



## 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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**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-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.

**Comments:**

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**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:**

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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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**January 9, 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:**

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**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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**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:**

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**January 9, 2025**

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

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**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:**

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### 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:**

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## 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.

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## February 4, 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:**

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**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:**

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## 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:**

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**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:**

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## Board of Adjustment

### Hearing Results

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**November 21, 2024**

**Case Number:** PRA2024-00004  
**Case Name:** Transwest Canopy Variances  
**Case Manager:** Greg Barnes  
**Admin Tech:** Rayleen Swarts  
**Location:** 7911 E 96TH AVE  
**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.  
**Hearing Notes:** Approved (5-0) with 6 Findings, 1 Condition Precedent, 1 Condition, and 2 Notes to the Applicant. Motion made by Mr. Green, seconded by Mr. Volland.  
**Disposition:** Approved

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**Case Number:** VSP2024-00027  
**Case Name:** 55th Street T&T Bar Parking Variance  
**Case Manager:** David DeBoskey  
**Admin Tech:** Amanda Buesgens  
**Location:** 281 E 55TH AVE  
**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.  
**Hearing Notes:**  
**Disposition:** Approved

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## November 21, 2024

**Case Number:** VSP2024-00038  
**Case Name:** Elmwood Baptist Church Sign Height Variance  
**Case Manager:** Brayan Marin  
**Admin Tech:** Rayleen Swarts  
**Location:** 13100 E 144TH AVE  
**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.  
**Hearing Notes:** Approved (5-0) with 8 Findings, and 2 Notes to the Applicant. Motion made by Volland, seconded by Stanfield.  
**Disposition:** Approved

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## November 07, 2024

**Case Number:** VSP2024-00047  
**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:**

**Project Number:** PRA2024-00004

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**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

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## Planning Commission

### Hearing Results

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**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

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## Board of County Commissioners

### Hearing Results

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#### 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

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**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

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#### 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

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