to residents; programs for counseling or rehabilitation; the hours per day or week when counseling or rehabilitation programs will be administered; the education, training and other qualifications of all staff members; provisions for recreation including the areas of the building and site to be used for recreation.

If an Institutional Care Facility, or Group Care Facility, also provide the following:

- A copy of the Colorado State License or the application form for such state license showing the use requested.



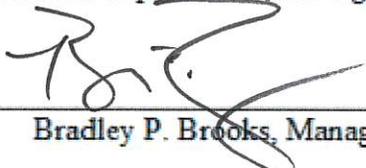
By signing below, I assert, under the penalty of perjury, that the above information is true, correct and complete to the best of my knowledge.

LANDLORD:

TC Brookhill RLLP,
a Colorado registered limited liability partnership

10.16.2025
Date

By: Sidford Capital LLC, Managing Agent

By: 
Bradley P. Brooks, Manager


Signature of Business Owner (Required)*

10/10/25
Date

PAUL WASINGER
Print Name

OWNER
Title

**If legal entity, provide evidence of authorization to sign on behalf of such entity.
(Note: more sheets may be added for additional property owner or business owner signatures.)*

I am requesting a Special Use Permit as the new owner of My Salon Suite at 7275 W 88th Ave, Unit A, Westminster, CO. There is currently a permit in place for this location, to allow the existence of a Tattoo or Body Piercing shop in the business, under the previous owner's name, Tracy Ulmer. My Salon Suite leases suites to many aspects of the beauty industry, and a tattoo shop would continue to fit in perfectly with other services that are provided at this location. Tattoo or body piercing shop owners that are interested in opening and operating their business at this location would apply to lease a suite, and would go through the normal licensing procedures with the City after signing a lease for a salon suite. It would be up to the tattoo or body piercing suite tenant to comply with all applicable rules and regulations around owning and running a tattoo shop in the City of Westminster. I expect no adverse impacts to the existing neighborhood. This would continue to be an excellent addition to the shopping center, as it would bring in foot traffic, visibility, and customers to neighboring businesses. There would be no requirement for additional parking, new construction, or changes to the surrounding areas.



Articles of Organization for a Limited Liability Company

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

The domestic entity name of the limited liability company is First Flatiron LLC

The principal office street address is

444 18th St
Boulder CO 80302
US

The principal office mailing address is

444 18th St
Boulder CO 80302
US

The name of the registered agent is PAUL STEPHEN WASINGER

The registered agent's street address is

444 18th St
Boulder CO 80302
US

The registered agent's mailing address is

444 18th St
Boulder CO 80302
US

The person above has agreed to be appointed as the registered agent for this entity.

The management of the limited liability company is vested in Managers

There is at least one member of the limited liability company.

Person(s) forming the limited liability company

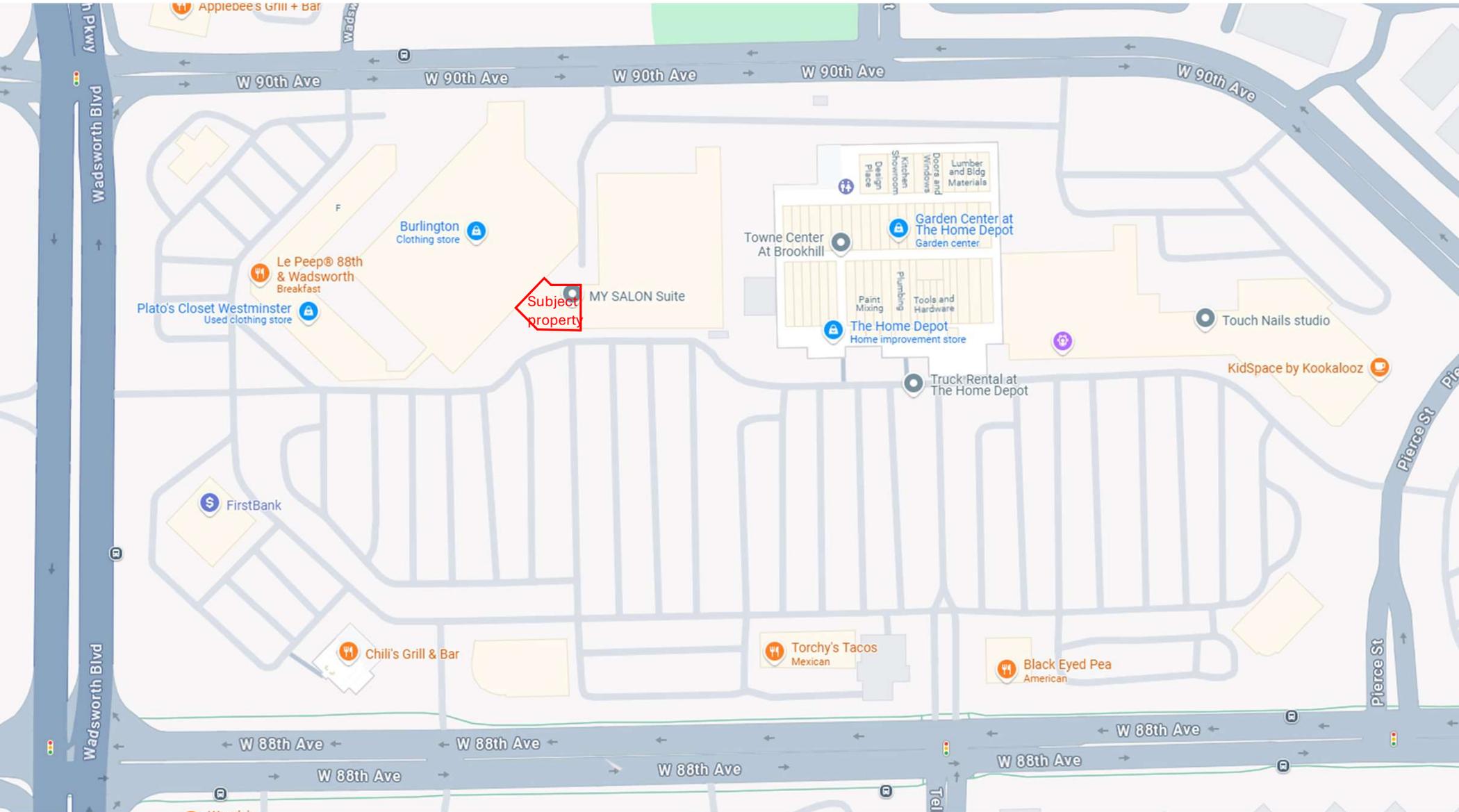
Paul Wasinger
444 18th St
Boulder CO 80302
US

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

Emily Harris
120 Eagle Rock Ave Ste 315
East Hanover NJ 07936
US



Subject property

MY SALON Suite

Burlington Clothing store

Le Peep® 88th & Wadsworth Breakfast

Plato's Closet Westminster Used clothing store

Towne Center At Brookhill

Garden Center at The Home Depot Garden center

The Home Depot Home improvement store

Truck Rental at The Home Depot

Touch Nails studio

KidSpace by Kookalooz

FirstBank

Chill's Grill & Bar

Torchy's Tacos Mexican

Black Eyed Pea American

W 88th Ave

W 88th Ave

W 88th Ave

W 88th Ave

W 90th Ave

Wadsworth Blvd

Wadsworth Blvd

Pierce St



Burlington
Clothing store



Trash

Subject
property

MY SALON Suite

Towne Center
At Brookhill



The Home Depot
Home improvement store

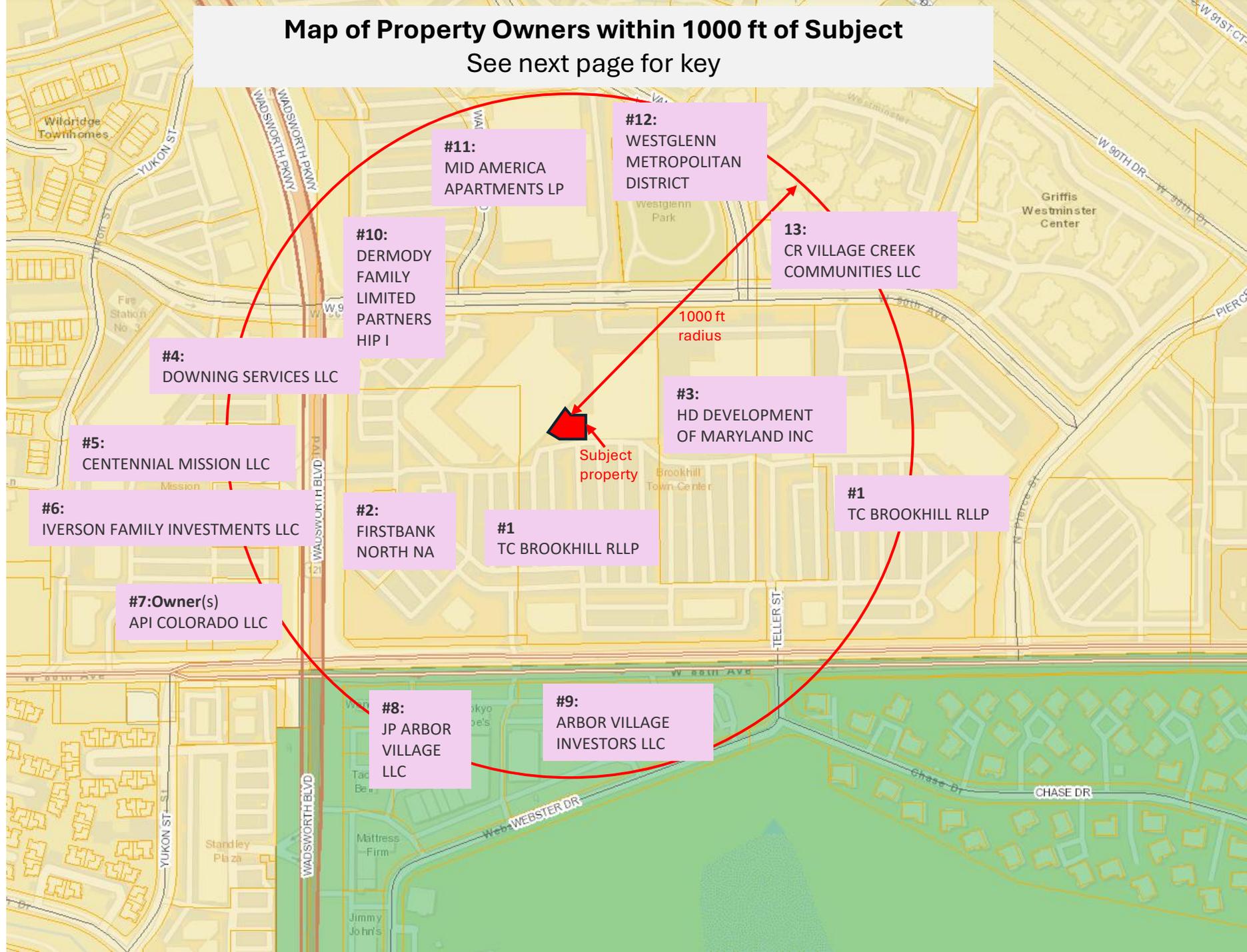


Parking

@ 88th
worth

Map of Property Owners within 1000 ft of Subject

See next page for key



Property Owner List and Mailing Addresses, Keyed to Map on Previous Page:

#1:

TC BROOKHILL RLLP
1888 SHERMAN ST 500
DENVER CO 80203

Block: Lot:001C & 003C

Section: 23, **Township:** 2, **Range:** 69

Subdivision Name: WESTGLENN FLG # 2 2ND REPLAT

#2:

FIRSTBANK NORTH NA
12345 W COLFAX AVE
LAKEWOOD CO 80215

Block: Lot:001B

Section: 23, **Township:** 2, **Range:** 69

Subdivision Name: WESTGLENN FLG # 2 1ST REPLAT

#3:

HD DEVELOPMENT OF MARYLAND INC
PO BOX 105842
ATLANTA GA 30348

Block: Lot:002C

Section: 23, **Township:** 2, **Range:** 69

Subdivision Name: WESTGLENN FLG # 2 2ND REPLAT

#4:

DOWNING SERVICES LLC
13871 DOWNING ST
BRIGHTON CO 80602

Block: Lot:001A

Section: 23, **Township:** 2, **Range:** 69

Subdivision Name: MISSION HILL SILO COMMERCIAL SUB 2ND REPLAT

#5:

CENTENNIAL MISSION LLC
7687 W 88TH AVE
ARVADA CO 80005

Block: Lot:0002 & 006A

Section: 23, **Township:** 2, **Range:** 69

Subdivision Name: MISSION HILL SILO COMMERCIAL

#6:

IVERSON FAMILY INVESTMENTS LLC
50 WOODSIDE PLAZA 517
REDWOOD CITY CA 94061

Block: Lot:0003

Section: 23, **Township:** 2, **Range:** 69

Subdivision Name: MISSION HILL SILO COMMERCIAL

#7:

API COLORADO LLC
1901 E LAMBERT RD 110
LA HABRA CA 90631

Block: Lot:004R

Section: 23, **Township:** 2, **Range:** 69

Subdivision Name: MISSION HILL SILO COMMERCIAL SUB 1ST REPLAT

#8:

JP ARBOR VILLAGE LLC
1601 BLAKE ST 600
DENVER CO 80202

Block: Lot:0001 & 0002

Section: 26, **Township:** 2, **Range:** 69

Subdivision Name: ARBOR VILLAGE CENTER

#9:

ARBOR VILLAGE INVESTORS LLC
240 ST PAUL ST 200
DENVER CO 80206

Block: Lot:0001

Section: 26, **Township:** 2, **Range:** 69

Subdivision Name: ARBOR VILLAGE PH II

#10:

DERMODY FAMILY LIMITED PARTNERSHIP I
140 W HUTHAKER LN 501
RENO NV 89511

Block: Lot:0002

Section: 23, **Township:** 2, **Range:** 69

Subdivision Name: WESTGLENN FLG # 5

#11:

MID AMERICA APARTMENTS LP
6815 POPLAR AVE 500
GERMANTOWN TN 38138

Block: Lot: 0003 & 0004

Section: 23, **Township:** 2, **Range:** 69

Subdivision Name: WESTGLENN FLG NO 5 1ST REPLAT

#12:

WESTGLENN METROPOLITAN DISTRICT
7400 E ORCHARD RD 3300
GREENWOOD VILLAGE CO 80111

Block: Lot:

Section: 23, **Township:** 2, **Range:** 69

Subdivision Name:

13:

CR VILLAGE CREEK COMMUNITIES LLC
444 W BEECH ST 300
SAN DIEGO CA 92101

Block: Lot:0001

Section: 23, **Township:** 2, **Range:** 69

Subdivision Name: WESTGLENN FLG # 3

Tribal Rites Tattoo and Piercing...



REGEN Laser

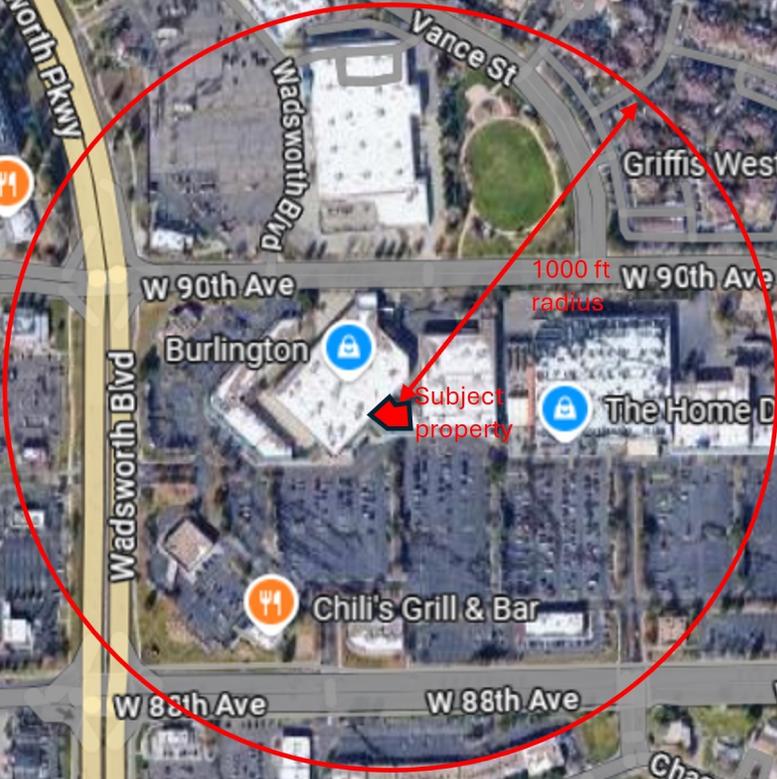
Discount Tire



Semper Farm Open Space



There are no tattoo or body piercing shops within a 1,000 ft radius of MY SALON Suite of Westminster.



1000 ft radius

Subject property

Murdoch's Ranch & Home Supply

Village Creek Apartments

Wadsworth Blvd

Vance St

Griffis Westminster Center

W 90th Ave

W 90th Ave

Burlington

The Home Depot

Yak & Yeti Restaurant and Bar - Westminster

CD's Wings - Westminster

Chili's Grill & Bar

W 88th Ave

W 87th Dr

Low Creek Tattoo Co.

Little Elementary School

MY SALON *Suite*[®] OF WESTMINSTER



Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City) CO _____

(State) (ZIP/Postal Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent has consented to being so appointed.

5. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

6. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____.

(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

7. The true name and mailing address of the individual causing the document to be delivered for filing are

Brooks Bradley P

(Last) (First) (Middle) (Suffix)

1888 Sherman Street

(Street number and name or Post Office Box information)

Suite 500

Denver CO 80203

(City) (State) (ZIP/Postal Code)

United States

(Province – if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).



OWNERSHIP AND ENCUMBRANCE REPORT

Date: October 8, 2025
Attn: Darrin Kunselman
Company: Fidelity National Title, NCS
Address: 1401 17th St. Suite 480
Phone: (720) 200-1233
Fax: (000) 000-0000
Email: Darrin.Kunselman@fnf.com

O & E Order Number: 00505695

Schedule No.: 431497
Vesting: TC Brookhill RLLP
Vesting Deed Info.: Quit Claim Deed recorded November 6, 2023 at [Reception No. 2023067818](#) and Quit Claim Deed recorded November 6, 2023 at [Reception No. 2023067819](#) and Quit Claim Deed recorded November 6, 2023 at [Reception No. 2023067820](#)

Property Address: 7175 W 88Th Ave , Westminster, CO 80021-6484

Legal Description:

Lot 1D, Third Replat – Corrective Plat of Westglenn Subdivision Filing No. 2, recorded October 8, 2025 at Reception No. 2025063841, County of Jefferson, State of Colorado.

Encumbrances:

1. Deed of Trust recorded July 31, 2023, at [Reception No. 2023045671](#)
2. Subordination, Nondisturbance and Attornment Agreement recorded December 7, 2023, at [Reception No. 2023073895](#)
3. Subordination, Nondisturbance and Attornment Agreement recorded December 7, 2023, at [Reception No. 2023073902](#)
4. Subordination, Nondisturbance and Attornment Agreement recorded December 7, 2023, at [Reception No. 2023073912](#)
5. Subordination, Nondisturbance and Attornment Agreement recorded December 19, 2023, at [Reception No. 2023076088](#)



6. Subordination, Nondisturbance and Attornment Agreement recorded December 19, 2023, at [Reception No. 2023076115](#)
7. Subordination, Nondisturbance and Attornment Agreement recorded December 21, 2023, at [Reception No. 2023076603](#)
8. Subordination, Nondisturbance and Attornment Agreement recorded January 2, 2024, at [Reception No. 2024000358](#)

NOTE: This information is for your sole use and benefit and is furnished as an accommodation. The information has been taken from our tract indices, without reference to, or examination of, instruments which purport to affect the real property. The information is neither guaranteed nor certified, and is not an Abstract of Title, Opinion of Title, nor a Guarantee of Title, and our liability is limited to the amount of the fees.

Prepared By: Darrin Kunselman
Email: darrin.kunselman@fnf.com
Phone: (720) 200-1233



WESTMINSTER

Agenda Memorandum

Agenda Item 3b

Planning Commission Meeting
December 9, 2025



Community Empowerment and Engagement: Enhance the sense of community and connection in Westminster through engaging methods of communication and dialogue that improve accessibility, increase understanding, and encourage participation in civic and City life.



Economic Vitality: Promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base.

SUBJECT: Public Hearing and Recommendation for the Third Amended Preliminary Development Plan for Interchange Business Center Filing No. 1; West 136th Avenue Walmart Cell Tower Site

PREPARED BY: Nathan Lawrence, Senior Planner
John McConnell, AICP, Planning Manager

RECOMMENDED PLANNING COMMISSION ACTION:

1. Hold a public hearing.
2. Recommend that City Council approve the Third Amended Preliminary Development Plan for Interchange Business Center Filing No. 1. This recommendation is based on the finding that the Preliminary Development Plan generally complies with the criteria in Section 11-5-14 of the Westminster Municipal Code.

SUMMARY STATEMENT:

- The proposed development is located at 200 West 136th Avenue, see Attachment 1.
- The applicant, SBA Towers, in coordination with the property owner, is proposing to construct a cellular tower site (Cell Site) at the existing Walmart Super Center.
- The Cell Site would include an approximately 35' x 65' walled area containing mechanical equipment in addition to a 155-foot-tall monopole.

FISCAL IMPACT:

\$0 in expenditures

SOURCE OF FUNDS:

Not applicable.

POLICY ISSUE(S):

Should Planning Commission recommend that City Council approve the Preliminary Development Plan (PDP) amendment for the subject property known as Interchange Business Center Filing No. 1?

ALTERNATIVE(S):

Planning Commission could recommend that City Council deny the PDP. Staff does not recommend this option because the PDP is generally supported by the criteria set forth in Section 11-5-14 of the Westminster Municipal Code (W.M.C.), and its approval will facilitate needed cellular service improvements in this area of the City.

BACKGROUND INFORMATION:Overview of Development Review and Entitlement Process

The development review and approval process can vary throughout the City, depending upon the specific property and the proposed development, but typically requires a PDP and an Official Development Plan (ODP) pursuant to the land use allowances established by the Comprehensive Plan. The Comprehensive Plan includes specific land use designations that provide a broad range of uses, and identify allowed densities and intensities of use. The W.M.C. requires that all development be in compliance with the Comprehensive Plan. If the City Council chooses to approve this PDP, the next steps in the development review process will be to secure the administrative approval of the ODP followed by administrative approval of civil construction and building construction documents prior to commencing construction on the site.

History of Subject Property

The 28-acre subject property currently contains a Walmart Supercenter. The proposed Cell Site would be located on the Walmart site and leased from the property owner. The property is designated Commercial in the Comprehensive Plan and the original Interchange Business Center PDP was approved in 1985.

Nature of Request

The applicant is seeking approval of the Third Amended PDP for Interchange Business Center Filing No. 1 in order to allow for administrative approval of an ODP which would allow for construction of a single 155-foot-tall cellular monopole structure and associated walled mechanical area as part of the proposed Cell Site project. The existing PDP restricts building and structure heights to 35-feet. The proposed PDP amendment will increase the height limit to accommodate the monopole while limiting the construction of additional cell towers on the property. Height limitations for other buildings and structures in the development will remain at 35 feet.

Applicant

Virtual Site Walk
Contact: Jacob Hamilton
4926 Monta Vista Dr E
Edgewood, WA 98372

Property Owner

Walmart Real Estate Business Trust C/O Property Tax Dept
PO Box 8050 M/S 0555
Bentonville, AR 72712

Location

The proposed cellular monopole is located on the property owned by the Walmart Supercenter addressed at 200 West 136th Avenue located on the south side of West 136th Avenue and west of Interstate 25, see Attachment 1.

Surrounding Land Uses and Designations

Direction	Development Name	Zoning	Comp Plan Designation	Current Use
North	Westminster Crossings	Planned Unit Development	Commercial	Retail Shopping Center
East	City of Thornton	City of Thornton	City of Thornton	Retail
South	Big Dry Wastewater Treatment Plant	Planned Unit Development	Public/Quasi Public	Wastewater Treatment Plant and Undeveloped Land
West	Undeveloped	Planned Unit Development	Commercial & Service Commercial	Undeveloped

Public Notification

Section 11-5-13(A), W.M.C. requires the following two public notification procedures:

- **Property Posting:** Notice of the public hearing shall be posted on the property by the applicant with a minimum of one sign per every 660 linear feet of street frontage in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required deadline. The applicant has provided the City's Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.
- **Written Notice:** At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to all addresses within 1,000 feet of the subject property. The mailing list to be used shall be provided to the applicant by City staff. The applicant has provided the City's Planning Manager with a certification that the required notices were mailed by the required deadline.

Westminster Municipal Code Analysis

11-5-14. - *Standards for Approval of Planned Unit Development Zoning, Preliminary Development Plans and Amendments to Preliminary Development Plans.*

- (A) *In reviewing an application for approval of Planned Unit Development zoning and its associated Preliminary Development Plan, or an amended Preliminary Development Plan, the following criteria shall be considered:*

1. *The Planned Unit Development (PUD) zoning and the proposed land uses in the associated Preliminary Development Plan are in conformance with the City's Comprehensive Plan and all City Codes, ordinances, and policies.*

In the City of Westminster, cellular telecommunication facilities are allowed in all zoning districts and Comprehensive Plan designations, subject to the requirements of Section 11-16 of the Westminster Municipal Code, as required by state and federal laws.

2. *The Preliminary Development Plan exhibits the application of sound, creative, innovative, and efficient planning principles.*

City staff worked with the applicant to locate the Cell Site in a manner that would minimize any impacts on the existing Walmart parking area and eliminate potential conflicts with the multiuse trail located along the east side of the larger site. In addition, visual impacts of the tower were minimized by locating the Cell Site on the south side of the property where it is partially screened by the existing Walmart building. The proposed site is located the maximum distance from surrounding City streets to further minimize the impact of the tall tower structure. The mechanical area would be installed inside of an existing sloped area which will further minimize visual impacts. This area would be surrounded by a masonry wall matching the materials on the existing Walmart building. The Cell Site mechanical enclosure would be surrounded by landscape plantings to further reduce the visual impact. See Attachment 2.

3. *Any exceptions from standard Code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Preliminary Development Plan (PDP).*

No exceptions have been identified.

4. *The PDP is compatible and harmonious with existing public and private development in the surrounding area.*

The location of the Cell Site was specifically chosen to reduce the visual and operational impacts of the project to the maximum extent practicable. The proposed location is a landscaped area to the south and rear of the Walmart, adjacent to the rear access drive used primarily for loading purposes. Adjacent to the Cell Site to the south is vacant City-owned land designated as Public/Quasi-Public in the Comprehensive Plan.

5. *The PDP provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.*

The PDP amendment specifically states that only one such Cell Site will be allowed on the site and shall only be allowed in the specific designated location.

6. *The PDP has no significant adverse impacts upon existing or future land uses nor upon the future development of the immediate area.*

The proposed Cell Site is located behind the large Walmart retail building and is adjacent to vacant land that is part of the Big Dry Creek Wastewater Treatment Plant. This land is likely to remain vacant or used for utility purposes in the future

7. *Streets, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.*

The proposed Cell Site was located as to minimize impact on turning movements and loading activities of freight vehicles accessing the rear of the building. The location should not interfere with retail customer traffic movements.

8. *The City may require rights-of-way adjacent to existing or proposed arterial or collector streets, any easements for public utilities and any other public lands to be dedicated to the City as a condition to approving the PDP. Nothing herein shall preclude further public land dedications as a condition to ODP or plat approvals by the City.*

An addition to the exiting pedestrian access easement located near the proposed Cell Site has been identified in the PDP as a means of remedying a past error on the existing PDP and Plat. A replat will be required along with the administrative approval of the ODP and Civil Drawings.

9. *Performance standards are included that ensure reasonable expectations of future Official Development Plans being able to meet the Standards for Approval of an Official Development Plan contained in Section 11-5-15, W.M.C.*

The PDP Amendment includes all of the necessary performance standards to ensure reasonable expectations for the ODP to meet the standards for approval.

10. *The applicant is not in default or does not have any outstanding obligations to the City.*

The applicant is not in default and does not have outstanding obligations to the City.

(B) Failure to meet any of the above-listed standards may be grounds for denial of an application for Planned Unit Development zoning, a Preliminary Development Plan or an amendment to a Preliminary Development Plan.

Neighborhood Meeting(s) and Public Comments

A neighborhood mailer was sent out on July 17, 2025, to all addresses and property owners within 1,000-feet of the project site. One response was received asking for additional information on the project.

Summary of Staff Recommendation

Staff recommends approval of the proposed Third Amended PDP as the proposed development conforms with the Comprehensive Plan and provides an opportunity for enhanced cellular communication service for Westminster businesses and residents in the area. Staff finds that the proposed PDP Amendment is in general conformance with the City's Comprehensive Plan and all City policies, standards and sound planning principles and practice in accordance with Section 11-5-14, W.M.C.

STRATEGIC PLAN GOALS:

The City's Strategic Plan goals of Community Empowerment and Engagement and Economic Vitality are met through the entitlement of a new cellular communications tower, which will enhance communication and safety of residents and businesses within the area.

Respectfully Submitted,

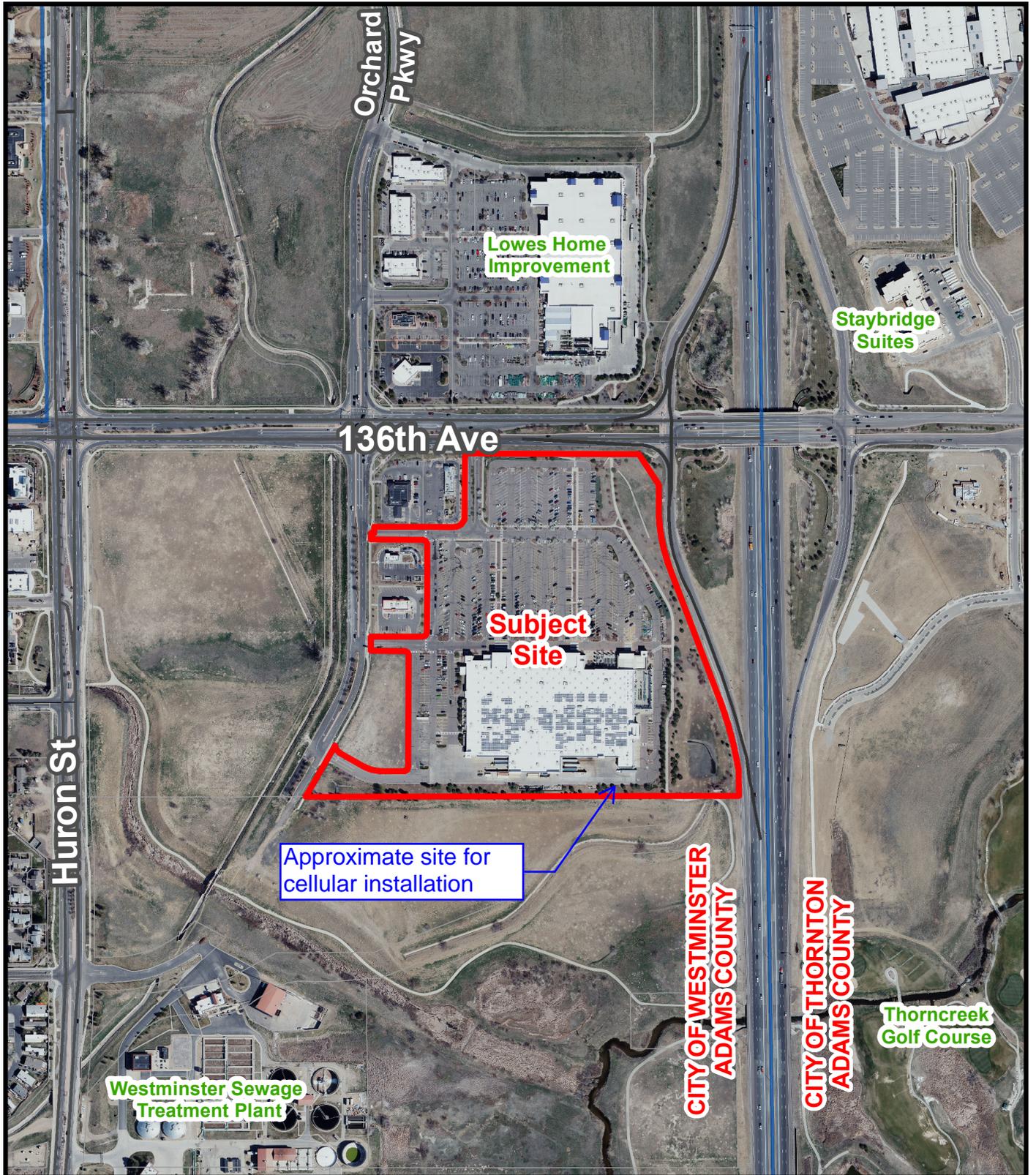


John McConnell, AICP
Planning Manager

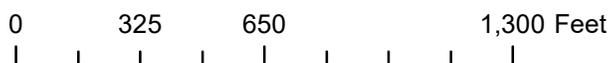
ATTACHMENTS:

Attachment 1: Vicinity Map

Attachment 2: Proposed Third Amended Preliminary Development Plan



Vicinity Map
Walmart Monopole
200 West 136th Avenue



THIRD AMENDED PRELIMINARY DEVELOPMENT PLAN AMENDMENT INTERCHANGE BUSINESS CENTER FILING NO. 1

LEGAL DESCRIPTION

PLAT FOR INTERCHANGE BUSINESS CENTER SUBDIVISION FILING NO. 1, LOT 1, DATED JANUARY 24, 1986, RECEPTION NO. 20051104001226220, COUNTY OF ADAMS, STATE OF COLORADO.

LESS AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO FROM WAL-MART REAL ESTATE BUSINESS TRUST BY WARRANTY DEED DATED AUGUST 24, 2016 AND RECORDED AUGUST 29, 2018 IN RECEPTION NO. 2016000071517.

SURVEYOR'S CERTIFICATE

I, _____, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PDP PROPERTY BOUNDARY.

DATE _____ REGISTERED LAND SURVEYOR & NO. _____

PROPERTY OWNER

WALMART REAL ESTATE BUSINESS TRUST C/O PROPERTY TAX DEPT PO BOX 8050 M/S 0555 BENTONVILLE, AR 72712-8055

CONSULTANTS

ARCHITECT:
MOUNTAIN LTD. ENGINEERING
200 CONCORD PLAZA DR. #620
SAN ANTONIO, TX 78216
CONTACT: CHRIS WARREN
EMAIL: cwarren@mountainltd.com

SURVEYOR:
POWER SURVEYING CO, INC
720 W 84TH AVE #240
DENVER, CO 80260
PHONE: (303) 702-1617
WWW.POWERSURVEYING.COM

LANDSCAPE ARCHITECT:
ASPEN DESIGN GROUP
PO BOX 2394
ISSAQUAH, WA 98027
PHONE: (425) 292-9845
ASPENDG@AOL.COM

PERMITTED USES

COMMERCIAL AND RETAIL USES
GROCERY STORES
PROFESSIONAL OFFICES
CONVENTIONAL RESTAURANTS, WITHOUT DRIVE THROUGH LANES
FAST FOOD OR DRIVEIN RESTAURANTS WITH DRIVE THROUGH
BANKS WITH DRIVE THROUGH LANES
GAS FUELING STATIONS
HEALTH / ATHLETIC CLUBS
CHILD CARE FACILITIES
CHURCH
SMALL ANIMAL VETERINARY CLINICS
MEDICAL AND DENTAL CLINICS
PERSONAL SERVICES SHOPS

PROHIBITED USES

ANY USES NOT SPECIFICALLY LISTED AS PERMITTED SHALL BE DEEMED PROHIBITED. THE PLANNING MANAGER SHALL DETERMINE IF AN UNLISTED USE OR SET OF USES FALLS INTO THE DEFINITION OF A LISTED PERMITTED USE

PURPOSE OF AMENDMENT

THE PURPOSE OF THIS ODP AMENDMENT IS TO INCREASE MAXIMUM ALLOWED STRUCTURE HEIGHT ON LOT OF THE INTERCHANGE BUSINESS CENTER SUBDIVISION FROM 35 FEET TO 155 FEET FOR THE PURPOSE OF ALLOWING A SINGLE MONOPOLE CELL TOWER LOCATED ON THE SOUTH SIDE OF THE LOT AS INDICATED IN THIS PRELIMINARY DEVELOPMENT PLAN. NO ADDITIONAL STRUCTURES WILL BE ALLOWED TO EXCEED 35 FEET IN HEIGHT ON THE SITE.

FULL FORCE & EFFECT

ALL PROVISIONS OF THE ORIGINAL PDP, RECORDED AT RECEPTION NO. B626339 AND SUBSEQUENT PDP AMENDMENTS SHALL REMAIN IN FULL FORCE AND EFFECT, EXCEPT AS OTHERWISE NOTED HEREIN.

ZONING & LAND USE

CURRENT ZONING & LAND USE: PLANNED UNIT DEVELOPMENT (PUD) / RETAIL COMMERCIAL

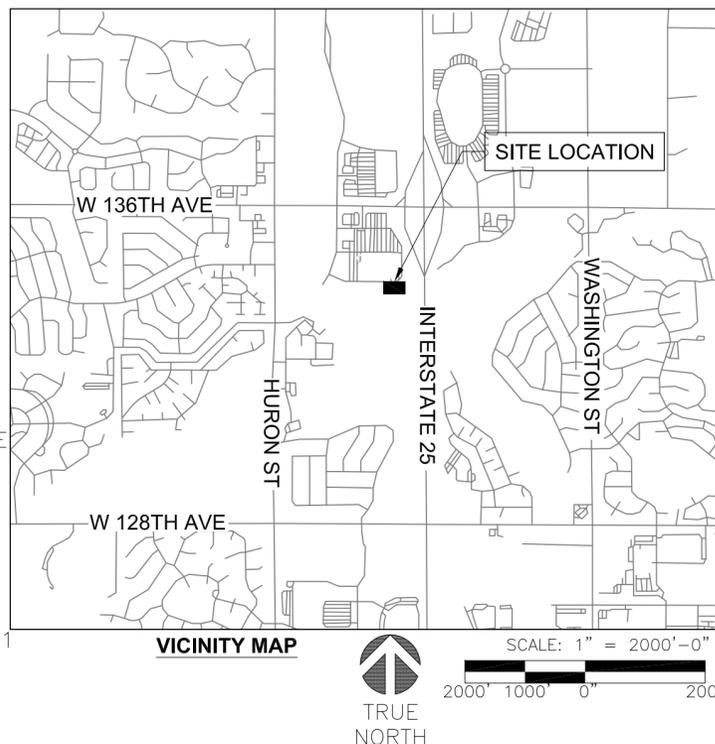
PROPOSED ZONING & LAND USE: PLANNED UNIT DEVELOPMENT (PUD) / RETAIL COMMERCIAL

	ZONING	LAND USE	COMP. PLAN DESIGNATION
NORTH:	PUD	RETAIL COMMERCIAL	COMMERCIAL
SOUTH:	PUD	OPEN SPACE	PUBLIC/QUASI PUBLIC
EAST:	PUD	INTERSTATE	NA
WEST:	PUD	VACANT	COMMERCIAL/SERVICE COMMERCIAL

LAND USE TABLE

LAND USE	ACRES	% OF PROPERTY
CELLULAR LEASE SITE	0.0402	1 %

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 5



VICINITY MAP

PROJECT ADDRESS
200 W 136TH AVE,
WESTMINSTER, CO 80234

PROJECT SCOPE

CONSTRUCTION OF A 155' MONOPOLE AND ASSOCIATED ANTENNAS AND ANCILLARY EQUIPMENT LOCATED WITHIN A 75'x25' CONCRETE BLOCK LEASE AREA. SITE AND MONOPOLE ARE INTENDED FOR MULTIPLE CARRIERS.

I, _____, AS _____ [TITLE] _____ OF _____, A _____, PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

SIGNATURE _____ TITLE _____

CITY APPROVAL

ACCEPTED AND APPROVED BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

PLANNING COMMISSION

ATTEST: _____ CITY CLERK

ACCEPTED AND APPROVED BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

CITY COUNCIL

ATTEST: _____ CITY CLERK

DEVELOPMENT TIMING & PHASING

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S PDP OR LATEST PDP AMENDMENT IS MORE THAN THREE (3) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE PDP OR AMENDED PDP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE. THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS:

START OF CONSTRUCTION: MID 2026
END OF CONSTRUCTION: MID 2026

SHEET INDEX

- SHEET 1 OF 5 - COVER SHEET
- SHEET 2 OF 5 - PROJECT NOTES
- SHEET 3 OF 5 - SITE PLAN
- SHEET 4 OF 5 - ENLARGED SITE PLAN
- SHEET 5 OF 5 - SITE ELEVATION



CASE # PLN25-0021



DATE: 09.30.2025.

COVER SHEET

WESTMINSTER WALMART

PRELIMINARY DEVELOPMENT PLAN

WESTMINSTER

REVISION

DATE	NO	DESCRIPTION
06/16/25	A	PRELIM. DEVELOPMENT PLAN
06/17/25	O	PRELIM. DEVELOPMENT PLAN
08/27/25	1	PRELIM. DEVELOPMENT PLAN
09/30/25	2	PRELIM. DEVELOPMENT PLAN

THIRD AMENDED PRELIMINARY DEVELOPMENT PLAN AMENDMENT INTERCHANGE BUSINESS CENTER FILING NO. 1

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 5

PROJECT NOTES

PUBLIC ART:

PAID AS PART OF ORIGINAL WALMART DEVELOPMENT

RECOVERY COSTS:

PAID AS PART OF ORIGINAL WALMART DEVELOPMENT

STANDARD STATEMENTS

- A. APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN CONSTITUTES A CONCEPT APPROVAL OF THE PLAN SUBJECT TO THE ABILITY OF THE CITY OF WESTMINSTER OR THE LAND OWNER TO PROVIDE NECESSARY SERVICES. DUE TO SERIOUS SHORT-RANGE AND LONG-RANGE LIMITATIONS ON THE RAW WATER SUPPLY, WATER TREATMENT CAPACITY AND SEWAGE TREATMENT CAPACITY OF THE CITY, DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN MAY NOT BE POSSIBLE. APPROVAL OF THIS PLAN IMPLIES NO COMMITMENT OF THE CITY OF WESTMINSTER TO PROVIDE SERVICES. THE CITY OF WESTMINSTER ADVISES AGAINST DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN WITHOUT A THOROUGH INVESTIGATION BY THE DEVELOPER OF THE AVAILABILITY OF WATER AND SEWER SERVICE AT THE TIME OF SUCH DEVELOPMENT.
- B. THE LAND USES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE LOCATION AND NUMBER OF SUCH ESTABLISHMENTS AND THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.
- C. THE DENSITIES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE CONSIDERED AS A MAXIMUM AND SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.
- D. CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. IF YOU HAVE ANY QUESTIONS REGARDING THE CITY'S USE TAX REQUIREMENTS, PLEASE CONTACT THE CITY TAX AUDITOR.
- E. UTILITY EASEMENTS: THE DESIGN OF THE PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.



DATE: 09.30.2025.

NOTES

WESTMINSTER WALMART
PRELIMINARY DEVELOPMENT PLAN
WESTMINSTER

CO

REVISION

DATE	NO	DESCRIPTION
06/16/25	A	PRELIM. DEVELOPMENT PLAN
06/17/25	O	PRELIM. DEVELOPMENT PLAN
08/27/25	1	PRELIM. DEVELOPMENT PLAN
09/30/25	2	PRELIM. DEVELOPMENT PLAN



CASE # PLN25-0021

THIRD AMENDED PRELIMINARY DEVELOPMENT PLAN AMENDMENT INTERCHANGE BUSINESS CENTER FILING NO. 1

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 5



DATE: 09.30.2025.

SITE PLAN

WESTMINSTER WALMART

PRELIMINARY DEVELOPMENT PLAN

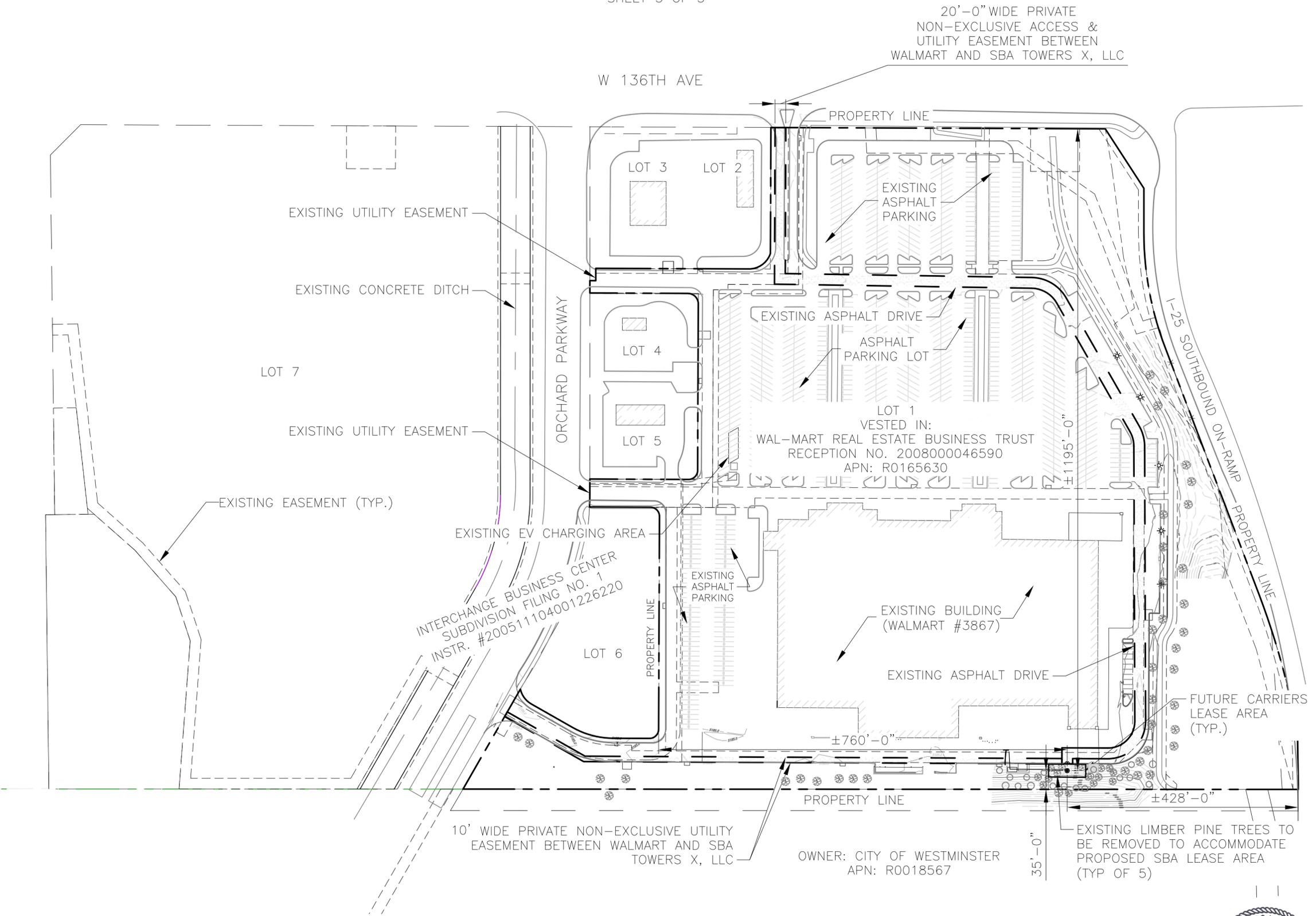
WESTMINSTER

CO

REVISION

DATE	NO	DESCRIPTION
06/16/25	A	PRELIM. DEVELOPMENT PLAN
06/17/25	O	PRELIM. DEVELOPMENT PLAN
08/27/25	1	PRELIM. DEVELOPMENT PLAN
09/30/25	2	PRELIM. DEVELOPMENT PLAN

3 OF 5



1 SITE PLAN

FULL SIZE PLOT SCALE: 1" = 128'
HALF SIZE PLOT SCALE: 1" = 256'



CASE # PLN25-0021

THIRD AMENDED PRELIMINARY DEVELOPMENT PLAN AMENDMENT INTERCHANGE BUSINESS CENTER FILING NO. 1

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 5



DATE: 09.30.2025.

