



Board of Adjustment Upcoming Hearings

Hearing dates are subject to change and are not officially scheduled until public notice is satisfied pursuant to the County's Development Standards and Regulations.

May 29, 2025

Project Number: PRA2025-00001
Case Name: Osceola Duplex Lot Size Variance
Case Manager: Cody Spaid
Location: 5390 OSCEOLA ST
Applicant: Angelo Arguello
Applicant Address: 3431 S. Federal Blvd, Englewood, CO 80110
Request: 1. Lot Size 6,650 square-foot duplex lot in the R-2 zone district where 7,000 square feet is required.
2. 50 foot lot width where 70 is required. 2 total variances being requested

Comments:

Case Number: VSP2025-00015
Case Name: Ember Street Floor Area Variance
Case Manager: David Wright
Location: 1394 EMBER ST
Applicant: Williams Eric
Applicant Address: 1394 Ember St, 1394 Ember St, Denver, CO 802218311
Request: Variance to allow a dwelling floor area of 1,201 square feet where the minimum required is 1,250 square feet in the R-1-C zone district. The proposed variance would convert an existing structure to a single-family home.

Comments:



Planning Commission Upcoming Hearings

Hearing dates are subject to change and are not officially scheduled until public notice is satisfied pursuant to the County's Development Standards and Regulations.

May 8, 2025

Case Number: PLN2025-00002
Case Name: Legislative Alignment 2025 Text Amendments
Case Manager: Ella Gleason
Location:
Applicant:
Applicant Address:
Request: Text Amendments to amend the Adams County Development Standards and Regulations to comply with recent state statutes related to accessory dwelling units, parking minimums, substance abuse disorders recovery land uses, and residential occupancy limits.

Comments:

Case Number: VAC2025-00001
Case Name: Holly Street Vacation
Case Manager: Lia Campbell
Location: 10851 HOLLY ST
Applicant: Mark Bowman
Applicant Address: 254 E 5th St, Loveland, CO 80537
Request: Request to Vacate a Portion of Holly Street that Serves as a Boundary Line Between the City of Thornton and Adams County per C.R.S. § 43-2-303

Comments:

May 22, 2025

Project Number: PRC2024-00017
Case Name: Maiker Boyers Rezoning and Preliminary Development Plan
Case Manager: Brayan Marin
Location: 7295 WASHINGTON ST
Applicant: Casa Redonda LLP
Applicant Address: 3033 W. 71st Avenue, Suite 1000, 3033 W 71st Ave Ste 1000, Westminster, CO 80030
Request: 1. Zoning Map Amendment (Rezoning) to change the zoning designation of 2.1 acres to Planned Unit Development; 2. Preliminary Development Plan to allow a mixed-use development including 117 dwelling units and approximately 4,200 square feet of commercial space.

Comments:

June 12, 2025

June 12, 2025

Case Number: RCU2023-00068
Case Name: Hurley Riding Academy
Case Manager: David DeBoskey
Location: 14583 CHERRY ST
Applicant: Hurley Jonathan S And Hurley Kristi A
Applicant Address: 14583 Cherry Street, Brighton, CO 80602
Request: Conditional use permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use.
Comments:



Board of County Commissioners Upcoming Hearings

Hearing dates are subject to change and are not officially scheduled until public notice is satisfied pursuant to the County's Development Standards and Regulations.

May 13, 2025

Project Number: PRC2023-00019
Case Name: 7-Eleven at 6950 Broadway
Case Manager: Nick Eagleson
Location: 6950 BROADWAY ST
Applicant: Mikaela Moore
Applicant Address: 380 Interlocken Crescent, Suite 100, Broomfield, CO 80021
Request: 1. Minor Subdivision (Final Plat) to reconfigure two lots on approx 3.3 acres; 2. Zoning map amendment (rezoning) to change the zone district designation of approximately 2.9 acres to Commercial-5 from Industrial-1.

Comments:

Project Number: PRC2024-00006
Case Name: Vega Solar Energy Facility Conditional Use Permits
Case Manager: Brayan Marin
Location: 0
Applicant:
Applicant Address: 2 S Biscayne Blvd, 32nd Floor, Miami, FL 33131
Request: 1. Conditional Use Permit for a large-scale solar facility; 2. Conditional Use Permit for Utility Substation; 3. Conditional Use Permit for Battery Energy Storage System. The site is located within the Agricultural-3 zone district.

Comments:

May 20, 2025

Case Number: RCU2023-00001
Case Name: GCSA Event Center Conditional Use Permit Full Barn
Case Manager: David DeBoskey
Location: 6539 IMBODEN RD
Applicant: Aldana Llaricxe
Applicant Address: Po Box 5, Watkins, CO 801370005
Request: Request to use a 13,200 sq ft barn and 10 acres for an event center use.

Comments:

May 20, 2025

Case Number: VAC2024-00002
Case Name: Toczek & Finesilver East 64th Avenue Vacation
Case Manager: Brayan Marin
Location: 49200 E 64TH AVE
Applicant: Gerald & Deborah Toczek
Applicant Address: 49200 E 64th Ave, Bennett, CO 80102
Request: Roadway Vacation of a portion of East 64th Avenue
Comments:

May 27, 2025

Case Number: VAC2025-00001
Case Name: Holly Street Vacation
Case Manager: Lia Campbell
Location: 10851 HOLLY ST
Applicant: Mark Bowman
Applicant Address: 254 E 5th St, Loveland, CO 80537
Request: Request to Vacate a Portion of Holly Street that Serves as a Boundary Line Between the City of Thornton and Adams County per C.R.S. § 43-2-303
Comments:

June 10, 2025

Case Number: PLN2025-00002
Case Name: Legislative Alignment 2025 Text Amendments
Case Manager: Ella Gleason
Location:
Applicant:
Applicant Address:
Request: Text Amendments to amend the Adams County Development Standards and Regulations to comply with recent state statutes related to accessory dwelling units, parking minimums, substance abuse disorders recovery land uses, and residential occupancy limits.
Comments:

July 1, 2025

Project Number: PRC2024-00017
Case Name: Maiker Boyers Rezoning and Preliminary Development Plan
Case Manager: Brayan Marin
Location: 7295 WASHINGTON ST
Applicant: Casa Redonda Llp
Applicant Address: 3033 W. 71st Avenue, Suite 1000, 3033 W 71st Ave Ste 1000, Westminster, CO 80030
Request: 1. Zoning Map Amendment (Rezoning) to change the zoning designation of 2.1 acres to Planned Uni Development; 2. Preliminary Development Plan to allow a mixed-use development including 117 dwelling units and approximately 4,200 square feet of commercial space.
Comments:

July 1, 2025

Case Number: RCU2023-00068
Case Name: Hurley Riding Academy
Case Manager: David DeBoskey
Location: 14583 CHERRY ST
Applicant: Hurley Jonathan S And Hurley Kristi A
Applicant Address: 14583 Cherry Street, Brighton, CO 80602
Request: Conditional use permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use.
Comments:

July 15, 2025

Case Number: PUD2023-00002
Case Name: VanPelt Planned Unit Development, Amendment No. 2
Case Manager: Brayan Marin
Location: 4300 HUDSON RD
Applicant: Chris Shandor
Applicant Address: 1001 Bannock Street, Suite 107, Denver, CO 80204
Request: Major Amendment to the VanPelt Final Development Plan. The proposed amendment is to allow additional uses and designate an area for outdoor storage within Lot 1. The uses and previously approved for Lot 2 are not proposed for change.
Comments:



Board of Adjustment

Hearing Results

May 01, 2025

Case Number: VSP2024-00049
Case Name: Vigil Hawthorne Duplex Variance
Case Manager: Cody Spaid
Admin Tech:
Location: 3290 HAWTHORNE PL
Request: Variance (from Section 3-14-06-01-02) to allow a two-family structure (duplex) in the Residential-2 zone district on a 6,599 square foot property where the minimum size allowed for a two-family structure is 7,000 square feet.
Hearing Notes: Approved (3-0) with 8 Findings and 2 Notes to the Applicant. Motion made by Member Frey, seconded by Member Nyholm.
Disposition: Approved

April 17, 2025

Case Number: VSP2025-00001
Case Name: Xcel Green Valley Substation Fence Variance
Case Manager: Brayan Marin
Admin Tech:
Location: 0
Request: Xcel Energy is proposing to replace the existing eight-foot-tall chain-link fence around the perimeter of the Substation with 1,970 linear feet of ten-foot tall, expanded metal/mesh fencing as a necessary security measure. Additionally, Xcel Energy proposes to install one new automatic expanded metal cantilever gate to replace the existing twenty-foot manual swing gate at the main site entrance and implement various other security improvements.
Hearing Notes: Approved / Denied (4-0) with 8 Findings, and 1 Notes to the Applicant. Motion made by Commissioner Volland, seconded by Commissioner Nyholm.
Disposition: Approved



Planning Commission Hearing Results

April 24, 2025

Case Number: PRC2023-00019
Case Name: 7-Eleven at 6950 Broadway
Case Manager: Nick Eagleson
Admin Tech:
Location: 6950 BROADWAY ST
Request: 1. Minor Subdivision (Final Plat) to reconfigure two lots on approx 3.3 acres; 2. Zoning map amendment (rezoning) to change the zone district designation of approximately 2.9 acres to Commercial-5 from Industrial-1.
Hearing Notes: Approved (7-0) with 15 Findings of Fact and 2 Notes to the Applicant. Motion made by Commissioner Richardson, seconded by Commissioner Rose.
Disposition: Approved

Case Number: PRC2024-00006
Case Name: Vega Solar Energy Facility Conditional Use Permits
Case Manager: Brayan Marin
Admin Tech: Megan Ulibarri
Location: 0
Request: 1. Conditional Use Permit for a large-scale solar facility; 2. Conditional Use Permit for Utility Substation; 3. Conditional Use Permit for Battery Energy Storage System. The site is located within the Agricultural-3 zone district.
Hearing Notes: Case Continued to the April 24, 2025 Agenda. Motion made by Commissioner Richardson. Seconded by Commissioner Thompson. (7-0)
Disposition: Continued

Case Number: RCU2023-00001
Case Name: GCSA Event Center Conditional Use Permit Full Barn
Case Manager: David DeBoskey
Admin Tech:
Location: 6539 IMBODEN RD
Request: Request to use a 13,200 sq ft barn and 10 acres for an event center use.
Hearing Notes: Continued by Planning Commission till the July 10th Planning Commission. Motion made by Commissioner Gardner, seconded by Commissioner Rose.
Disposition: Continued

April 10, 2025

April 10, 2025

Case Number: PLT2024-00030
Case Name: Dalfen Industrial Subdivision Final Plat
Case Manager: David DeBoskey
Admin Tech:
Location: 7563 DAHLIA ST
Request: Minor subdivision final plat to create one lot of approximately 6.8 acres within the Industrial-2 zone district. The site is affected by the Mineral Conservation Overlay.
Hearing Notes: Approved (7-0) with 11 Findings, two Conditions, and one Note to the Applicant. Motion made by Commissioner Richardson, seconded by Commissioner Garner
Disposition: Approved



Board of County Commissioners

Hearing Results

April 29, 2025

Case Number: PLT2024-00030
Case Name: Dalfen Industrial Subdivision Final Plat
Case Manager: David DeBoskey
Admin Tech:
Location: 7563 DAHLIA ST
Request: Minor subdivision final plat to create one lot of approximately 6.8 acres within the Industrial-2 zone district. The site is affected by the Mineral Conservation Overlay.
Hearing Notes: Approved (5-0) with 11 Findings, 2 Conditions, and 1 Note to the Applicant. Motion made by Commissioner Pinter, seconded by Commissioner O'Dorisio.
Disposition: Approved

April 22, 2025

Case Number: PLN2024-00007
Case Name: Berkeley Villas Metropolitan District Service Plan
Case Manager: Brayan Marin
Admin Tech:
Location:
Request: Service Plan to establish the Berkeley Villas Metropolitan District
Hearing Notes: Approved / Denied (4-0) with 9 Findings, * Motion made by Pinter, seconded by O'Derisio.
Disposition: Approved

Case Number: PLT2024-00006
Case Name: Wolf Creek Run West, Filing No. 3 Preliminary Plat
Case Manager: David DeBoskey
Admin Tech:
Location:
Request: Preliminary Plat for major subdivision to create 40 lots on 14.4 acres within the Wolf Creek Run West PUD. Portions of the site may be affected by the Natural Resources Conservation Overlay.
Hearing Notes: Approved (4-0) with 9 Findings, 1 Condition, and 7 Notes to the Applicant. Motion made by Commissioner Pinter, seconded by Commissioner O'Dorisio.
Disposition: Approved

April 15, 2025

April 15, 2025

Case Number: EXG2024-00002
Case Name: Conservation Services, Inc. Bennett Facility
Case Manager: Nick Eagleson
Admin Tech: Amanda Buesgens
Location: 41800 E 88TH AVE
Request: A Major Amendment to continue an existing asbestos and non-hazardous liquid solidification and disposal facility use within the Agricultural-3 zone district. Portions of the site are affected by the Airport Height Overlay.
Hearing Notes: Approved (5-0) with 11 Findings of Fact, 1 Condition Precedent, 18 Conditions, and 2 Notes to the Applicant. Motion made by Commissioner O'Dorisio, seconded by Commissioner Pinter
Disposition: Approved

Case Number: PRC2024-00004
Case Name: Hanks Crossing Energy Project
Case Manager: Cody Spaid
Admin Tech:
Location: 7110 HANKS CROSSING
Request: 1. Conditional Use Permit to allow a large-scale solar energy facility in the Agricultural-3 zone district; 2. Conditional Use Permit to allow a utility substation in the Agricultural-3 zone district. Portions of the site affected by the Natural Resources Conservation Overlay. The entire project consists of 2,569 acres.
Hearing Notes: Approved (5-0) with 16 Findings, 6 Conditions, and 1 Note to the Applicant. Motion made by Commissioner O'Dorisio, seconded by Commissioner Henson.
Disposition: Approved

April 08, 2025

Case Number: PLN2024-00006
Case Name: Dorado Imboden Comprehensive Plan Amendment
Case Manager: John Stoll
Admin Tech:
Location: 14551 IMBODEN RD
Request: Comprehensive Plan Amendment to change the future land use designation to Residential Low on 40.3-acres.
Hearing Notes: Motion O'Dorisio: To Approve the subject request (PLN2024-00006) with 3 Findings-of-Fact and 1 Note to the Applicant.
Second: Mullica
Disposition: Approved 4-0
Approved
