



City of Federal Heights Planning & Zoning Commission

March 31, 2026



Federal Heights

Planning and Zoning Commission

City Council Chambers | 2380 W. 90th Avenue, Federal Heights, CO 80260

AGENDA: REGULAR MEETING

**MARCH 31, 2026
6:00 P.M.**

CALL TO ORDER

Roll Call

- 1. Approval of Minutes: December 17, 2025**
- 2. Public hearing to consider Planning & Zoning Resolution 26-PZ-01 regarding a Preliminary Plat application for subdivision approval for property located at 8800 N. Federal Blvd. *(Stephanie Lubanovic)***
- 3. A discussion and decision on Planning & Zoning Resolution 26-PZ-01 regarding a Preliminary Plat application for subdivision approval for property located at 8800 N. Federal Blvd. *(Stephanie Lubanovic)***
- 4. Planning Commission Training *(Tim Williams)***
- 5. Call to the Public**
- 6. Staff Comments**
- 7. Commissioners' Comments**
- 8. Adjournment**



Federal Heights

Planning and Zoning Commission

City Hall
2380 W. 90th Avenue
Federal Heights, CO 80260

MEETING MINUTES

303-428-3526
303-412-3598 Fax

December 17, 2025

6:00 P.M.

CALL TO ORDER

The December 17, 2025, meeting of the Planning and Zoning Commission was called to order by Chair Richardson at 6:10 p.m.

ROLL CALL

Commission members in attendance were Chair Sharon Richardson and Commissioners Tom Acosta, Christina Drake, and Joyce Thomas. Also present were Community Development Director Tim Williams and City Planner Stephanie Lubanovic. Vice Chair Ken Murphy and Commissioner Rita Parke were absent. It was announced that a quorum was in attendance.

EXCUSED ABSENCE

MOTION was made by Commissioner Thomas, seconded by Commissioner Acosta to excuse Vice Chair Murphy and Commissioner Parke. All commissioners present voted yes.

APPROVAL OF MINUTES

MOTION was made by Commissioner Acosta, seconded by Commissioner Thomas to approve the minutes of August 26, 2025. All commissioners present voted yes.

PUBLIC HEARING TO CONSIDER PLANNING & ZONING RESOLUTION 25-PZ-12 REGARDING A CONDITIONAL USE APPLICATION FOR A BARBERSHOP USE LOCATED AT 8411 N PECOS ST UNITS D&E

Chair Richardson opened the public hearing at 6:13 p.m. City Planner Stephanie Lubanovic presented the staff report for the application. The applicant, Janett Alejandra Valles Jimenez of Kings Barber, is seeking approval to operate a barbershop by merging Units D and E. The proposal involves remodeling the interior, specifically removing the shared wall between the two units to accommodate an administrative office and additional hair stations. The property is commercially zoned and is part of a commercial plaza that was developed in 1980. This proposal envisions utilizing the space for a service-oriented business with expected employee and customer traffic within the building's capacity and sufficient on-site parking to support the intended use. Staff noted that the units being converted currently house "massage" and "nail" businesses

The applicant was present and offered no questions or comments.

The public offered no questions or comments.

Staff reported that they had reviewed the ten criteria relevant to the application and determined that all have either been satisfied or are not applicable. Staff noted that this conditional use application is for a barber shop and proposes merging two units to provide more square footage and though a barber shop is not a sales tax generating use, this application supports the comprehensive plan's goals by fostering local economic development, providing accessible services to nearby residents, and supporting small business growth.

Commissioner Acosta confirmed that the only exterior change to the building will be the signage. Commissioner Thomas asked whether the wall that will be removed to combine the units is load bearing. Planner Lubanovic stated that while this issue is not part of the conditional use application, the building and fire inspectors will evaluate it prior to the business opening.

Chair Richardson closed the public hearing at 6:23 p.m.

DISCUSSION AND DECISION ON PLANNING & ZONING RESOLUTION 25-PZ-12 REGARDING A CONDITIONAL USE APPLICATION FOR A BARBERSHOP USE LOCATED AT 8411 N PECOS ST UNITS D&E

Commissioner Acosta stated that he supports promoting small business growth. Commissioner Thomas expressed her approval of bringing a new element to the building, which has been in place since 1980.

MOTION was made by Commissioner Thomas, seconded by Commissioner Acosta to approve Planning and Zoning Resolution 25-PZ-12-A, finding that all the criteria have been met and recommending approval with no conditions to the City Council. All commissioners present voted yes. The resolution will be brought before City Council on January 6, 2026.

PUBLIC HEARING TO CONSIDER PLANNING & ZONING RESOLUTION 25-PZ-13 REGARDING A PRELIMINARY PLAT APPLICATION FOR SUBDIVISION APPROVAL FOR PROPERTY LOCATED AT 2615 W. 90TH AVE.

Chair Richardson opened the public hearing at 6:27 p.m. City Planner Stephanie Lubanovic presented the staff report for the application. The applicants, Michael Griffin and Nick Pezzuti, are seeking approval for a major subdivision. The property was constructed in 1958 and operated as a church with an accompanying parsonage. It continued in this use until 2023, when the property was sold to the current applicants. The applicants intend to redevelop the site; however, the property has never been formally subdivided. Because the City cannot issue building permits for unsubdivided parcels, subdivision approval is required before redevelopment can proceed. The application proposes a subdivision that maintains the existing lot size while dedicating the necessary portions of land to the City to meet current construction requirements, including sidewalks, parking, and accessibility improvements. The portion of the application currently under review is the preliminary plat. After the preliminary plat is approved, the applicant must submit a final plat for review. Once the final plat is submitted and approved, the subdivision application will be complete.

The applicant, Michael Griffin, was present and stated that the house will remain a house and the church will become a house and they will be attached. He added that the site development portion of the application will address questions related to the construction.

The public offered no questions or comments.