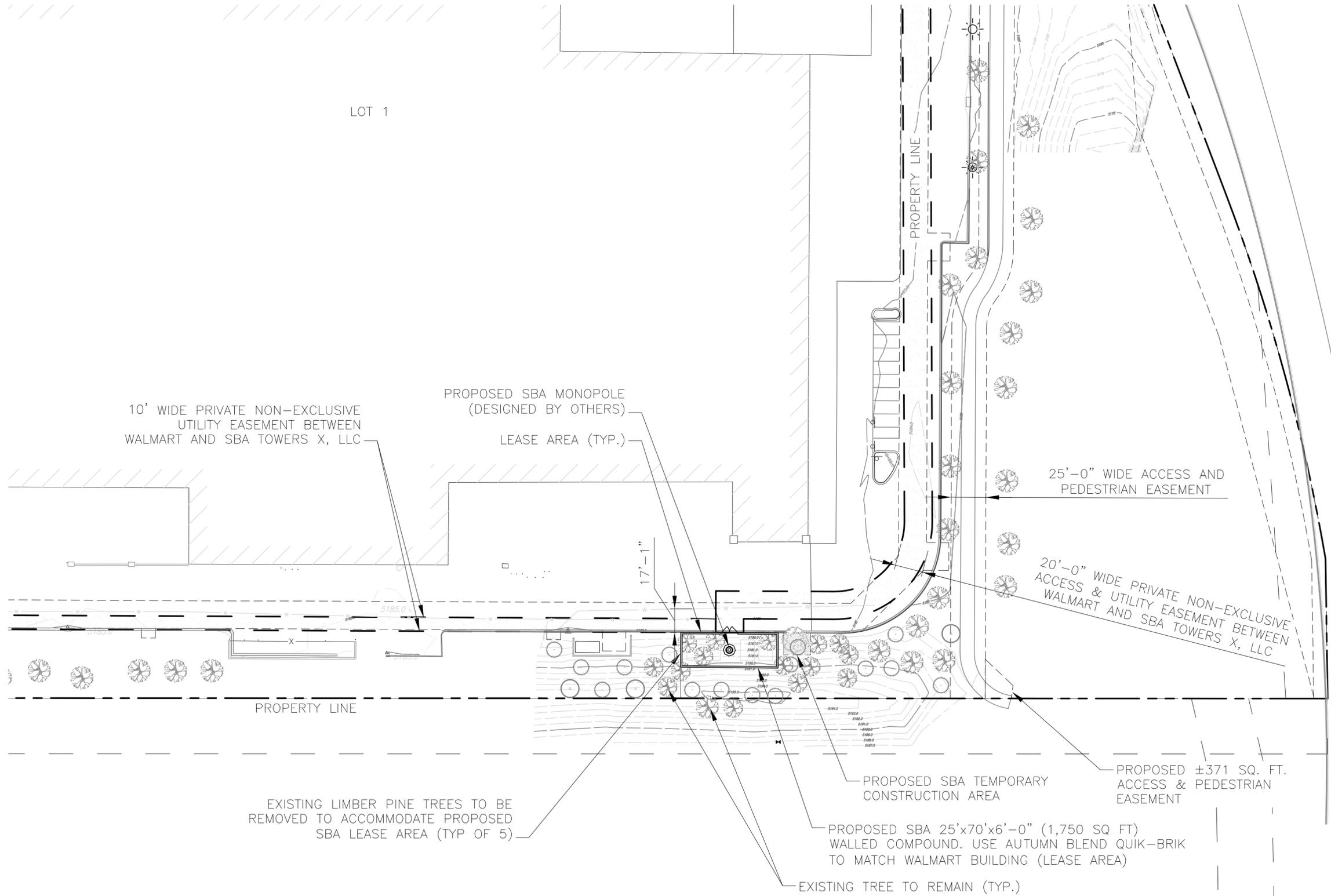
ENLARGED SITE PLAN

WESTMINSTER WALMART

PRELIMINARY DEVELOPMENT PLAN

WESTMINSTER

CO



REVISION

DATE	NO	DESCRIPTION
06/16/25	A	PRELIM. DEVELOPMENT PLAN
06/17/25	O	PRELIM. DEVELOPMENT PLAN
08/27/25	1	PRELIM. DEVELOPMENT PLAN
09/30/25	2	PRELIM. DEVELOPMENT PLAN

NOTE:
EXISTING TREES SHALL BE PROTECTED AND PRESERVED TO THE MOST EXTEND POSSIBLE PER THE CITY OF WESTMINSTER TREE PROTECTION POLICIES. ANY TREE REMOVED SHALL BE REPLANTED IN ANOTHER LOCATION ON SITE PER 2004 LANDSCAPE STANDARDS AND MITIGATION RATIOS



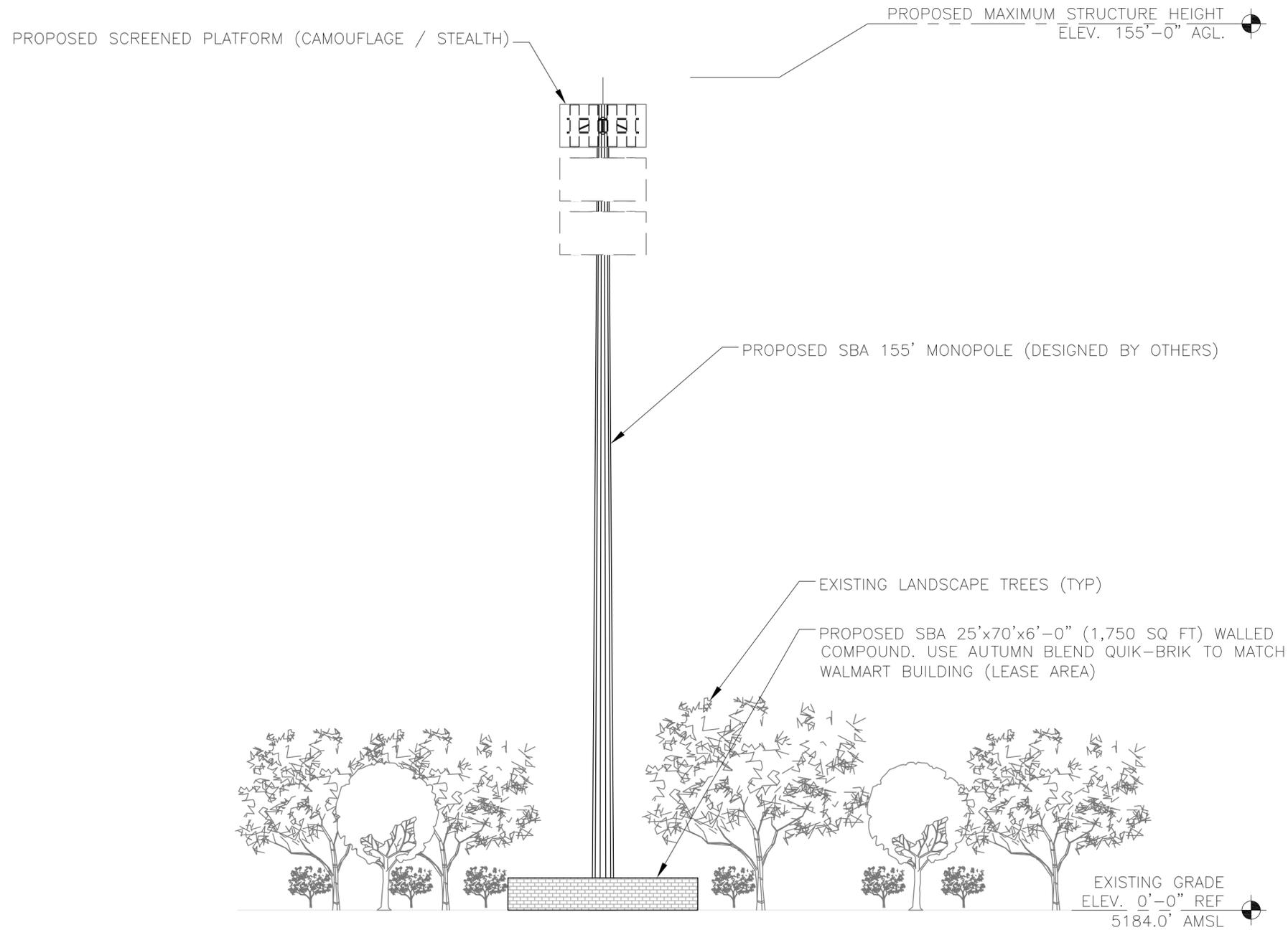
1 ENLARGED SITE PLAN
FULL SIZE PLOT SCALE: 1" = 50'
HALF SIZE PLOT SCALE: 1" = 100'



CASE # PLN25-0021

THIRD AMENDED PRELIMINARY DEVELOPMENT PLAN AMENDMENT INTERCHANGE BUSINESS CENTER FILING NO. 1

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 5



1 PROPOSED TOWER ELEVATION
SCALE: N.T.S.



CASE # PLN25-0021



DATE: 09.30.2025.

TOWER ELEVATION

WESTMINSTER WALMART

PRELIMINARY DEVELOPMENT PLAN

WESTMINSTER

CO

REVISION

DATE	NO	DESCRIPTION
06/16/25	A	PRELIM. DEVELOPMENT PLAN
06/17/25	O	PRELIM. DEVELOPMENT PLAN
08/27/25	1	PRELIM. DEVELOPMENT PLAN
09/30/25	2	PRELIM. DEVELOPMENT PLAN