



## Board of Adjustment Upcoming Hearings

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**May 19, 2022**

**Case Number:** VSP2022-00003  
**Case Name:** Lerma Accessory Structure Variance  
**Case Manager:** Cody Spaid  
**Location:** 8821 E 104TH AVE  
**Applicant:** Morel Lerma  
**Applicant Address:** 8821 E 104th Ave, Henderson, CO 80640  
**Request:** Variance from the maximum accessory building coverage in the R-1-C Residential zone district.  
**Comments:**

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**June 2, 2022**

**Case Number:** VSP2021-00030  
**Case Name:** 5501 Washington Street Food Truck Park  
**Case Manager:** Ella Gleason  
**Location:** 5501 WASHINGTON ST  
**Applicant:** Mitra Forati Van Vuren  
**Applicant Address:** 4795 White Rock Cir Apt F, Boulder, CO 803015371  
**Request:** Special Use Permit at 5501 Washington St. to allow for a Food Truck Park.  
**Comments:**

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## Planning Commission Upcoming Hearings

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**May 26, 2022**

**Case Number:** PLT2020-00028  
**Case Name:** Villalobos Minor Subdivision  
**Case Manager:** Greg Barnes  
**Location:** 1231 W 68TH AVE  
**Applicant:** Paige Coufal  
**Applicant Address:** 7600 E. Orchard Rd, Suite 250s, Greenwood Village, CO 80111  
**Request:** Minor subdivision to create three residential lots on approximately one acre in the Residential-1-C (R-1-C) zone district.

**Comments:**

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**Case Number:** RCU2021-00037  
**Case Name:** 4147 W. 64th Rezoning  
**Case Manager:** David DeBoskey  
**Location:** 4147 W 64TH AVE  
**Applicant:**  
**Applicant Address:** 2100 Downing St, Denver, CO 80205  
**Request:** Request to rezone five acres from R-1-A to R-2

**Comments:**

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**Case Number:** RCU2022-00005  
**Case Name:** 6820 York St. Rezone  
**Case Manager:** Ella Gleason  
**Location:** 6820 YORK ST  
**Applicant:** Keith Thums  
**Applicant Address:** CO  
**Request:** Rezone 2.67 acres from A-1 to I-1.

**Comments:**

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**June 23, 2022**

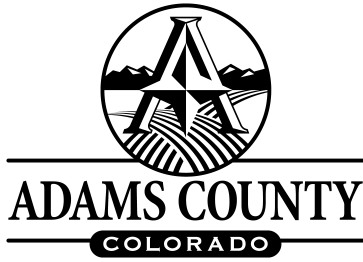
**June 23, 2022**

**Case Number:** PLN2021-00010  
**Case Name:** Text Amendments to the Adams County Development Standards and Regulations.  
**Case Manager:** Nick Eagleson  
**Location:** 4430 S Adams County PKWY  
**Applicant:**  
**Applicant Address:** CO  
**Request:** Sign Code Text Amendments  
**Comments:**

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**Project Number:** PRC2022-00001  
**Case Name:** Advancing Adams - Comprehensive Plan  
**Case Manager:** Jen Rutter  
**Location:**  
**Applicant:**  
**Applicant Address:**  
**Request:** Adams County Comprehensive Plan Update  
**Comments:**

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## Board of County Commissioners Upcoming Hearings

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### May 17, 2022

**Case Number:** PLT2021-00026  
**Case Name:** Greenthumb Subdivision  
**Case Manager:** Nick Eagleson  
**Location:** 6280 BROADWAY ST  
**Applicant:** Tom Martin  
**Applicant Address:** 1800 Wazee St, Ste 500, Denver, CO 80202  
**Request:** Minor Subdivision (Final Plat) to legally subdivide two lots on approximately 13.3 acres.  
**Comments:** Approved (5-0) with 11 Findings of fact, and 1 Note to the Applicant. Motion made by Commissioner O'Dorisio, seconded by Commissioner Pinter.

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### May 24, 2022

**Case Number:** PLT2020-00036  
**Case Name:** Decatur Subdivision Filing No. 1 - Final Plat  
**Case Manager:** Layla Bajelan  
**Location:** 6642 DECATUR ST  
**Applicant:** Leger Property Group Llc  
**Applicant Address:** 400 S Broadway, 303 S Broadway Ste 200-350, Denver, CO 802091558  
**Request:** Major Subdivision Final Plat to create seven lots and four tracts for a duplex development.  
**Comments:**

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### June 14, 2022

**Case Number:** EXG2022-00002  
**Case Name:** Stagecoach Inert Fill Certificate of Designation  
**Case Manager:** Layla Bajelan  
**Location:** 12601 BRIGHTON RD  
**Applicant:** Henderson Aggregate Ltd  
**Applicant Address:** 7321 E 88th Ave Ste 100, 7321 E 88th Ave Ste 100, Henderson, CO 806408137  
**Request:** Inert Fill Certificate of Designation to allow for 2.5 million cubic yards of inert fill materials to be placed in the previously mined sand and gravel pit. The request would raise the grade to an elevation that would match the surrounding properties.  
**Comments:**

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## June 14, 2022

**Case Number:** RCU2021-00008  
**Case Name:** Rocky Mountain Hydrostatics  
**Case Manager:** Ella Gleason  
**Location:** 25400 E 152ND AVE  
**Applicant:** Bradley & There Zuercher  
**Applicant Address:** 25400 E 152nd Ave, Brighton, CO 806038326  
**Request:** Conditional use permit to allow for continued operations of a previously permitted hydrostatic transmission equipment repair business.  
**Comments:**

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## June 28, 2022

**Project Number:** PRC2021-00002  
**Case Name:** Clear Creek Valley PUD (Formerly TTLC Denver-Lowell)  
**Case Manager:** Layla Bajelan  
**Location:** 6501 LOWELL BLVD  
**Applicant:** David Clock  
**Applicant Address:** 1350 17th St. Ste 350, Denver, CO 80202  
**Request:** 1) Rezone from Commercial-4 (C-4) and Residential-1-A (R-1-A) to Planned Unit Development (PUD), 2) Planned Unit Development-Preliminary Development Plan, 2) Major Subdivision Preliminary Plat to create 124 lots 6 tracts on approximately 6.8 acres, and 4) Waiver from the Subdivision Design Standards to allow for private streets within the development. The PUD will consist of 124 duplex lots on approximately 6.8 acres.  
**Comments:**

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**Case Number:** RCU2021-00037  
**Case Name:** 4147 W. 64th Rezoning  
**Case Manager:** David DeBoskey  
**Location:** 4147 W 64TH AVE  
**Applicant:**  
**Applicant Address:** 2100 Downing St, Denver, CO 80205  
**Request:** Request to rezone five acres from R-1-A to R-2  
**Comments:**

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**Case Number:** RCU2022-00005  
**Case Name:** 6820 York St. Rezone  
**Case Manager:** Ella Gleason  
**Location:** 6820 YORK ST  
**Applicant:** Keith Thums  
**Applicant Address:** CO  
**Request:** Rezone 2.67 acres from A-1 to I-1.  
**Comments:**

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## July 12, 2022

**July 12, 2022**

**Case Number:** PLN2021-00010  
**Case Name:** Text Amendments to the Adams County Development Standards and Regulations.  
**Case Manager:** Nick Eagleson  
**Location:** 4430 S Adams County PKWY  
**Applicant:**  
**Applicant Address:** CO  
**Request:** Sign Code Text Amendments  
**Comments:** Continued (5-0) with 3 Findings, and 1 Conditions. Motion made by Commissioner Tedesco, seconded by Commissioner O'Dorisio.

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**Case Number:** PLT2020-00028  
**Case Name:** Villalobos Minor Subdivision  
**Case Manager:** Greg Barnes  
**Location:** 1231 W 68TH AVE  
**Applicant:** Paige Coufal  
**Applicant Address:** 7600 E. Orchard Rd, Suite 250s, Greenwood Village, CO 80111  
**Request:** Minor subdivision to create three residential lots on approximately one acre in the Residential-1-C (R-1-C) zone district.  
**Comments:**

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**Project Number:** PRC2022-00001  
**Case Name:** Advancing Adams - Comprehensive Plan  
**Case Manager:** Jen Rutter  
**Location:**  
**Applicant:**  
**Applicant Address:**  
**Request:** Adams County Comprehensive Plan Update  
**Comments:**

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## Board of Adjustment Hearing Results

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**May 05, 2022**

**Case Number:** PRA2021-00002  
**Case Name:** BOGGS CARPORT VARIANCE  
**Case Manager:** David DeBoskey  
**Location:** 5523 Tejon ST  
**Request:** 1.VSP2021-00033. Request to allow a 13 foot front setback where a minimum 46 foot front setback is required for accessory structures in the Residential-1-C zone district; 2. VSP2021-00036. Request to allow a 3 foot side setback where a 5 foot side setback is required for accessory structures in the Residential-1-C zone district.  
**Hearing Notes:** VSP2021-00033 Approved (5-0) with 8 Findings, and 2 Conditions. Motion made by Mr. Hancock, seconded by Mr. Bush.  
VSP2021-00036 Denied (5-0) with 6 Findings. Motion made by Mr. Hancock, seconded by Mr. Bush.  
**Disposition:** Multiple Dispositions

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**Case Number:** VSP2021-00001  
**Case Name:** 9975 E 138TH PLACE  
**Case Manager:** Katie Keefe  
**Location:** 9975 E 138TH PL  
**Request:** Special Use Permit to IMPORT FILL MATERIAL AND GRADING TO LEVEL LAND FOR FUTURE HOME.  
**Hearing Notes:** Approved (5-0) with 7 Findings, 13 Conditions, and 1 Note to the Applicant. Motion made by Mr. Bush, seconded by Mr. Stanfield.  
**Disposition:** Approved

