



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 21, 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: Continued (5-0) to November 21, 2024. Motion made by Mr. Green, Seconded by Mr. Stanfield.

Case Number: VSP2024-00027
Case Name: 55th Street T&T Bar Parking Variance
Case Manager: David DeBoskey
Location: 281 E 55TH AVE
Applicant: Andy Olree
Applicant Address: 482 S Broadway, Denver, CO 80209
Request: Request to reduce the required number of parking spaces for a nightclub use from 86 spaces to 51 spaces. The site is zoned Industrial-1 and is affected by the Flammable Gas Overlay and the Mineral Conservation Overlay.

Comments:

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:

December 19, 2024

Case Number: VSP2024-00024
Case Name: Bunker-Maez Variance at 14620 Colorado Blvd.
Case Manager: David Wright
Location: 14620 COLORADO BLVD
Applicant: Brenda Maez
Applicant Address: 14620 Colorado Blvd, Brighton, CO 806027845
Request: Variance to allow an accessory structure to be located fifty-three (53) feet from a front/arterial right-of-way property line where the minimum required setback for a front property line is one-hundred (100) feet. The site is within the Agricultural-1 zone district.

Comments:

Case Number: VSP2024-00045
Case Name: Gabriel 152nd Place Swimming Pool Variance
Case Manager: David Wright
Location: 1957 W 152ND PL
Applicant: Elizabeth & Roland Gabriel
Applicant Address: 1957 W. 152nd Place, CO
Request: Variance request for a swimming pool to be located between the principal structure and the street in the Agricultural-1 zone district.

Comments:



Planning Commission Upcoming Hearings

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December 12, 2024

Project Number: PRC2023-00020
Case Name: Todd Creek Farms Preliminary Applications and Rezone
Case Manager: Greg Barnes
Location:
Applicant: Matt Cavanaugh
Applicant Address: 5740 Olde Wadsworth Blvd #a, Arvada, CO 80002
Request: 1. Major Amendment to the Preliminary Development Plan (PDP) for Todd Creek Planned Unit Development (PUD); 2. Rezoning to change the zone district designation of 79 acres (Parcel Number: 0157104200001) to Planned Unit Development (PUD) from Agriculture-3 (A-3); 3. Rezoning to change the zone district designation of 8 acres (Parcel Number: 0157104000020) to Planned Unit Development (PUD) from Agriculture-1 (A-1); 4. Preliminary Plat for Major Subdivision to create approximately 416 lots and 14 tracts on approximately 208 acres.

Comments:

January 9, 2025

Project Number: PRC2024-00006
Case Name: Vega Solar Energy Facility Conditional Use Permits
Case Manager: Braylan 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:

Project Number: PRC2024-00008
Case Name: Gibbons Industrial Project
Case Manager: Braylan Marin
Location: 7061 E 96TH AVE
Applicant: Brett Gibbons
Applicant Address: 6598 N. Windmont Ave, Parker, CO 80134
Request: 1. Comprehensive Plan Amendment to change the future land use map designation of approximately 20 acres from Agricultural Small Scale to Industrial Medium; 2. Zoning Map Amendment (Rezone) to change the zoning designation from Agricultural-1 to Industrial-2.

Comments:

January 9, 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 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 19, 2024

Case Number: PLT2023-00046
Case Name: Hardin Subdivision Final Plat
Case Manager: Greg Barnes
Location: 4147 W 64TH AVE
Applicant: Clay Iman
Applicant Address: 2100 Downing St., Denver, CO 80205
Request: Final Plat for major subdivision to create 34 lots and 4 tracts in the Residential-2 zone district.
Comments: Approved (5-0) with 7 Findings, 2 Conditions, and 3 Notes to the Applicant. Motion made by Commissioner O'Dorisio, seconded by Commissioner Baca.

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: Approved (3-2) with 8 Findings, 2 Conditions, and 5 Notes to the Applicant. Motion made by Commissioner O'Dorisio, seconded by Commissioner Henry. Commissioners Tedesco and Baca were opposed.

January 21, 2025

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 21, 2025

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 Rresidential-1-C.
Comments:

January 28, 2025

Project Number: PRC2023-00020
Case Name: Todd Creek Farms Preliminary Applications and Rezone
Case Manager: Greg Barnes
Location:
Applicant: Matt Cavanaugh
Applicant Address: 5740 Olde Wadsworth Blvd #a, Arvada, CO 80002
Request: 1. Major Amendment to the Preliminary Development Plan (PDP) for Todd Creek Planned Unit Development (PUD); 2. Rezoning to change the zone district designation of 79 acres (Parcel Number: 0157104200001) to Planned Unit Development (PUD) from Agriculture-3 (A-3); 3. Rezoning to change the zone district designation of 8 acres (Parcel Number: 0157104000020) to Planned Unit Development (PUD) from Agriculture-1 (A-1); 4. Preliminary Plat for Major Subdivision to create approximately 416 lots and 14 tracts on approximately 208 acres.
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:

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: Continued to the January 28, 2025 agenda. Motion by Commissioner O'Dorisio, Second by Commissioner Henry.

February 4, 2025

Project Number: PRC2024-00006
Case Name: Vega Solar Energy Facility Conditional Use Permits
Case Manager: Brayán 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:

Project Number: PRC2024-00008
Case Name: Gibbons Industrial Project
Case Manager: Brayán Marin
Location: 7061 E 96TH AVE
Applicant: Brett Gibbons
Applicant Address: 6598 N. Windmont Ave, Parker, CO 80134
Request: 1. Comprehensive Plan Amendment to change the future land use map designation of approximately 20 acres from Agricultural Small Scale to Industrial Medium; 2. Zoning Map Amendment (Rezone) to change the zoning designation from Agricultural-1 to Industrial-2.

Comments:



Board of Adjustment

Hearing Results

November 07, 2024

Case Number: VSP2024-00047 **Project Number:** PRA2024-00004
Case Name: Transwest Canopy Variances
Case Manager: Greg Barnes
Admin Tech: Rayleen Swarts
Location: 7911 E 96TH AVE
Request: Part of PRA2024-00004. Variance #5
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;
Hearing Notes:
Disposition:

Case Number: VSP2024-00044
Case Name: Benavidez Columbine Setback Variance
Case Manager: Lia Campbell
Admin Tech: Megan Ulibarri
Location: 5303 COLUMBINE LN
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.
Hearing Notes: Approved (4-1) with 8 Finding and 3 Notes to the Applicant. Motion made by M. Volland seconded by M Bush. Nyholm was opposed.
Disposition: Approved



Planning Commission Hearing Results

November 14, 2024

Case Number: PLT2023-00038
Case Name: Allart Subdivision, Amendment No. 1
Case Manager: Lia Campbell
Admin Tech: Amanda Buesgens
Location: 14957 LANEWOOD ST
Request: Subdivision replat to reconfigure two previously platted lots in the Agricultural-1 zone district with Natural Resources Conservation Overlay.
Hearing Notes: Approved (7-0) with 4 findings of fact and 1 note to the applicant. Motion made by S. Richardson, seconded by D. Rose.
Disposition: Approved

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: Motion Made By: G. Thompson, Seconded By: R. Garner
Decision: Approval with eight findings of fact, two conditions, and five notes. (5-0)
Disposition: Approved

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



Board of County Commissioners

Hearing Results

November 19, 2024

Case Number: PLT2023-00046
Case Name: Hardin Subdivision Final Plat
Case Manager: Greg Barnes
Admin Tech:
Location: 4147 W 64TH AVE
Request: Final Plat for major subdivision to create 34 lots and 4 tracts in the Residential-2 zone district.
Hearing Notes: Approved (5-0) with 7 Findings, 2 Conditions, and 3 Notes to the Applicant. Motion made by Commissioner O'Dorisio, seconded by Commissioner Baca.
Disposition: Approved

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: Approved (3-2) with 8 Findings, 2 Conditions, and 5 Notes to the Applicant. Motion made by Commissioner O'Dorisio, seconded by Commissioner Henry. Commissioners Tedesco and Baca were opposed.
Disposition: Approved

November 05, 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 (4-0) with 12 Findings, 4 Conditions Precedent, 6 Conditions, and 2 Notes to the Applicant. Motion made by Commissioner Tedesco, seconded by O'Dorisio.
Disposition: Approved

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'Dorizio and seconded by Commissioner Baca.
Disposition: Approved
