



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.

April 17, 2025

Case Number: VSP2025-00001
Case Name: Xcel Green Valley Substation Fence Variance
Case Manager: Brayan Marin
Location: 0
Applicant: Jennifer Chester
Applicant Address: 1800 Larimer St, Suite 400, Denver, CO 80202
Request: Xcel Energy is proposing to replace the existing eight-foot-tall chain-link fence around the perimeter of the Substation with 1,970 linear feet of ten-foot tall, expanded metal/mesh fencing as a necessary security measure. Additionally, Xcel Energy proposes to install one new automatic expanded metal cantilever gate to replace the existing twenty-foot manual swing gate at the main site entrance and implement various other security improvements.

Comments:

May 1, 2025

Case Number: VSP2024-00049
Case Name: Vigil Hawthorne Duplex Variance
Case Manager: Cody Spaid
Location: 3290 HAWTHORNE PL
Applicant: Jason Vigil
Applicant Address: 9936 Vine St, Thornton, CO 80229
Request: Variance (from Section 3-14-06-01-02) to allow a two-family structure (duplex) in the Residential-2 zone district on a 6,599 square foot property where the minimum size allowed for a two-family structure is 7,000 square feet.

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.

April 24, 2025

Project Number: PRC2023-00019
Case Name: 7-Eleven at 6950 Broadway
Case Manager: Nick Eagleson
Location: 6950 BROADWAY ST
Applicant: Mikaela Moore
Applicant Address: 380 Interlocken Crescent, Suite 100, Broomfield, CO 80021
Request: 1. Minor Subdivision (Final Plat) to reconfigure two lots on approx 3.3 acres; 2. Zoning map amendment (rezoning) to change the zone district designation of approximately 2.9 acres to Commercial-5 from Industrial-1.

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:

Case Number: RCU2023-00001
Case Name: GCSA Event Center Conditional Use Permit Full Barn
Case Manager: David DeBoskey
Location: 6539 IMBODEN RD
Applicant: Aldana Llaricxe
Applicant Address: Po Box 5, Watkins, CO 801370005
Request: Request to use a 13,200 sq ft barn and 10 acres for an event center use.

Comments:

May 8, 2025

May 8, 2025

Case Number: PLN2025-00002
Case Name: Legislative Alignment 2025 Text Amendments
Case Manager: Ella Gleason
Location:
Applicant:
Applicant Address:
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.
Comments:

June 12, 2025

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:



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.

April 15, 2025

Case Number: EXG2024-00002
Case Name: Conservation Services, Inc. Bennett Facility
Case Manager: Nick Eagleson
Location: 41800 E 88TH AVE
Applicant: Mark McMullen
Applicant Address: 8191 Southpark Lane Unit 107, Littleton, CO 80120
Request: A Major Amendment to continue an existing asbestos and non-hazardous liquid solidification and disposal facility use within the Agricultural-3 zone district. Portions of the site are affected by the Airport Height Overlay.
Comments: Approved (5-0) with 11 Findings of Fact, 1 Condition Precedent, 18 Conditions, and 2 Notes to the Applicant. Motion made by Commissioner O'Dorisio, seconded by Commissioner Pinter

Project Number: PRC2024-00004
Case Name: Hanks Crossing Energy Project
Case Manager: Cody Spaid
Location: 7110 HANKS CROSSING
Applicant: Paul Gascoigne
Applicant Address: 1 Bridge Street, Suite 11, Irvington, NY 10533
Request: 1. Conditional Use Permit to allow a large-scale solar energy facility in the Agricultural-3 zone district; 2. Conditional Use Permit to allow a utility substation in the Agricultural-3 zone district. Portions of the site affected by the Natural Resources Conservation Overlay. The entire project consists of 2,569 acres.
Comments:

April 22, 2025

Case Number: PLN2024-00007
Case Name: Berkeley Villas Metropolitan District Service Plan
Case Manager: Brayan Marin
Location:
Applicant: Laura S Heinrich
Applicant Address: CO
Request: Service Plan to establish the Berkeley Villas Metropolitan District
Comments:

April 22, 2025

Case Number: PLT2024-00006
Case Name: Wolf Creek Run West, Filing No. 3 Preliminary Plat
Case Manager: David DeBoskey
Location:
Applicant: Julie Rentz
Applicant Address: 7600 East Orchard Road, Suite 150-n, Greenwood Village, CO 80111
Request: Preliminary Plat for major subdivision to create 40 lots on 14.4 acres within the Wolf Creek Run West PUD. Portions of the site may be affected by the Natural Resources Conservation Overlay.
Comments:

April 29, 2025

Case Number: PLT2024-00030
Case Name: Dalfen Industrial Subdivision Final Plat
Case Manager: David DeBoskey
Location: 7563 DAHLIA ST
Applicant: Rich Weiss
Applicant Address: 1 Kaiser Plaza, Suite 1450, Oakland, CA 94612
Request: Minor subdivision final plat to create one lot of approximately 6.8 acres within the Industrial-2 zone district. The site is affected by the Mineral Conservation Overlay.
Comments:

May 13, 2025

Project Number: PRC2023-00019
Case Name: 7-Eleven at 6950 Broadway
Case Manager: Nick Eagleson
Location: 6950 BROADWAY ST
Applicant: Mikaela Moore
Applicant Address: 380 Interlocken Crescent, Suite 100, Broomfield, CO 80021
Request: 1. Minor Subdivision (Final Plat) to reconfigure two lots on approx 3.3 acres; 2. Zoning map amendment (rezoning) to change the zone district designation of approximately 2.9 acres to Commercial-5 from Industrial-1.

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:

May 20, 2025

Case Number: RCU2023-00001
Case Name: GCSA Event Center Conditional Use Permit Full Barn
Case Manager: David DeBoskey
Location: 6539 IMBODEN RD
Applicant: Aldana Llaricxe
Applicant Address: Po Box 5, Watkins, CO 801370005
Request: Request to use a 13,200 sq ft barn and 10 acres for an event center use.
Comments:

June 10, 2025

Case Number: PLN2025-00002
Case Name: Legislative Alignment 2025 Text Amendments
Case Manager: Ella Gleason
Location:
Applicant:
Applicant Address:
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.
Comments:

July 1, 2025

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:

July 15, 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 Adjustment

Hearing Results

March 20, 2025

Case Number: PRA2024-00005
Case Name: Cox Harvest Hangar Variances
Case Manager: Brayan Marin
Admin Tech:
Location: 15849 HARVEST CT
Request: 1. Variance to allow an accessory structure to be 10 feet from a side property lines, where a minimum of 14 feet is required; 2. Variance to allow a lot coverage of 22.23% 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.
Hearing Notes: Denied (3-) with 5 Findings. Motion made by Green, seconded by Frey. S. Nyholm and Wymore were opposed.
Disposition: Denied

Case Number: VSP2025-00006
Case Name: Transwest Quick Lube Variance
Case Manager: Lia Campbell
Admin Tech: Kevin Mills
Location: 7911 E 96TH AVE
Request: Variance to allow a 50-foot right-of-way setback in the I-2 zone district where 75 feet is required.
Hearing Notes: Approved (5-0) with 6 Findings, and 2 Notes to the Applicant. Motion made by J. Frey, seconded by S. Nyholm.
Disposition: Approved



Planning Commission Hearing Results

April 10, 2025

Case Number: PLT2024-00030
Case Name: Dalfen Industrial Subdivision Final Plat
Case Manager: David DeBoskey
Admin Tech:
Location: 7563 DAHLIA ST
Request: Minor subdivision final plat to create one lot of approximately 6.8 acres within the Industrial-2 zone district. The site is affected by the Mineral Conservation Overlay.
Hearing Notes: Approved (7-0) with 11 Findings, two Conditions, and one Note to the Applicant. Motion made by Commissioner Richardson, seconded by Commissioner Garner
Disposition: Approved

March 27, 2025

Case Number: EXG2024-00002
Case Name: Conservation Services, Inc. Bennett Facility
Case Manager: Nick Eagleson
Admin Tech: Amanda Buesgens
Location: 41800 E 88TH AVE
Request: A Major Amendment to continue an existing asbestos and non-hazardous liquid solidification and disposal facility use within the Agricultural-3 zone district. Portions of the site are affected by the Airport Height Overlay.
Hearing Notes: Approved (6-1) with 11 Findings of Fact, one condition precedent, 18 conditions, and 2 Notes to the Applicant. Motion made by Commissioner Richardson, seconded by Commissioner Thompson. Commissioner Rose was opposed.
Disposition: Approved

Case Number: PLN2024-00007
Case Name: Berkeley Villas Metropolitan District Service Plan
Case Manager: Brayan Marin
Admin Tech:
Location:
Request: Service Plan to establish the Berkeley Villas Metropolitan District
Hearing Notes:
Disposition:

March 27, 2025

Case Number: PLT2024-00006
Case Name: Wolf Creek Run West, Filing No. 3 Preliminary Plat
Case Manager: David DeBoskey
Admin Tech:
Location:
Request: Preliminary Plat for major subdivision to create 40 lots on 14.4 acres within the Wolf Creek Run West PUD. Portions of the site may be affected by the Natural Resources Conservation Overlay.
Hearing Notes:
Disposition: Approved

Case Number: PRC2024-00004
Case Name: Hanks Crossing Energy Project
Case Manager: Cody Spaid
Admin Tech:
Location: 7110 HANKS CROSSING
Request: 1. Conditional Use Permit to allow a large-scale solar energy facility in the Agricultural-3 zone district; 2, Conditional Use Permit to allow a utility substation in the Agricultural-3 zone district. Portions of the site affected by the Natural Resources Conservation Overlay. The entire project consists of 2,569 acres.
Hearing Notes: Approved (7-0) with 16 Findings, 6 Conditions, and 1 Note to the Applicant. Motion made by Commissioner Rose, seconded by Commissioner Richardson.
Disposition: Approved



Board of County Commissioners

Hearing Results

April 15, 2025

Case Number: EXG2024-00002
Case Name: Conservation Services, Inc. Bennett Facility
Case Manager: Nick Eagleson
Admin Tech: Amanda Buesgens
Location: 41800 E 88TH AVE
Request: A Major Amendment to continue an existing asbestos and non-hazardous liquid solidification and disposal facility use within the Agricultural-3 zone district. Portions of the site are affected by the Airport Height Overlay.
Hearing Notes: Approved (5-0) with 11 Findings of Fact, 1 Condition Precedent, 18 Conditions, and 2 Notes to the Applicant. Motion made by Commissioner O'Dorisio, seconded by Commissioner Pinter
Disposition: Approved

Case Number: PRC2024-00004
Case Name: Hanks Crossing Energy Project
Case Manager: Cody Spaid
Admin Tech:
Location: 7110 HANKS CROSSING
Request: 1. Conditional Use Permit to allow a large-scale solar energy facility in the Agricultural-3 zone district; 2. Conditional Use Permit to allow a utility substation in the Agricultural-3 zone district. Portions of the site affected by the Natural Resources Conservation Overlay. The entire project consists of 2,569 acres.
Hearing Notes:
Disposition:

April 08, 2025

April 08, 2025

Case Number: PLN2024-00006
Case Name: Dorado Imboden Comprehensive Plan Amendment
Case Manager: John Stoll
Admin Tech:
Location: 14551 IMBODEN RD
Request: Comprehensive Plan Amendment to change the future land use designation to Residential Low on 40.3-acres.
Hearing Notes: Motion O'Dorisio: To Approve the subject request (PLN2024-00006) with 3 Findings-of-Fact and 1 Note to the Applicant.
Second: Mullica

Disposition: Approved 4-0
Approved

Case Number: VAC2024-00002
Case Name: Toczek & Finesilver East 64th Avenue Vacation
Case Manager: Brayan Marin
Admin Tech:
Location: 49200 E 64TH AVE
Request: Roadway Vacation of a portion of East 64th Avenue
Hearing Notes:
Disposition:

March 25, 2025

Case Number: PRC2024-00003
Case Name: Tapia Residences Subdivision and Rezoning
Case Manager: Lia Campbell
Admin Tech:
Location: 7190 CONVERSE RD
Request: 1. Zoning Map Amendment (Rezoning) of approximately 39 acres to Agricultural-2 from Agricultural-3; 2. Major subdivision preliminary plat to create three lots in the Agricultural-2 zone district.
Hearing Notes: Approved (5-0) with 13 Findings and 3 Notes to the Applicant. Motion made by Commissioner Henson, seconded by Commissioner Baca.
Disposition: Approved

March 25, 2025

Case Number: PRC2024-00013
Case Name: Golden Fields Subdivision, Filing 1 Preliminary Plat and Waiver
Case Manager: Lia Campbell
Admin Tech:
Location:
Request: 1. Major Subdivision Preliminary Plat to create six lots and two tracts on 38 acres within the Agricultural-1 zone district. 2. Waiver from Subdivision Design Standards
Hearing Notes: Approved (5-0) with 12 Findings, 3 Conditions, and 3 Notes to the Applicant. Motion made by Commissioner Mullica, seconded by Commissioner.
Disposition: Approved

March 18, 2025

Case Number: OGF2024-00001
Case Name: Wakeman Pad at Powhatan
Case Manager: Gregory Dean
Admin Tech:
Location: 13721 POWHATON RD
Request: Oil and Gas Facilities Permit to allow 16 wells on 7.8 acres in the Agricultural-3 zone district including the Airport Noise and Airport Height Overlay Districts.
Hearing Notes: Motion by: O'Dorisio
Second by: Mullica
Vote 4-1
Disposition: Approve with Conditions

Case Number: OGF2024-00002
Case Name: Conner Pad at E. 136th
Case Manager: Gregory Dean
Admin Tech:
Location: 0 -
Request: Oil & Gas Facilities Permit for Conner 19-18 Wellpad, which is proposed to include 16 wells.
Hearing Notes:
Disposition: Approve with Conditions
