



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.

July 17, 2025

Case Number: VSP2025-00024
Case Name: Mountain Hyundai Road Classification Variance
Case Manager: Greg Barnes
Location: 7300 BROADWAY ST
Applicant: Nick Berndt
Applicant Address: 505 S. Flaglet Dr, Suite 1300, West Palm Beach, FL 33401
Request: Variance to allow an automobile dealership on a property that only has access from a roadway classified as a local street. Section 4-09-02-11-02 (2) of the Adams County Development Standards requires an automobile dealership use to have access from a roadway that is classified as collector, arterial, or highway.
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.

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:

June 26, 2025

Project Number: PRC2025-00001
Case Name: Welby Junction
Case Manager: Nick Eagleson
Location: 2401 E 78TH AVENUE
Applicant: Joshua Botts
Applicant Address: 7900 East Union Avenue, Suite 400, Denver, CO 80237
Request: 1. Major Amendment to the Preliminary Development Plan (Oxenfree at Welby); 2. Major Amendment to the Preliminary Plat to allow 222 residential units on approximately 26 acres; 3. Waiver from Subdivision Design Standards to allow greater than a 3:1 lot width-to-depth ratio.; and 4. Waiver from Subdivision Design Standards to allow private drives.
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.

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

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 8, 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:

July 8, 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:

July 15, 2025

Project Number: PRC2025-00001
Case Name: Welby Junction
Case Manager: Nick Eagleson
Location: 2401 E 78TH AVENUE
Applicant: Joshua Botts
Applicant Address: 7900 East Union Avenue, Suite 400, Denver, CO 80237
Request: 1. Major Amendment to the Preliminary Development Plan (Oxenfree at Welby); 2. Major Amendment to the Preliminary Plat to allow 222 residential units on approximately 26 acres; 3. Waiver from Subdivision Design Standards to allow greater than a 3:1 lot width-to-depth ratio.; and 4. Waiver from Subdivision Design Standards to allow private drives.

Comments:

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 29, 2025

Case Number: PRA2025-00001
Case Name: Osceola Duplex Lot Size Variance
Case Manager: Cody Spaid
Admin Tech: Kevin Mills
Location: 5390 OSCEOLA ST
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
Hearing Notes: Approved (5-0) with 8 Findings and 2 Notes to the Applicant. Motion made by Member Frey, seconded by Member Nyholm.
Disposition: Approved

Case Number: VSP2025-00015
Case Name: Ember Street Floor Area Variance
Case Manager: David Wright
Admin Tech: Amanda Buesgens
Location: 1394 EMBER ST
Request: Variance to allow a dwelling floor area of 1,201 square feet where the minimum required is 1,250 square feet in the Residential-1-C (R-1-C) zone district. The proposed variance would allow for the conversion of an existing structure to a single-family home.
Hearing Notes:
Disposition: Approved



Planning Commission

Hearing Results

May 22, 2025

Case Number: PRC2024-00017
Case Name: Maiker Boyers Rezoning and Preliminary Development Plan
Case Manager: Brayan Marin
Admin Tech:
Location: 7295 WASHINGTON ST
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.
Hearing Notes: Approved (5-2) with 12 Findings, 2 Conditions, and 1 Notes to the Applicant. Motion made by Gardner, seconded by Richardson. Commissioner G. Thompson and J. Dupriest dissenting.
Disposition: Approved

May 08, 2025

Case Number: PLN2025-00002
Case Name: Legislative Alignment 2025 Text Amendments
Case Manager: Ella Gleason
Admin Tech:
Location:
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.
Hearing Notes: Recommended Approval (7-0) with 3 findings of fact and 1 condition. Motion was made by Ms. Richardson, seconded by Mr. Rose.
Disposition: Approved

Case Number: VAC2025-00001
Case Name: Holly Street Vacation
Case Manager: Lia Campbell
Admin Tech:
Location: 10851 HOLLY ST
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
Hearing Notes: Approved on Consent Agenda
Disposition: Approved



Board of County Commissioners

Hearing Results

May 27, 2025

Case Number: VAC2025-00001
Case Name: Holly Street Vacation
Case Manager: Lia Campbell
Admin Tech:
Location: 10851 HOLLY ST
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
Hearing Notes: Approved (4-0) with 6 Findings. Motion made by Commissioner Henson, seconded by Commissioner Pinter. None opposed, one absent.
Disposition: Approved

May 20, 2025

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:
Disposition:

May 13, 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 (5-0) with 15 Findings of Fact and 2 Notes to the Applicant. Motion made by Commissioner O'dorisio, seconded by Commissioner Baca.
Disposition: Approved

May 13, 2025

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:
Disposition:
