



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.

November 7, 2024

Project Number: PRA2024-00004
Case Name: Transwest Canopy Variances
Case Manager: Greg Barnes
Location: 7911 E 96TH AVE
Applicant: Kyle Schmidt
Applicant Address: 20770 I-76, Brighton, CO 80603
Request:

1. Variance to allow a structure to be located two (2) feet from a side corner property line where the minimum required setback is twenty-five (25) feet;
2. Variance to allow a structure to be located two (2) feet from an arterial right-of-way and front property line where the minimum required is seventy-five (75) feet;
3. Variance to allow a structure to be located two (2) feet from a side property line where the minimum required setback is five (5) feet;
4. Variance to allow a structure to be located seven (7) feet from a rear property line where the minimum required setback is fifteen (15) feet;
5. Variance to allow a structure to be located seventy-two (72) feet from a section line setback where the minimum required setback is one-hundred forty-five (145) feet;

The site is designated with Industrial-2 zoning, and is affected by the Mineral Conservation Overlay District.

Comments:

Case Number: VSP2024-00044
Case Name: Benavidez Columbine Setback Variance
Case Manager: Lia Campbell
Location: 5303 COLUMBINE LN
Applicant: Christy Silva
Applicant Address: 12509 Lake Point Ct, Firestone, CO 80504
Request: Variance to allow an accessory structure to be located 0 feet from a side-corner property line, where the minimum required setback is 20 feet within the Residential-2 zone district.

Comments:

November 21, 2024

November 21, 2024

Case Number: VSP2024-00038
Case Name: Elmwood Baptist Church Sign Height Variance
Case Manager: Braylan Marin
Location: 13100 E 144TH AVE
Applicant: Sara Peterson
Applicant Address: 6190 Sparrow Avenue, Firestone, CO 80504
Request: Variance to allow a freestanding sign to be 18 feet in height, where a maximum height of 12 feet is required within the Agricultural-2 zone district. The site is affected by the Natural Resources Conservation Overlay.

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.

November 14, 2024

Case Number: PLT2023-00038
Case Name: Allart Subdivision, Amendment No. 1
Case Manager: Lia Campbell
Location: 14957 LANEWOOD ST
Applicant: The Steve And Sharon S Trust
Applicant Address: 1060 W Leadora Ave, Glendora, CA 917411805
Request: Subdivision replat to reconfigure two previously platted lots in the Agricultural-1 zone district with Natural Resources Conservation Overlay.

Comments:

January 9, 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 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.

November 5, 2024

Project Number: PRC2024-00007
Case Name: Copeland Precast East
Case Manager: Greg Barnes
Location: 35582 E 56TH AVE
Applicant: Bart Copeland
Applicant Address: 904 S Lipan St, Denver, CO 80223
Request: 1. Conditional use permit application to allow accessory outdoor storage in excess of 100% of the building area within the Industrial-1 zone district. The site is also affected by the Airport Influence Zone and the Airport Noise Overlay; 2. Conditional Use Permit for Outdoor Storage above Screen Fence Height

Comments:

November 19, 2024

Case Number: RCU2023-00046
Case Name: 5380 Washington Street Billboard Conversion
Case Manager: Greg Barnes
Location: 5380 WASHINGTON ST
Applicant: Chad Kochenberger
Applicant Address: 9250 E Costilla Ave Suite 500, Greenwood Village, CO 80112
Request: Conditional use permit to allow a 300 square foot static billboard to replace an existing 72 square foot static billboard.

Comments:

Case Number: RCU2024-00012
Case Name: Arvada Tennyson North Trunk Sewer Improvements Project
Case Manager: Greg Barnes
Location: TENNYSON ST - I-76 & W 61ST PL
Applicant: Kris Gardner
Applicant Address: 8101 Ralston Rd, Arvada, CO 80001
Request: An Intergovernmental Agreement (IGA) in lieu of an Ares and Activities of State Interest Permit is being pursued by the City of Arvada with Adams County for a Sewer Improvements Project.

Comments:

November 26, 2024

November 26, 2024

Case Number: RCU2024-00014
Case Name: 3800 West 64th Avenue Rezoning
Case Manager: Lia Campbell
Location: 3800 W 64TH AVE
Applicant: Tom Bauer
Applicant Address: Po Box 18985, Denver, CO 80218
Request: Zoning map amendment (rezoning) to designate 1.4 acres as Residential-2. The site is presently zoned Residential-1-C.
Comments:

December 3, 2024

Case Number: PLT2023-00038
Case Name: Allart Subdivision, Amendment No. 1
Case Manager: Lia Campbell
Location: 14957 LANEWOOD ST
Applicant: The Steve And Sharon S Trust
Applicant Address: 1060 W Leadora Ave, Glendora, CA 917411805
Request: Subdivision replat to reconfigure two previously platted lots in the Agricultural-1 zone district with Natural Resources Conservation Overlay.
Comments:

January 28, 2025

Case Number: PUD2023-00002
Case Name: VanPelt Planned Unit Development, Amendment No. 2
Case Manager: Braylan 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