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## Planning Commission Hearing Results

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**May 12, 2022**

**Case Number:** EXG2022-00002  
**Case Name:** Stagecoach Inert Fill Certificate of Designation  
**Case Manager:** Layla Bajelan  
**Location:** 12601 BRIGHTON RD  
**Request:** Inert Fill Certificate of Designation to allow for 2.5 million cubic yards of inert fill materials to be placed in the previously mined sand and gravel pit. The request would raise the grade to an elevation that would match the surrounding properties.  
**Hearing Notes:** The Planning Commission voted to forward the following nine out of eleven preliminary findings to the Board of County Commissioners. The case received a (5-0) vote and the motion was made by Ms. Richardson and seconded by Mr. Herrera.

1. The proposed use is an acceptable use in the applicable zone district.
2. The certificate of designation is consistent with the purposes of these standards and regulations and meets the intent of the Adams County Comprehensive Plan.
3. The certificate of designation will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The certificate of designation is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the certificate of designation will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The certificate of designation has addressed all off-site impacts.
6. The site is suitable for the certificate of designation, including adequate usable space, adequate access, and absence of environmental constraints.
7. There is a need for the facility in the County.
9. The site is accessible to Adams County residents and other potential users.
11. The site conforms to siting standards for the type of facility being proposed.

Criteria of Approval Number 8 and 10 were omitted from the recommendation, however the Planning Commission did not take a stance on the criteria.

**Disposition:** Approved

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## May 12, 2022

**Case Number:** RCU2021-00008  
**Case Name:** Rocky Mountain Hydrostatics  
**Case Manager:** Ella Gleason  
**Location:** 25400 E 152ND AVE  
**Request:** Conditional use permit to allow for continued operations of a previously permitted hydrostatic transmission equipment repair business.  
**Hearing Notes:** Approved (7-0) with 8 Findings-of-Fact, 3 Conditions, and 1 note to the Applicant. Motion made by Ms. Richardson, seconded by Mr. Herrera.  
**Disposition:** Approved

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## April 28, 2022

**Case Number:** PLT2021-00026  
**Case Name:** Greenthumb Subdivision  
**Case Manager:** Nick Eagleson  
**Location:** 6280 BROADWAY ST  
**Request:** Minor Subdivision (Final Plat) to legally subdivide two lots on approximately 13.3 acres.  
**Hearing Notes:** Approved (7-0) with 11 Findings, and 1 Note to the Applicant. Motion made by Commissioner Thompson, seconded by Commissioner Richardson.  
**Disposition:** Approved

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**Case Number:** PRC2021-00002  
**Case Name:** Clear Creek Valley PUD (Formerly TTLC Denver-Lowell)  
**Case Manager:** Layla Bajelan  
**Location:** 6501 LOWELL BLVD  
**Request:** 1) Rezone from Commercial-4 (C-4) and Residential-1-A (R-1-A) to Planned Unit Development (PUD), 2) Planned Unit Development-Preliminary Development Plan, 2) Major Subdivision Preliminary Plat to create 124 lots 6 tracts on approximately 6.8 acres, and 4) Waiver from the Subdivision Design Standards to allow for private streets within the development. The PUD will consist of 124 duplex lots on approximately 6.8 acres.  
**Hearing Notes:** Approved (6-1) with 24 Findings, 4 Conditions, and 12 Notes to the Applicant. Motion made by Mr. Thompson, seconded by Mr. Forrest. Mr. Rose was opposed.  
**Disposition:** Approved

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## Board of County Commissioners

### Hearing Results

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#### May 17, 2022

**Case Number:** PLT2021-00026  
**Case Name:** Greenthumb Subdivision  
**Case Manager:** Nick Eagleson  
**Location:** 6280 BROADWAY ST  
**Request:** Minor Subdivision (Final Plat) to legally subdivide two lots on approximately 13.3 acres.  
**Hearing Notes:** Approved (5-0) with 11 Findings of fact, and 1 Note to the Applicant. Motion made by Commissioner O'Dorisio, seconded by Commissioner Pinter.  
**Disposition:** Approved

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#### May 10, 2022

**Case Number:** PLT2022-00002  
**Case Name:** Wagner/Mayhew Farm Subdivision Exemption  
**Case Manager:** Layla Bajelan  
**Location:** 14801 E 144TH AVE  
**Request:** Subdivision Exemption to create one lot and one tract. Lot one is proposed to be roughly 3 acres and Tract A is proposed to be roughly 47 acres.  
**Hearing Notes:** Approved (5-0) with 2 Findings-of-Fact and 1 Note to the Applicant. Motion made by Commissioner Pinter, seconded by Commissioner O'Dorisio.  
**Disposition:** Approved

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