Staff reported that they had reviewed the ten criteria relevant to the application and determined that all have either been satisfied or are not applicable. Staff added that the applicant is requesting

approval of a major subdivision to legalize the existing lot and allow for future development of the property. The preliminary plat complies with applicable construction and subdivision standards and brings the property into full compliance with current code requirements for a major subdivision. Legalizing the property will allow future development to proceed.

Chair Richardson closed the public hearing at 6:41 p.m.

A DISCUSSION AND DECISION ON PLANNING & ZONING RESOLUTION 25-PZ-13 REGARDING A PRELIMINARY PLAT APPLICATION FOR SUBDIVISION APPROVAL FOR PROPERTY LOCATED AT 2615 W. 90TH AVE.

MOTION was made by Commissioner Thomas, seconded by Commissioner Acosta to approve Planning and Zoning Resolution 25-PZ-13-A, finding that all the criteria have been met and recommending approval with no conditions to the City Council. All commissioners present voted yes. The resolution will be brought before City Council on January 6, 2026.

PUBLIC HEARING TO CONSIDER PLANNING & ZONING RESOLUTION 25-PZ-14 REGARDING A SITE DEVELOPMENT APPLICATION TO CONVERT TO MULTI-FAMILY RESIDENTIAL HOUSING FOR THE PROPERTY LOCATED AT 2615 W. 90TH AVE.

Chair Richardson opened the public hearing at 6:44 p.m. City Planner Stephanie Lubanovic presented the staff report for the application. The applicants, Michael Griffin and Nick Pezzuti, submitted a Site Development Plan application. The property was constructed in 1958 and operated as a church with an accompanying parsonage. It continued in this use until 2023, when the property was sold to the current applicants. The applicants consulted with City staff to determine the requirements for redevelopment. The site is zoned R-3 (Multi-Family Residential) and has historically been used as a church and parsonage but was never subdivided. The applicants expressed interest in redeveloping the property, which requires both a Major Subdivision and a Site Development Plan. In 2023, the applicants submitted a Site Development Plan application proposing to convert the existing church and parsonage structures into a unified multi-family residential building. The proposal includes connecting the two buildings with a new mudroom/entrance area and a covered patio, thereby creating one primary structure on the site. Approval of the Site Development Plan application is contingent upon approval of the major subdivision of the property. If the subdivision of this property is not successful, the site development plan cannot be approved and will be void until the subdivision occurs

The applicant, Michael Griffin, was present. Commissioner Acosta asked whether the parking area would be relocated or if the existing parking area would remain in use. Applicant Nick Pezzuti responded that parking will be relocated to Clay Street and that the current parking area on the 90th Avenue side of the property will be landscaped. Commissioner Drake asked whether the driveway for the house will remain in the same location. Pezzuti responded that the existing driveway and carport will be demolished and removed and replaced with landscaping.

The public offered no questions or comments.

Staff reported that they had reviewed the ten criteria relevant to the application and determined that all have either been satisfied or are not applicable. Staff added that the applicant is proposing to convert the existing church and parsonage into a multi-family development and that the application meets all applicable parking, landscaping, and architectural standards.

Chair Richardson closed the public hearing at 6:54 p.m.

A DISCUSSION AND DECISION ON PLANNING & ZONING RESOLUTION 25-PZ-14 REGARDING A SITE DEVELOPMENT APPLICATION TO CONVERT TO MULTI-FAMILY RESIDENTIAL HOUSING FOR THE PROPERTY LOCATED AT 2615 W. 90TH AVE.

Chair Richardson stated her support for the development of the property. **MOTION** was made by Commissioner Thomas, seconded by Commissioner Acosta to approve Planning and Zoning Resolution 25-PZ-14-B, finding that one or more criteria have been met and recommending approval of the application with the following condition that the major subdivision be approved first. The resolution will be brought before City Council on January 6, 2026.

CALL TO THE PUBLIC

No comments were received from the public.

STAFF COMMENTS

Planner Lubanovic thanked everyone for attending the meeting.

COMMISSIONERS' COMMENTS

The commissioners wished everyone happy holidays and a Merry Christmas.

ADJOURNMENT

The meeting was adjourned at 6:56 p.m.

ATTEST:

RESPECTFULLY SUBMITTED,

Tim Williams,
Community Development Director

Sharon Richardson,
Commission Chair



MEMO: 8800 N. FEDERAL BLVD. MAJOR SUBDIVISION APPLICATION

TO: Chair Richardson and the Planning and Zoning Commission
THROUGH: Tim Williams, Community Development Director
FROM: Stephanie Lubanovic, City Planner
DATE: 31 March 2026

APPLICATION SUMMARY

Property Address: 8800 N. Federal Blvd., Federal Heights, CO 80260
Applicant: Brittany Sikorski, QuikTrip Corporation, 12000 Washington St., Ste 175, Thornton, CO 80241
Owners: QuikTrip Corporation, 8800 N. Federal Blvd, Federal Heights, CO 80260 (Owner’s Representative: Brittany Sikorski)
Request: Major Subdivision for 8800 N. Federal Blvd., Federal Heights, CO 80260.

The applicant has submitted a Major Subdivision Application for the property at 8800 N. Federal Blvd., Federal Heights, CO 80260, to subdivide the property in order to redevelop. This includes the property 8800 N. Federal Blvd., and the unaddressed parcel north.

LOCATION AND LEGAL DESCRIPTION:

Location: 8800 N. Federal Blvd., Federal Heights, CO 80260
Parcel Number: 0171920422020, 0171920422019
Legal Description: NORTH FEDERAL HEIGHTS DESC: TRACT 56 EXC E 20 FT (BK 1464 PG 242), EAGLE NEST BLK:1 LOT:1 LOT:2

PUBLIC NOTIFICATION:

A notice was posted on the affected property on March 16, 2026, a full 15 days prior to the scheduled public meeting, to inform interested parties that the Planning and Zoning Commission would be reviewing a Major Subdivision Application on March 31, 2026. The City Council will also consider the application on April 7, 2026. Furthermore, this zoning application was published in the Westminster Window on March 12, 2026, ensuring the community was notified at least 15 days prior to the meetings.



Public Notice: Property Posted

Colorado Trust for Local News
 143 S. Second Place
 Brighton, CO 80601

City of Federal Heights **
 2380 West 90th Avenue
 Federal Heights CO 80260

AFFIDAVIT OF PUBLICATION

State of Colorado }
 County of Adams } ss

This Affidavit of Publication for the Westminster Window, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 3/12/2026, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

Erin Adams

For the Westminster Window

State of Colorado }
 County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 3/12/2026. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-336466
 Jean Schaffer
 Notary Public
 My commission ends January 16, 2028

JEAN SCHAFFER
 NOTARY PUBLIC - STATE OF COLORADO
 NOTARY ID 20134029363
 MY COMMISSION EXPIRES JAN 16, 2028

Public Notice
 CITY OF FEDERAL HEIGHTS
 NOTICE OF PUBLIC HEARING
 BEFORE THE CITY COUNCIL AND
 PLANNING AND ZONING COMMISSION

PUBLIC NOTICE is hereby given that the Federal Heights Planning and Zoning Commission and City Council will be holding Public Hearings at Federal Heights City Hall, 2380 W. 90th Avenue, Federal Heights, Colorado to consider a proposed application for a Preliminary Plat for a subdivision for Quik-Trip Corporation (owner), for the property addressed as 8800 N. Federal Blvd. to subdivide the property. The property is located on N. Federal Blvd. between W. 88th Ave. and W. 90th Ave. and between N. Federal Blvd. and N. Elm Ct. including the existing developed parcel used as the Eagles (PCE) and the undeveloped parcel north of it. This application will affect the property addressed as: 8800 N. Federal Blvd., Federal Heights, CO 80260 and is legally described as: LOTS 1 AND 2, BLOCK 1, EAGLE NEST SUBDIVISION and TRACT 56, NORTH FEDERAL HEIGHTS SUBDIVISION, EXCEPT THE EAST 20 FEET THEREOF, AS RECORDED IN BOOK 1454 AT PAGE 242, CITY OF FEDERAL HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

Public Meeting times and locations:
 6:00 p.m., March 31st, 2026 – Planning and Zoning Commission, Council Chambers
 6:00 p.m., April 7th, 2026 – City Council, Council Chambers
 City Hall,
 2380 W. 90th Avenue
 Federal Heights, Colorado 80260

All interested parties may appear and be heard at this time.
 By Order of the City Clerk,
 Paul N. Lovell, CMC

Legal Notice No. WW1218
 First Publication: March 12, 2026
 Last Publication: March 12, 2026
 Publisher: Westminster Window

Public Notice: Westminster Window Posting

EXISTING CONDITIONS:

The subject property was constructed in 1983 and has historically operated as a restaurant, bar, and social club. This use continued through 2025, when the property was acquired by the current applicants.

The Eagles property is currently subdivided, and the adjacent parcel to the north is part of a historic subdivision; however, its existing configuration does not constitute a complete legal lot. Both properties are proposed to be combined into a single development area, necessitating their consolidation into one parcel through subdivision.

Pursuant to the City of Federal Heights Municipal Code, building permits cannot be issued for unsubdivided parcels. Accordingly, subdivision approval is required prior to any redevelopment of the site.

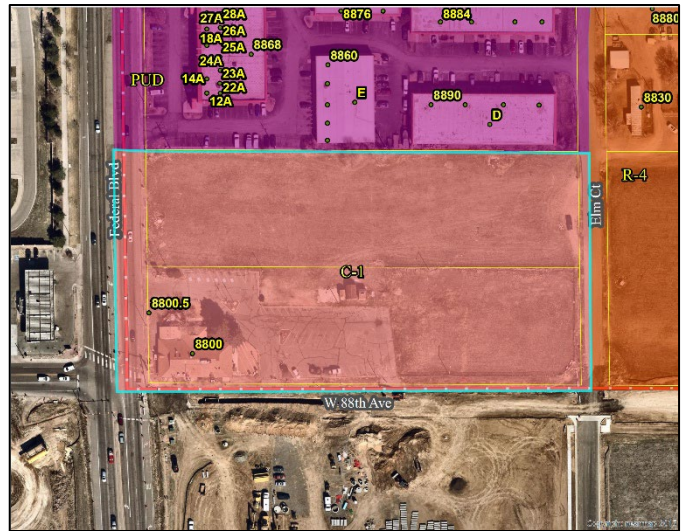
The application proposes to create a new lot that combines 8800 N. Federal Blvd. with the adjacent parcel to the north. The subdivision will also dedicate necessary right-of-way and land to the City to meet current standards for sidewalks, parking, and accessibility improvements.

The current request is for approval of a preliminary plat. Following preliminary plat approval, the applicant will be required to submit a final plat for review and approval to complete the subdivision process.

AERIAL PHOTO (2026 IMAGERY):



ZONING MAP:



SURROUNDING LAND USES:

North: PUD Zoning, Commercial and Industrial Plaza, Use by Right

East: R-4 Zoning, Vacant Land

South: Westminster, Residential Development

West: Westminster, Commercial and Multi-Family Residential

PROPERTY – FACING NORTHEAST





Below are all the review criteria that the board, the applicant, and the public need to consider when reviewing this application. After we hear from the applicant and the public, staff will then present their analysis and findings.

CRITERIA FOR MAJOR SUBDIVISION APPLICATIONS:

Article III. Design Requirements and Required Improvements

Sec. 50-104. Applicability of article provisions.

The following design requirements in this article shall apply to all future subdivisions within the city unless unusual conditions warrant a variance from such requirements and such variances are approved by the planning and zoning commission.

(Code 1985, § 11-1-4)

Sec. 50-105. Streets.

- (a) Streets shall bear a logical relationship to topography and to the location of existing or platted streets in adjacent property.
- (b) Streets, utility rights-of-way and public open spaces shall conform to a previously approved plan for the extension of such public facilities.
- (c) Minimum street and right-of-way widths shall conform with the standards and specifications.
- (d) Dead-end streets shall not be more than 400 feet in length with a minimum outside radius of 50 feet at the closed end.
- (e) Streets shall intersect at right angles.
- (f) Half-streets shall normally be prohibited.
- (g) Street grades shall be more than 0.5 percent and less than seven percent.
- (h) Streets shall be leveled to a grade of less than four percent for a distance of at least 100 feet approaching all intersections.
- (i) Street jogs with a centerline offset of less than 125 feet shall not be allowed.
- (j) When streets are in alignment with existing streets, the new streets shall be named according to the streets with which they correspond. Streets which do not fit into an established street naming pattern shall be named in a

manner which will not duplicate or be confused with existing street names in the city or elsewhere in the Denver Metropolitan area.

- (k) Lot lines shall be at right angles to the street line or at right angles to the tangent to the curve of the street line.
- (l) Through lots shall not be permitted.
- (m) All lots shall front on a public street or highway.
- (n) Irrigation ditches shall not be permitted on public streets or highways except to cross such public streets or highways.
- (o) The city may require alleys at least 20 feet in width and open at both ends in business districts and at the rear of all lots fronting on major and arterial streets. Where alleys are not required, easements shall be granted or reserved at least five feet in width on each side of all rear lot lines and along sufficient side lot lines where necessary for utility installation and maintenance, including storm sewers or sanitary sewers, gas and water lines and electric service. Where the rear lot line abuts on property outside the subdivision on which there are no easements at least five feet in width, then the easements on the rear lot lines shall be at least ten feet in width.

(Code 1985, § 11-1-4(A)—(O); Ord. No. 10-09, § 6, 7-6-2010)

Sec. 50-106. Lots.

No lots shall be platted in areas subject to flooding unless adequate flood protection measures are taken.

(Code 1985, § 11-1-4(P))

Sec. 50-107. Public areas for future development.

Wherever a subdivision is proposed for an area designated on the zoning map as a public area for future development, the subdivider or owner may be required by the planning and zoning commission to reserve such public area for purchase by an appropriate public agency within a period not to exceed one year from the date of submission of the subdivision to the city.

(Code 1985, § 11-1-4(Q))

Sec. 50-108. Reserved.

Editor's note(s)—Ord. No. 12-12, § 20, adopted November 20, 2012, repealed § 50-108, which pertained to stormwater and derived from the Code of 1985, § 11-1-4(R).

Sec. 50-109. Required improvements.

No final plat shall be approved unless it is possible, without undue delay, to supply the following improvements:

- (1) Monuments of iron pipe, stone or concrete shall be set at street intersections, at alley intersections or at such other points as may be required to make the tracing of the lines shown on the final plan reasonably convenient.
- (2) The subdividers shall install water and sewer mains in such diameter as the city engineering may require. The subdivider shall install necessary fire hydrants as determined by the city engineer.
- (3) The subdivider shall install adequate conduits, drains and provisions for stormwater drainage as may be required and approved by the city engineer.
- (4) All streets and alleys shall be paved in accordance with design and construction requirements established by the city engineer and subject to the approval of the city engineer.
- (5) Sidewalks, curbs and gutter, culverts, bridges and other such necessary improvements shall be constructed by the subdivider in accordance with plans and specifications approved by the city engineer and after construction will be subject to inspection and approval by the city engineer. All required improvements shall be completed in accordance with grades officially established by the city.

(Code 1985, § 11-1-7)

Sec. 50-110. Subdivision agreement.

- (a) *Contract and security to be submitted.* Before the city council shall accept a final plat, the subdivider and owner shall have submitted the following contract and security for public improvements:
- (1) *Written agreement.* A written agreement between the subdivider and owner and the city for the installation within one year (from the date of the plat approval), or such other period as the city council shall approve, of public facilities as required by the city. Such agreement shall specify the nature of all public improvements, the time of construction and any other matters required.
 - (2) *Types of guarantee.* The subdivider and owners shall further guarantee such construction by one of the following methods:
 - a. *Surety bond.* Surety bond executed by a corporate surety duly licensed to do business in the state, or by other appropriate institution having adequate assets to perform the terms of the surety bond as determined by the city, in an amount at least equal to 115 percent of the current cost of public facilities, such cost to be established by the city.
 - b. *Cash bond.* The subdivider and owners shall deposit with the city an amount at least equal to 115 percent of the current cost of public facilities, such cost to be established by the city.
 - c. *Irrevocable letter of credit.* The subdivider and owners shall provide a clear and sufficient irrevocable letter of credit executed by a commercial bank insured by FDIC or other appropriate institution having adequate assets to perform the terms of the letter of credit as determined by the city. The form and conditions of such irrevocable letter of credit shall be approved by the city administrator and city attorney. The letter of credit shall be an amount equal to 115 percent of the current cost of public facilities, such cost to be established by the city.
 - d. *Plat restriction.* The subdivider and owner shall enter, upon the final plat, language which restricts the conveyance, sale or transfer of any lot, lots, tract of land within the property until the required public facilities are constructed and are accepted by the city. The plat restriction may be utilized in only those phases in which a building permit has not been used. To release the plat restriction, the subdivider and owner shall supply the city with one of the above forms of surety in an amount as determined by the city.
 - (3) *Additional security to be provided for a one-year warranty period.* After acceptance of the public facilities, the subdivider and owner shall continue to deposit with the treasurer a type of security described above in the amount of 15 percent of the cost of public facilities. Such surety shall be held for a one-year warranty period and used, subject to full accounts, for repairs or replacement of defects in material or workmanship if the owner should fail to make same.
 - (4) *Improvements of common-ownership areas.* The city shall further require a written agreement between the subdivider and owner and the city for improvement of all areas of common ownership in the development. The city shall require that the subdivider guarantee improvement of the common areas by one of the methods delineated in subsection (2) of this section.
 - (5) *Circumstances voiding final plat.* A final plat shall lapse and become void if less than one-half of the improvements required by the subdivision agreement have not been constructed prior to the deadline established in the subdivision agreement. In such event, the city shall certify to the county clerk that the plat is null and void.
- (b) *Approval of amendments to construction schedule.* Upon petition of the developer, the city council may, but shall at no time be under any obligation to do so, approve amendments to the construction schedule established in the subdivision agreement without otherwise amending the agreement. The city council may, but shall not be obligated to, consider physical and market factors which may have caused a change in the original construction schedule.

(Code 1985, § 11-1-8)

ENCLOSURES:

- Applicants' Development Review Application
- Applicants' proposed Major Subdivision Preliminary Plat
- Draft Planning and Zoning Commission Resolution No. 26-PZ-01



Development Review Application

City of Federal Heights
Community Services Department
2380 W. 90th Avenue
Federal Heights, Colorado 80260

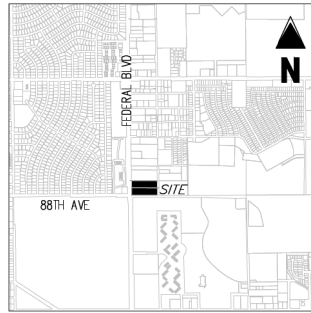
Section A: Project and Site Information		
Name of Project or Business: QuikTrip 4271		
Street Address or Location of Project or Business: 8800 N Federal Blvd.		
General Description of Application: Convenience Store with Fuel Canopy		
Primary Project Contact: Name, Todd Hager, toddhager@gallowayus.com	Title Development Services Manager	Phone Number: (xxx) xxx-xxxx 303-962-8552
Section B: Applicant Information		
Name of Applicant: Brittany Sikorski, bsikorsk@quiktrip.com		Phone Number: (xxx) xxx-xxxx 918-951-4174
Address of Applicant: 12000 Washington St, Ste 175, Thornton, CO, 80241		
Section C: Property Owner Information <input type="checkbox"/> Same as Applicant		
Name of Owner: Northwest Aerie FOE 4019		Phone Number: (xxx) xxx-xxxx
Address of Owner: 8800 N Federal Blvd, Federal Heights, CO 80260		
Section D: Application Type		Application Fee
<input checked="" type="checkbox"/> Site Plan Review		\$1,000.00
<input type="checkbox"/> Landscape Plan Review (only)		\$250.00
<input type="checkbox"/> Conditional Use Application		\$400.00
<input type="checkbox"/> Zoning Amendment from ___ Zone to ___ Zone		\$850.00
<input type="checkbox"/> Subdivision - Short Procedure Preliminary Plat		\$200.00
<input checked="" type="checkbox"/> Subdivision - Regular Procedure Preliminary Plat		\$1,000.00
<input type="checkbox"/> Subdivision - Final Plat		\$1,500.00
<input type="checkbox"/> Planned Unit Development (PUD) Plan Review		\$1,000.00
Property Owner's Signature X <u>John Nazareus</u>		Date of Application 11/12/2024
Department Reviews		Review and Approval Authority
<input type="checkbox"/> Building	<input type="checkbox"/> Engineering	<input type="checkbox"/> Administrative (Staff)
<input type="checkbox"/> Planning	<input type="checkbox"/> Fire	<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Public Works	<input type="checkbox"/> Police	<input type="checkbox"/> Planning & Zoning Commission
		<input type="checkbox"/> City Council

*City Administrative Staff: Use Distribution Code ZONEF for all Development Review payments

QUIKTRIP #4271

A PORTION OF TRACT 56, NORTH FEDERAL HEIGHTS AND
 LOTS 1-2, BLOCK 1, EAGLE NEST SUBDIVISION
 BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20,
 TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF FEDERAL HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY PLAT



VICINITY MAP
 1" = 2000'

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, BEING THE OWNER OF LOTS 1 AND 2, AS SHOWN ON THE EAGLE NEST SUBDIVISION, RECORDED AT REC. NO. B932992 AND TRACT 56, NORTH FEDERAL HEIGHTS, RECORDED AT BOOK 3, PAGE 65, LESS & EXCEPT THE EAST 20 FEET, RECORDED IN WARRANTY DEED BOOK 1464, PAGE 242, OF THE ADAMS COUNTY CLERK AND RECORDER OFFICE AND BEING A PART OF THE SOUTHEAST QUARTER SECTION 20, TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FEDERAL HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 20; THENCE S 89°44'24" E ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FEDERAL BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N 00°48'04" W ALONG SAID EAST LINE, A DISTANCE OF 330.06 FEET; THENCE S 89°44'24" E, A DISTANCE OF 610.10 FEET TO A POINT ON THE WEST LINE OF ELM COURT; THENCE WITH SAID WEST LINE, S 00°48'04" E, A DISTANCE OF 330.06 FEET TO A POINT ON THE NORTH LINE OF 88TH AVENUE; THENCE N 89°44'24" W WITH SAID NORTH LINE, A DISTANCE OF 610.10 FEET TO THE POINT OF BEGINNING, CONTAINING 201,335 SQUARE FEET (4.622 ACRES) MORE OR LESS.

HAS LAID OUT, PLATTED, AND SUBDIVIDES THE SAME INTO LOT 1 AND TRACTS A, B, AND C AS HEREIN SHOWN UNDER THE NAME OF "QUIKTRIP #4271 SUBDIVISION", AND DOES HEREBY DEDICATE TO THE CITY OF FEDERAL HEIGHTS THE EASEMENTS FOR SUCH PUBLIC PURPOSES AS SHOWN HEREON, AND TRACT A, TRACT B AND TRACT C FOR PUBLIC RIGHT-OF-WAY AND IMPROVEMENTS AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, AD 20__

OWNER:

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION

BY: JASON ACORD DIRECTOR OF REAL ESTATE

STATE OF _____)
) SS
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, 20____, A.D. BY

_____ AS _____ OF

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING AND ZONING COMMISSION CERTIFICATE:

THE PLANNING AND ZONING COMMISSION OF THE CITY OF FEDERAL HEIGHTS RECOMMENDS APPROVAL OF THIS PRELIMINARY PLAT ON THIS ____ DAY OF _____, 20__.

 AUTHORIZED SIGNATORY DATE

NOTES:

- THE DRAINAGE EASEMENTS DEDICATED TO THE CITY ARE FOR ACCESS, MAINTENANCE, AND EMERGENCY REPAIR PURPOSES ONLY. IN THE EVENT THAT THE OWNER(S) FAIL OR REFUSE TO PERFORM ANY REQUIRED MAINTENANCE, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID EASEMENT AND PERFORM NECESSARY WORK, AND SHALL BILL THE OWNER(S) FOR THE COSTS OF ANY MAINTENANCE OR REPAIR WORK. IN THE EVENT THE CITY IS NOT FULLY REIMBURSED FOR ALL SUCH COSTS INCURRED WITHIN 30 DAYS AFTER MAILING OF THE BILL, THE CITY SHALL HAVE THE RIGHT TO PLACE LIENS AGAINST THE PROPERTY TO THE FULL EXTENT OF ALL COSTS INCURRED.
- THE CITY'S ACCEPTANCE OF THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT SHALL NOT OBLIGATE THE CITY TO CONSTRUCT OR MAINTAIN ANY DRAINAGE IMPROVEMENTS LOCATED THEREIN OR RELIEVE THE OWNER OF ITS OBLIGATION AND PRIMARY RESPONSIBILITY TO MAINTAIN ANY PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES REQUIRED TO SERVE THE SUBDIVISION.
- MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. EASEMENT LOCATED AT BOOK 204B, PAGE 64, IN THE RECORDS OF ADAMS COUNTY CLERK AND RECORDER HAS BEEN VACATED BY SEPARATE INSTRUMENT RECORDED RECEPTION # _____ ON _____, 20__.

CITY COUNCIL CERTIFICATE:

THIS PLAT, AND THE DEDICATION TO THE PUBLIC OF THE TRACTS A, B, AND C SHOWN HEREON, AND THE PUBLIC UTILITY EASEMENTS AS SHOWN ARE HEREBY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FEDERAL HEIGHTS, THIS ____ DAY OF _____, 20__.

 AUTHORIZED SIGNATORY DATE

SHEET INDEX:

- SHEET 1: COVER SHEET
- SHEET 2: TRACT TABLE AND NOTES
- SHEET 3: LEGEND
- SHEET 4: EXISTING CONDITIONS SHEET
- SHEET 5: PROPOSED LAYOUT SHEET
- SHEET 6: EASEMENT DETAIL SHEET

OWNER INFORMATION:

QUIKTRIP CORPORATION, BRITTANY SIKORSKI
 12000 WASHINGTON ST., SUITE 175
 THORNTON, CO 80241
 PHONE: 303-248-0436

ATTORNEY CERTIFICATE:

I, _____, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORD OF THE STATE OF COLORADO DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL PROPERTY HEREIN DESCRIBED AND SHOWN UPON THE WITHIN PLAT AND THE FEE TITLE TO SUCH LANDS BEING DEDICATED IS IN THE NAME OF THE DEDICATORS, IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

DATED THIS _____ DAY OF _____, A.D. 20__.

 ATTORNEY AT LAW REGISTRATION NO.

SURVEYOR'S CERTIFICATE:

I, BRIAN J. DENNIS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP WAS PREPARED FROM THE FIELD NOTES TAKEN DURING AN ACTUAL ON THE GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON OCTOBER 20, 2024. THIS MAP REFLECTS THE RESULTS OF THAT SURVEY, AND THE MONUMENTS ARE FOUND OR SET, AS SHOWN HEREON.

 BRIAN J. DENNIS
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
 PROJECT NO: QKT004271.10
 FOR AND ON BEHALF OF GALLOWAY & COMPANY, LLC

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

DATE: _____

TIME: _____

RECEPTION NUMBER: _____

SIGNATURE OF THE COUNTY CLERK AND DEPUTY: _____



1155 Kelly Johnson Blvd., Suite 305
 Colorado Springs, CO 80920
 719.900.7220
 GallowayUS.com



QUIKTRIP #4271

A PORTION OF TRACT 56, NORTH FEDERAL HEIGHTS AND
 LOTS 1-2, BLOCK 1, EAGLE NEST SUBDIVISION
 BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20,
 TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF FEDERAL HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO

#	Date	Issue / Description	Init.
1.	01.09.25	City Comments/Design Rev	AAY
2.	04.10.25	City Comments	AAY
3.	09.02.25	City Comments/Design Rev	AAY
4.	11.07.25	City Comments	AAY

Project No: QKT004271.10

Drawn By: AAY

Checked By: BJD

Date: 11/15/2024

QUIKTRIP #4271

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 LOTS 1-2, BLOCK 1, EAGLE NEST SUBDIVISION
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 CITY OF FEDERAL HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO
 PRELIMINARY PLAT

Galloway

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MONUMENT LEGEND

- A FOUND: 1" NAIL AND DISC, STAMPED, "PLS 38495 W.C. 6.5 FEET" (6.19' W OF PL)
- B FOUND: SCRIBED X IN CONCRETE (6.02' W OF PL)
- C FOUND: SCRIBED X IN CONCRETE (6.07' W OF PL)
- D FOUND: SCRIBED X IN CONCRETE (6.21' W OF PL)
- E FOUND: NO. 5 REBAR WITH ORANGE PLASTIC CAP, "PLS 38069", FLUSH
- F FOUND: NO. 5 REBAR WITH ORANGE PLASTIC CAP, "PLS 38069", FLUSH
- G FOUND: 1" BRASS TAG, "LS 18475"
- H FOUND: NO. 4 REBAR WITH CAP, NO ID, DISTURBED, 0.25" BELOW GRADE
- I FOUND: NO. 5 REBAR WITH CAP, NO ID, ILLEGIBLE, 0.15' ABOVE GRADE
- J FOUND: 1" PLUG IN CONCRETE
- K FOUND: NO. 5 REBAR WITH ORANGE PLASTIC CAP, "PLS 38069", FLUSH
- L FOUND: NO. 5 REBAR WITH RED CAP, ILLEGIBLE, 0.2" BELOW AND 60D NAIL 0.10" EAST
- M FOUND: REBAR WITH 1-1/2" ALUMINUM CAP, "JR ENG LS 30109"
- N FOUND: NO. 5 REBAR WITH RED PLASTIC CAP, "AZTEC PLS 38256" FLUSH WITH GRADE
- O FOUND: MAG NAIL, "414 PE", ACCEPTED FOR EAST-WEST LINE ONLY
- P FOUND: MAG NAIL, "413 PE", ACCEPTED FOR EAST-WEST LINE ONLY
- Q FOUND: MAG NAIL, "117", ON LINE, ACCEPTED FOR EAST-WEST LINE ONLY

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- FOUND: NO. REBAR WITH 1-1/4" DIAMETER ORANGE PLASTIC CAP STAMPED "PLS 38069", UNLESS OTHERWISE DESCRIBED
- FOUND: WOODEN LATHE (ROW)
- FOUND: ALIQUOT MONUMENT (AS DESCRIBED)

QUIKTRIP #4271

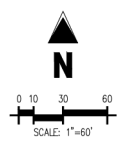
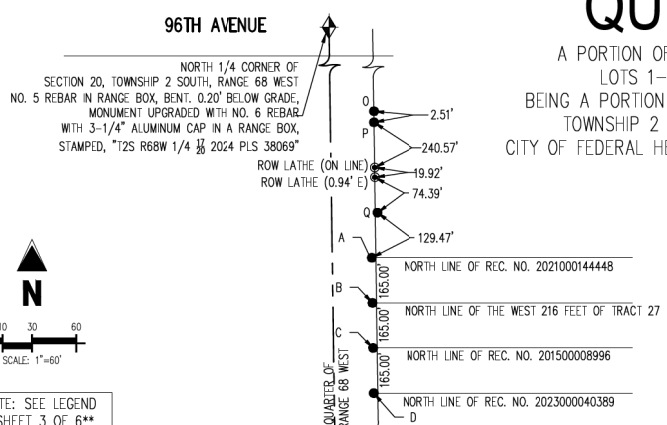
A PORTION OF TRACT 56, NORTH FEDERAL HEIGHTS AND
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 TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF FEDERAL HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO

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4.	11.07.25	City Comments	AAY

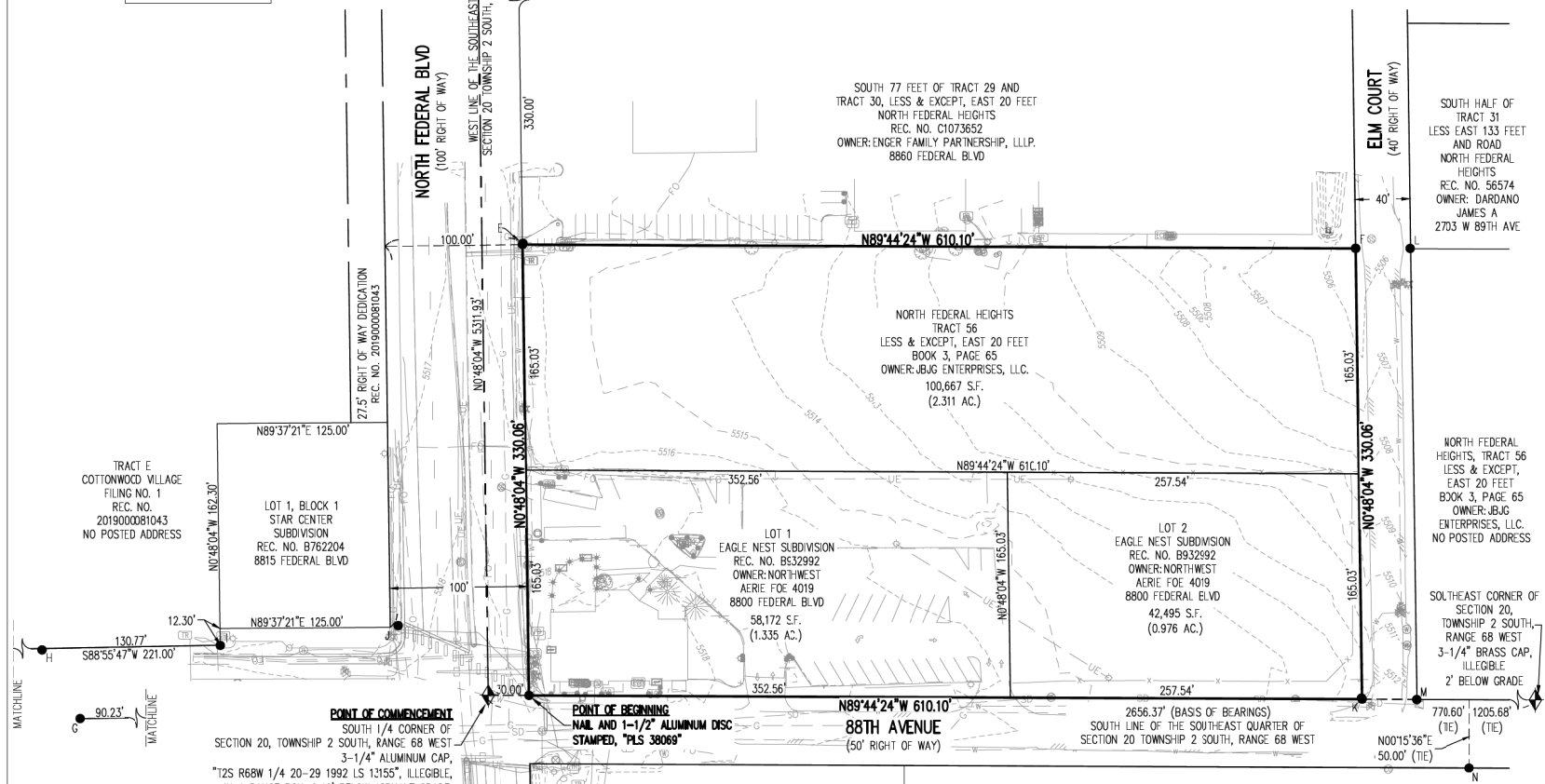
Project No: QKT004271.10
 Drawn By: AAY
 Checked By: BJD
 Date: 11/15/2024

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 BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20,
 TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF FEDERAL HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO
 EXISTING CONDITIONS
 PRELIMINARY PLAT



****NOTE: SEE LEGEND
 ON SHEET 3 OF 6****



UPLANDS FILING 3,
 BLOCK 1, TRACT A
 OWNER: VPDF UPLANDS LLC
 C/O VARDE PARTNERS INC
 NO POSTED ADDRESS

UPLANDS FILING 3,
 BLOCK 1, TRACT B
 OWNER: ADAMS COUNTY HOUSING AUTHORITY
 DBA MAIKER HOUSING PARTNERS
 NO POSTED ADDRESS



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 LOTS 1-2, BLOCK 1, EAGLE NEST SUBDIVISION
 BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20,
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Project No: QKT004271.10
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 Checked By: BJD
 Date: 11/15/2024

**A RESOLUTION OF THE FEDERAL HEIGHTS PLANNING AND ZONING
COMMISSION RECOMMENDING APPROVAL OF A PRELIMINARY PLAT FOR A
MAJOR SUBDIVISION APPLICATION FOR THE PROPERTY LOCATED AT 8800 N.
FEDERAL BLVD.**

WHEREAS, the Federal Heights Planning and Zoning Commission has reviewed the application submitted by Brittany Sikorski (Applicant) on behalf of QuikTrip Corporation (Owner) to subdivide the property, and,

WHEREAS, the Federal Heights Planning and Zoning Commission has conducted a public hearing on this matter and considered all the evidence presented at that hearing, and the criteria associated with the approval of this application, in accordance with Article X of Chapter 70 of the Federal Heights Municipal Code, and

WHEREAS, the Federal Heights Planning and Zoning Commission wishes to make a recommendation to City Council regarding the application.

NOW, THEREFORE, BE IT RESOLVED BY THE FEDERAL HEIGHTS PLANNING AND ZONING COMMISSION:

1. That the Federal Heights Planning and Zoning Commission finds all the criteria for approval have been met and recommends approval of the conditional use application, with no additional conditions.

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE FEDERAL HEIGHTS PLANNING AND ZONING COMMISSION THE 31ST DAY OF MARCH, 2026.

Attest:

Approved:

Tim Williams, Director of Community
Development

Chair, Planning and Zoning Commission

**A RESOLUTION OF THE FEDERAL HEIGHTS PLANNING AND ZONING
COMMISSION RECOMMENDING APPROVAL WITH CONDITIONS OF A
PRELIMINARY PLAT FOR A MAJOR SUBDIVISION APPLICATION FOR THE
PROPERTY LOCATED AT 8800 N. FEDERAL BLVD.**

WHEREAS, the Federal Heights Planning and Zoning Commission has reviewed the application submitted by Brittany Sikorski (Applicant) on behalf of QuikTrip Corporation (Owner) to subdivide the property, and,

WHEREAS, the Federal Heights Planning and Zoning Commission has conducted a public hearing on this matter and considered all the evidence presented at that hearing, and the criteria associated with the approval of this application, in accordance with Article X of Chapter 70 the Federal Heights Municipal Code, and

WHEREAS, the Federal Heights Planning and Zoning Commission wishes to make a recommendation to City Council regarding the application.

NOW, THEREFORE, BE IT RESOLVED BY THE FEDERAL HEIGHTS PLANNING AND ZONING COMMISSION:

1. That the Federal Heights Planning and Zoning Commission finds that the following criteria have not been met and recommends approval of the conditional use application, with the following conditions:

Unmet Criterion/Criteria:

Conditions:

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE
FEDERAL HEIGHTS PLANNING AND ZONING COMMISSION THE 31ST DAY OF
MARCH, 2026.

Attest:

Approved:

Tim Williams, Director of Community
Development

Chair, Planning and Zoning Commission

**A RESOLUTION OF THE FEDERAL HEIGHTS PLANNING AND ZONING
COMMISSION RECOMMENDING DENIAL OF A PRELIMINARY PLAT FOR A
MAJOR SUBDIVISION APPLICATION FOR THE PROPERTY LOCATED AT 8800 N.
FEDERAL BLVD.**

WHEREAS, the Federal Heights Planning and Zoning Commission has reviewed the application submitted by Brittany Sikorski (Applicant) on behalf of QuikTrip Corporation (Owner) to subdivide the property, and,

WHEREAS, the Federal Heights Planning and Zoning Commission has conducted a public hearing on this matter and considered all the evidence presented at that hearing, and the criteria associated with the approval of this application, in accordance with Article X of Chapter 70 of the Federal Heights Municipal Code, and

WHEREAS, the Federal Heights Planning and Zoning Commission wishes to make a recommendation to City Council regarding the application.

NOW, THEREFORE, BE IT RESOLVED BY THE FEDERAL HEIGHTS PLANNING AND ZONING COMMISSION:

1. That the Federal Heights Planning and Zoning Commission has found that one or more criteria have not been met and are unable to be mitigated with additional conditions and recommends denial of the conditional use application, based on the following unmet criteria:

Unmet Criterion/Criteria:

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE
FEDERAL HEIGHTS PLANNING AND ZONING COMMISSION THE 31ST DAY OF
MARCH, 2026.

Attest:

Approved:

Tim Williams, Director of Community
Development

Chair, Planning and Zoning Commission