



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.

January 16, 2025

Project Number: PRA2024-00006
Case Name: Haddad Zuni Accessory Dwelling Variance Requests
Case Manager: David Wright
Location: 14920 ZUNI ST
Applicant: Haddad Alex And
Applicant Address: Haddad Faten, 11102 Osage St, Northglenn, CO 802346106
Request:

1. Variance to allow an accessory structure to have a 40' front property line setback where 100' from the front property line is required;
2. Variance to allow an accessory structure to have a 49' front property line setback where 100' from the front property line is required;
3. Variance to allow for a 2,000 square feet Accessory Dwelling Unit (ADU) where the maximum area allowed is 1,500 square feet;
4. Variance to allow a detached ADU to be located in front of the front structure line of the primary dwelling where an ADU is required to be setback at least 10' to the rear of the front structure line.

The site is designated with Agricultural-2 zoning.

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.

January 9, 2025

Project Number: PRC2023-00020
Case Name: Todd Creek Village / Seltzer Farms
Case Manager: Nick Eagleson
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) on approximately 555 acres; 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 413 lots and 12 tracts on approximately 208 acres.

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:

Project Number: PRC2024-00008
Case Name: Gibbons Industrial Project
Case Manager: Brayan 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:

January 23, 2025

Case Number: PLT2023-00055
Case Name: Country Club Ranchettes, Filing 1, Amendment 1
Case Manager: Cody Spaid
Location: 30385 E 161ST AVE
Applicant: Julie Rentz
Applicant Address: 7600 East Orchard Road, Suite 150-n, Greenwood Village, CO 80111
Request: Subdivision Replat to amend the original major subdivision creating 56 lots to replat creating 60 total (4 new) lots.

Comments:

Case Number: RCU2023-00006
Case Name: Tail Waggin Dog Boarding
Case Manager: Cody Spaid
Location: 43200 E 136TH AVE
Applicant: Mcgrath Kevin & Renee
Applicant Address: 43200 E 136th Ave, Hudson, CO 806427719
Request: Conditional use permit to allow for a commercial kennel (dog boarding operation) in the Agricultural-3 zone district.

Comments:

Case Number: RCU2024-00008
Case Name: Xcel Kestrel 230 kV Interconnection Project
Case Manager: Nick Eagleson
Location: 24600 E SMITH RD
Applicant: Jennifer Chester
Applicant Address: 1800 Larimer St, Suite 400, Denver, CO 80202
Request: Areas and Activities of State Interest Permit to allow Xcel Energy to tap and extend an existing transmission line to extend service. The transmission line extension will be approximately 1.3 miles long, of which a half-mile (approximately) will be located in unincorporated Adams County.

Comments:

February 13, 2025

February 13, 2025

Case Number: PLN2024-00006
Case Name: Dorado Imboden Comprehensive Plan Amendment
Case Manager: John Stoll
Location: 14551 IMBODEN RD
Applicant: Carlos Gandara
Applicant Address: 8141 Welby Rd, Denver, CO 80229
Request: Comprehensive Plan Amendment to change the future land use designation to Residential Low on 40.3-acres.

Comments:

Project Number: PRC2024-00013
Case Name: Golden Fields Subdivision, Filing 1 Preliminary Plat and Waiver
Case Manager: Lia Campbell
Location:
Applicant: David Andersen
Applicant Address: Po Box 111745, Anchorage, AK 99511
Request: 1. Major Subdivision Preliminary Plat to create 6 lots and 1 tract on 38 acres within the Agricultural-1 zone district. 2. Waiver from Subdivision Design Standards

Comments:

Case Number: RCU2023-00067
Case Name: Lighthouse on Florence
Case Manager: Cody Spaid
Location: 14040 FLORENCE CT
Applicant: Carlson Edward R And
Applicant Address: 14040 Florence Ct, 11741 Kearney Cir, Brighton, CO 80602
Request: Conditional use permit for a group home exceeding five residents in the Residential Estate zone district. The group home would be an assisted living facility.

Comments:



Board of County Commissioners Upcoming Hearings

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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:

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:

January 28, 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:

January 28, 2025

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: PRC2023-00020
Case Name: Todd Creek Village / Seltzer Farms
Case Manager: Nick Eagleson
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) on approximately 555 acres; 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 413 lots and 12 tracts on approximately 208 acres.

Comments:

Case Number: VAC2024-00004
Case Name: Medlin Riverdale Vacation
Case Manager: Lia Campbell
Location: 15655 RIVERDALE RD
Applicant: Wayne Medlin
Applicant Address: 15655 Riverdale Rd, Brighton, CO 80602
Request: Roadway vacation for a portion of the right-of-way for Riverdale Road. The request also includes a new right-of-way dedication for Riverdale Road.

Comments:

February 11, 2025

February 11, 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:

Project Number: PRC2024-00008
Case Name: Gibbons Industrial Project
Case Manager: Brayan 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:

February 18, 2025

Case Number: PLT2023-00055
Case Name: Country Club Ranchettes, Filing 1, Amendment 1
Case Manager: Cody Spaid
Location: 30385 E 161ST AVE
Applicant: Julie Rentz
Applicant Address: 7600 East Orchard Road, Suite 150-n, Greenwood Village, CO 80111
Request: Subdivision Replat to amend the original major subdivision creating 56 lots to replat creating 60 total (4 new) lots.

Comments:

Case Number: RCU2023-00006
Case Name: Tail Waggin Dog Boarding
Case Manager: Cody Spaid
Location: 43200 E 136TH AVE
Applicant: Mcgrath Kevin & Renee
Applicant Address: 43200 E 136th Ave, Hudson, CO 806427719
Request: Conditional use permit to allow for a commercial kennel (dog boarding operation) in the Agricultural-3 zone district.

Comments:

February 25, 2025

February 25, 2025

Case Number: PLT2023-00028
Case Name: Lefor Subdivision Final Plat
Case Manager: Cody Spaid
Location: 0
Applicant: Ben Brinkley
Applicant Address: 7542 S. Quay Ct, Littleton, CO 80128
Request: Major subdivision final plat to create three lots on approximately 65 acres in the Agricultural-2 zone district.

Comments:

Case Number: RCU2024-00008
Case Name: Xcel Kestrel 230 kV Interconnection Project
Case Manager: Nick Eagleson
Location: 24600 E SMITH RD
Applicant: Jennifer Chester
Applicant Address: 1800 Larimer St, Suite 400, Denver, CO 80202
Request: Areas and Activities of State Interest Permit to allow Xcel Energy to tap and extend an existing transmission line to extend service. The transmission line extension will be approximately 1.3 miles long, of which a half-mile (approximately) will be located in unincorporated Adams County.

Comments:

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:

March 11, 2025

Case Number: PLN2024-00006
Case Name: Dorado Imboden Comprehensive Plan Amendment
Case Manager: John Stoll
Location: 14551 IMBODEN RD
Applicant: Carlos Gandara
Applicant Address: 8141 Welby Rd, Denver, CO 80229
Request: Comprehensive Plan Amendment to change the future land use designation to Residential Low on 40.3-acres.

Comments:

March 11, 2025

Case Number: RCU2023-00067
Case Name: Lighthouse on Florence
Case Manager: Cody Spaid
Location: 14040 FLORENCE CT
Applicant: Carlson Edward R And
Applicant Address: 14040 Florence Ct, 11741 Kearney Cir, Brighton, CO 80602
Request: Conditional use permit for a group home exceeding five residents in the Residential Estate zone district. The group home would be an assisted living facility.
Comments:

March 25, 2025

Project Number: PRC2024-00013
Case Name: Golden Fields Subdivision, Filing 1 Preliminary Plat and Waiver
Case Manager: Lia Campbell
Location:
Applicant: David Andersen
Applicant Address: Po Box 111745, Anchorage, AK 99511
Request: 1. Major Subdivision Preliminary Plat to create 6 lots and 1 tract on 38 acres within the Agricultural-1 zone district. 2. Waiver from Subdivision Design Standards
Comments:



Board of Adjustment Hearing Results

December 19, 2024

Case Number: VSP2024-00024
Case Name: Bunker-Maez Variance at 14620 Colorado Blvd.
Case Manager: David Wright
Admin Tech:
Location: 14620 COLORADO BLVD
Request: Variance to allow an accessory structure to be located fifty-two and one half (52.5) 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.
Hearing Notes:
Disposition: Approved

Case Number: VSP2024-00045
Case Name: Gabriel 152nd Place Swimming Pool Variance
Case Manager: David Wright
Admin Tech: Sophia Swanson
Location: 1957 W 152ND PL
Request: Variance request for a swimming pool to be located between the principal structure and the street in the Agricultural-1 zone district.
Hearing Notes:
Disposition: Approved



Planning Commission

Hearing Results

Case Number:

Case Name:

Case Manager:

Location:

Request:

Hearing Notes:

Disposition:



Board of County Commissioners

Hearing Results

Case Number:

Case Name:

Case Manager:

Location:

Request:

Hearing Notes:

Disposition:
