



## 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.

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**July 17, 2025**

**Case Number:** VSP2024-00037  
**Case Name:** Lemus Garage Variance on West 68th Way  
**Case Manager:** Cody Spaid  
**Location:** 900 W 68TH WAY  
**Applicant:** John Lemus  
**Applicant Address:** 900 W 68th Way, Denver, CO 80221  
**Request:** Variance to allow an accessory structure to be located 20 feet from the front property line along West 68th Way, where the minimum required setback is 91 feet within the Residential-1-C zone district.

**Comments:**

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**Case Number:** VSP2025-00016  
**Case Name:** Wolfe Setback Variance at 9299 E 157th Avenue  
**Case Manager:** Greg Barnes  
**Location:** 9299 E 157TH AVE  
**Applicant:** Alissa Wolfe  
**Applicant Address:** 9299 E 157th Ave, Brighton, CO 806025605  
**Request:** Variance to seek relief from Section 3-07-02, which requires accessory structures to be located ten feet behind the front structure line of the primary dwelling.

**Comments:**

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**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:**

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**August 7, 2025**

**August 7, 2025**

**Project Number:** PRA2025-00003  
**Case Name:** Cox Harvest Hangar Variances  
**Case Manager:** Greg Barnes  
**Location:** 15849 HARVEST CT  
**Applicant:** Alma Cox  
**Applicant Address:** 15849 Harvest Road, Brighton, CO 80603  
**Request:** 1. Variance to allow an accessory structure to be 10 feet from a side property lines, where a minimum of 13 feet is required for a 26 foot tall structure; 2. Variance to allow a lot coverage of 19.9% where the maximum allowed structure coverage is 7.5%. The site is located within the Agricultural-1 zone district. The site is affected by the Airport Height and Airport Noise Overlays.  
**Comments:**

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## 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.

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**June 26, 2025**

**Project Number:** PRC2025-00001  
**Case Name:** Welby Junction (formerly Oxenfree at Welby)  
**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; and 3. Waiver from Subdivision Design Standards to allow greater than a 3:1 lot width-to-depth ratio.

**Comments:**

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## 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.

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### July 1, 2025

**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:**

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**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:**

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### 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:**

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## 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:**

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## July 15, 2025

**Project Number:** PRC2025-00001  
**Case Name:** Welby Junction (formerly Oxenfree at Welby)  
**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; and 3. Waiver from Subdivision Design Standards to allow greater than a 3:1 lot width-to-depth ratio.  
**Comments:**

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**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:**

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## July 22, 2025

**Case Number:** PLT2024-00033  
**Case Name:** Ridgeview Estates, Filing No. 2  
**Case Manager:** Lia Campbell  
**Location:**  
**Applicant:** David Moore  
**Applicant Address:** 16415 W. 85th Lane, Unit B, Arvada, CO 80007  
**Request:** Final Plat for Major Subdivision to create nine lots in the Residential Estate zone district and Airport Height Overlay.  
**Comments:**

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## Board of Adjustment

### Hearing Results

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**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

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**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

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## Planning Commission Hearing Results

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**June 17, 2025**

**Case Number:** PLT2024-00033  
**Case Name:** Ridgeview Estates, Filing No. 2  
**Case Manager:** Lia Campbell  
**Admin Tech:**  
**Location:**  
**Request:** Final Plat for Major Subdivision to create nine lots in the Residential Estate zone district and Airport Height Overlay.  
**Hearing Notes:**  
**Disposition:**

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**June 12, 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:** Approved / Denied (7-0) with 24 Findings, 4 Conditions, and 1 Notes to the Applicant. Motion made by , Commissioner Richardson, seconded by Commissioner Garner.  
**Disposition:** Approved

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**Case Number:** RCU2023-00068  
**Case Name:** Hurley Riding Academy  
**Case Manager:** David DeBoskey  
**Admin Tech:**  
**Location:** 14583 CHERRY ST  
**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.  
**Hearing Notes:** Approved (6-0) with 8 Findings, 8 Conditions, and 1 Note to the Applicant. Motion made by Commissioner Richardson, seconded by Commissioner Williams. Commissioner Thompson recused himself.  
**Disposition:** Approved

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## Board of County Commissioners

### Hearing Results

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**June 10, 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:** Approved (3-0). Motion was made by Commissioner Henson, seconded by Commissioner Pinter.  
**Disposition:** Approved

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**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

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