October 03, 2024

Case Number: VSP2024-00021
Case Name: Boese Barn Setback Variance
Case Manager: David Wright
Admin Tech:
Location: 1572 W 152ND AVE
Request: Variance to allow an accessory structure within 79 feet of a front property line, where a minimum setback of 100 feet is required within the Agricultural-1 zone district.
Hearing Notes: Approved (2-1) with 5 Findings and 3 Notes to the Applicant. Motion made by Mr. Stanfield, seconded by Mr. Frey. Mr. Frey was opposed.
Disposition: Approved

Case Number: VSP2024-00023
Case Name: Muñoz Sundown Fence Variance
Case Manager: David Wright
Admin Tech:
Location: 484 SUNDOWN LN
Request: Variance to allow a 6-foot tall screen fence where the maximum allowed height is 42 inches. The property is zoned Residential-1-C.
Hearing Notes: Approved (3-0) with 8 Findings and 3 Notes to the Applicant. Motion made by Mr. Frey, seconded by Mr. Stanfield.
Disposition: Approved



Planning Commission Hearing Results

October 24, 2024

Case Number: RCU2023-00046
Case Name: 5380 Washington Street Billboard Conversion
Case Manager: Greg Barnes
Admin Tech: Amanda Buesgens
Location: 5380 WASHINGTON ST
Request: Conditional use permit to allow a 300 square foot static billboard to replace an existing 72 square foot static billboard.
Hearing Notes:
Disposition:

Case Number: RCU2024-00014
Case Name: 3800 West 64th Avenue Rezoning
Case Manager: Lia Campbell
Admin Tech: Megan Ulibarri
Location: 3800 W 64TH AVE
Request: Zoning map amendment (rezoning) to designate 1.4 acres as Residential-2. The site is presently zoned Rresidential-1-C.
Hearing Notes: Approved (5-0) with 4 Findings of fact, and 2 Notes to the Applicant. Motion made by G. Thompson, seconded by R. Garner.
Disposition: Approved

October 10, 2024

Case Number: PLN2024-00005
Case Name: Fox Brighton Comprehensive Plan Amendment
Case Manager: Ella Gleason
Admin Tech: Rayleen Swarts
Location: 9821 BRIGHTON RD
Request: Comprehensive Plan Amendment to change the future land use designation from Mixed Use to Industrial Medium.
Hearing Notes: Recommendation of Approval (7-0) with 3 findings, 1 note. Motion made by Ms. Richardson, seconded by Ms. Williams.
Disposition: Approved

October 10, 2024

Case Number: PRC2024-00007
Case Name: Copeland Precast East
Case Manager: Greg Barnes
Admin Tech:
Location: 35582 E 56TH AVE
Request: 1. Conditional use permit application to allow accessory outdoor storage in excess of 100% of the building area within the Industrial-1 zone district. The site is also affected by the Airport Influence Zone and the Airport Noise Overlay; 2. Conditional Use Permit for Outdoor Storage above Screen Fence Height
Hearing Notes: Approved (7-0) with 12 Findings, 4 Conditions Precedent, 6 Conditions, and 2 Notes to the Applicant. Motion made by Ms. Richardson, seconded by Mr. Thompson.
Disposition: Approved



Board of County Commissioners

Hearing Results

October 22, 2024

Case Number: PLN2024-00005
Case Name: Fox Brighton Comprehensive Plan Amendment
Case Manager: Ella Gleason
Admin Tech: Rayleen Swarts
Location: 9821 BRIGHTON RD
Request: Comprehensive Plan Amendment to change the future land use designation from Mixed Use to Industrial Medium.
Hearing Notes: Approved (4-0) with 3 findings-of-fact and 1 note. Motion made by Commissioner O'Doriso and seconded by Commissioner Baca.
Disposition: Approved

October 15, 2024

Case Number: RCU2024-00009
Case Name: D+K Rezoning on Cavanaugh Road
Case Manager: Lia Campbell
Admin Tech:
Location: 2491 CAVANAUGH RD
Request: Zoning map amendment (rezone) to change the zoning designation of two lots totaling approximately 91 acres to Industrial-2 (I-2) from Agricultural-3 (A-3). The site is located within the Airport Influence Zone (AIZ), but is not affected by any of the AIZ's restriction areas.
Hearing Notes: Denied (3-0) with 3 Findings of Fact. Motion made by Commissioner O'Doriso, seconded by Commissioner Baca.
Disposition: Denied

October 01, 2024

October 01, 2024

Case Number: PLN2024-00004
Case Name: Accessory Commercial Vehicle Parking and Storage Text Amendment
Case Manager: Ella Gleason
Admin Tech:
Location:
Request: An amendment to the Adams County Development Standards and Regulations to amend the accessory commercial vehicle parking and storage regulations.
Hearing Notes: Approved (3-0) with 3 findings-of-fact. Motion moved by Commissioner O'Dorizio and seconded by Commissioner Baca.
Disposition: Approved
