



## 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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**July 17, 2025**

**Case Number:** VSP2024-00037  
**Case Name:** Lemus Garage Variance on West 68th Way  
**Case Manager:** Cody Spaid  
**Location:** 900 W 68TH WAY  
**Applicant:** John Lemus  
**Applicant Address:** 900 W 68th Way, Denver, CO 80221  
**Request:** Variance to allow an accessory structure to be located 13 feet from the front property line along West 68th Way, where the minimum required setback is 91 feet within the Residential-1-C zone district.

**Comments:**

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**Case Number:** VSP2025-00016  
**Case Name:** Wolfe Setback Variance at 9299 E 157th Avenue  
**Case Manager:** Greg Barnes  
**Location:** 9299 E 157TH AVE  
**Applicant:** Alissa Wolfe  
**Applicant Address:** 9299 E 157th Ave, Brighton, CO 806025605  
**Request:** Variance to seek relief from Section 3-08-06-04-01, which requires a proposed accessory structure to have a 100-foot setback. The applicant is proposing a 15-foot setback.

**Comments:**

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**Case Number:** VSP2025-00024  
**Case Name:** Mountain Hyundai Road Classification Variance  
**Case Manager:** Greg Barnes  
**Location:** 7300 BROADWAY ST  
**Applicant:** Nick Berndt  
**Applicant Address:** 505 S. Flaglet Dr, Suite 1300, West Palm Beach, FL 33401  
**Request:** Variance to allow an automobile dealership on a property that only has access from a roadway classified as a local street. Section 4-09-02-11-02 (2) of the Adams County Development Standards requires an automobile dealership use to have access from a roadway that is classified as collector, arterial, or highway.

**Comments:**

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## July 17, 2025

**Case Number:** VSP2025-00030  
**Case Name:** Variance Extension \*FHA\* Peesapati-Muppala Lot Coverage Variance  
**Case Manager:** David DeBoskey  
**Location:** 14647 E 134TH PL  
**Applicant:** Viswa Peesapati & Ramaleela Muppala  
**Applicant Address:** 5166 E 116th Pl. (Current Home Address), Thornton, CO 80233  
**Request:** Variance Extension request to extend the period to obtain a building permit to 1 year.  
  
\*FHA - Fair Housing Act\* Variance to allow a 17.9% lot coverage in the Agricultural-1 zone district where a minimum of 7.5% is required.

**Comments:**

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## August 7, 2025

**Project Number:** PRA2025-00003  
**Case Name:** Cox Harvest Hangar Variances  
**Case Manager:** Greg Barnes  
**Location:** 15849 HARVEST CT  
**Applicant:** Alma Cox  
**Applicant Address:** 15849 Harvest Road, Brighton, CO 80603  
**Request:** 1. Variance to allow an accessory structure to be 10 feet from a side property lines, where a minimum of 13 feet is required for a 26 foot tall structure; 2. Variance to allow a lot coverage of 19.9% 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.

**Comments:**

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**Project Number:** PRA2025-00004  
**Case Name:** Counter Drive Lift Station Variances  
**Case Manager:** Greg Barnes  
**Location:** 8315 COUNTER DR  
**Applicant:** Christie Ritter  
**Applicant Address:** 7245 W Alaska Dr, Lakewood, CO 80226  
**Request:** 1. Variance from the minimum required setback standard within the Residential-2 zone district; 2. Variance from the minimum lot size standard allowed within the Residential-2 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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**July 24, 2025**

**Case Number:** RCU2024-00046  
**Case Name:** Magellan Denver Expansion Project  
**Case Manager:** Nick Eagleson  
**Location:** 6001 IMBODEN RD  
**Applicant:** Erin Jennings  
**Applicant Address:** One Williams Center, Otc-9, Tulsa, OK 74172  
**Request:** Conditional Use Permit to allow a pipeline expansion for approximately 12 miles within Adams County.  
**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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### July 15, 2025

**Project Number:** PRC2025-00001  
**Case Name:** Welby Junction (formerly Oxenfree at Welby)  
**Case Manager:** Nick Eagleson  
**Location:** 2401 E 78TH AVENUE  
**Applicant:** Joshua Botts  
**Applicant Address:** 7900 East Union Avenue, Suite 400, Denver, CO 80237  
**Request:** 1. Major Amendment to the Preliminary Development Plan (Oxenfree at Welby); 2. Major Amendment to the Preliminary Plat to allow 222 residential units on approximately 26 acres; and 3. Waiver from Subdivision Design Standards to allow greater than a 3:1 lot width-to-depth ratio.  
**Comments:** Approved (5-0) with 20 Findings of Fact, one Condition, and eight Notes to the Applicant. Motion made by Commissioner Henson, seconded by Commissioner Pinter.

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**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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### July 22, 2025

**Case Number:** PLT2024-00033  
**Case Name:** Ridgeview Estates, Filing No. 2  
**Case Manager:** Greg Barnes  
**Location:**  
**Applicant:** David Moore  
**Applicant Address:** 16415 W. 85th Lane, Unit B, Arvada, CO 80007  
**Request:** Final Plat for Major Subdivision to create nine lots in the Residential Estate zone district and Airport Height Overlay.  
**Comments:**

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### July 29, 2025

## July 29, 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:**

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## August 19, 2025

**Case Number:** RCU2024-00046  
**Case Name:** Magellan Denver Expansion Project  
**Case Manager:** Nick Eagleson  
**Location:** 6001 IMBODEN RD  
**Applicant:** Erin Jennings  
**Applicant Address:** One Williams Center, Otc-9, Tulsa, OK 74172  
**Request:** Conditional Use Permit to allow a pipeline expansion for approximately 12 miles within Adams County.  
**Comments:**

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## Planning Commission Hearing Results

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### July 10, 2025

**Case Number:** RCU2023-00001  
**Case Name:** GCSA Event Center Conditional Use Permit Full Barn  
**Case Manager:** David DeBoskey  
**Admin Tech:**  
**Location:** 6539 IMBODEN RD  
**Request:** Request to use a 13,200 sq ft barn and 10 acres for an event center use.  
**Hearing Notes:** Continued by Planning Commission till the July 10th Planning Commission. Motion made by Commissioner Gardner, seconded by Commissioner Rose.  
**Disposition:** Continued

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### June 26, 2025

**Case Number:** PRC2025-00001  
**Case Name:** Welby Junction (formerly Oxenfree at Welby)  
**Case Manager:** Nick Eagleson  
**Admin Tech:** Kevin Mills  
**Location:** 2401 E 78TH AVENUE  
**Request:** 1. Major Amendment to the Preliminary Development Plan (Oxenfree at Welby); 2. Major Amendment to the Preliminary Plat to allow 222 residential units on approximately 26 acres; and 3. Waiver from Subdivision Design Standards to allow greater than a 3:1 lot width-to-depth ratio.  
**Hearing Notes:** Approved (7-0) with 17 Findings of Fact, 1 Condition, and 8 Notes to the Applicant. Motion made by Commissioner Thompson, seconded by Commissioner Richardson.  
**Disposition:** Approved

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## Board of County Commissioners

### Hearing Results

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**July 15, 2025**

**Case Number:** PRC2025-00001  
**Case Name:** Welby Junction (formerly Oxenfree at Welby)  
**Case Manager:** Nick Eagleson  
**Admin Tech:** Kevin Mills  
**Location:** 2401 E 78TH AVENUE  
**Request:** 1. Major Amendment to the Preliminary Development Plan (Oxenfree at Welby); 2. Major Amendment to the Preliminary Plat to allow 222 residential units on approximately 26 acres; and 3. Waiver from Subdivision Design Standards to allow greater than a 3:1 lot width-to-depth ratio.  
**Hearing Notes:** Approved (5-0) with 20 Findings of Fact, one Condition, and eight Notes to the Applicant. Motion made by Commissioner Henson, seconded by Commissioner Pinter.  
**Disposition:** Approved

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**Case Number:** PUD2023-00002  
**Case Name:** VanPelt Planned Unit Development, Amendment No. 2  
**Case Manager:** Brayan Marin  
**Admin Tech:**  
**Location:** 4300 HUDSON RD  
**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.  
**Hearing Notes:**  
**Disposition:** Continued

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**July 08, 2025**

## July 08, 2025

**Case Number:** PRC2024-00017  
**Case Name:** Maiker Boyers Rezoning and Preliminary Development Plan  
**Case Manager:** Braylan Marin  
**Admin Tech:**  
**Location:** 7295 WASHINGTON ST  
**Request:** 1. Zoning Map Amendment (Rezoning) to change the zoning designation of 2.1 acres to Planned Unit Development; 2. Preliminary Development Plan to allow a mixed-use development including 117 dwelling units and approximately 4,200 square feet of commercial space.  
**Hearing Notes:** Approved (5-0) with 12 Findings, two conditions, and one note to the Applicant. Motion made by Commissioner Henson, seconded by Commissioner Baca.  
**Disposition:** Approved

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**Case Number:** VAC2024-00002  
**Case Name:** Toczek & Finesilver East 64th Avenue Vacation  
**Case Manager:** Braylan Marin  
**Admin Tech:**  
**Location:** 49200 E 64TH AVE  
**Request:** Roadway Vacation of a portion of East 64th Avenue  
**Hearing Notes:** Denied (5-0) with 4 Findings. Motion made by Commissioner O'Dorisio, seconded by Commissioner Mullica.  
**Disposition:** Denied

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## July 01, 2025

**Case Number:** PRC2024-00006  
**Case Name:** Vega Solar Energy Facility Conditional Use Permits  
**Case Manager:** Braylan Marin  
**Admin Tech:** Megan Ulibarri  
**Location:** 0  
**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.  
**Hearing Notes:** Approved (5-0) with 24 Findings, 5 Conditions, and 1 Note to the Applicant. Motion made by Commissioner Pinter, seconded by Commissioner Mullica.  
**Disposition:** Approved

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**July 01, 2025**

**Case Number:** RCU2023-00068  
**Case Name:** Hurley Riding Academy  
**Case Manager:** David DeBoskey  
**Admin Tech:**  
**Location:** 14583 CHERRY ST  
**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.  
**Hearing Notes:** Approved (5-0) with 8 Findings, 12 Conditions, and 1 Note to the Applicant. Motion made by Commissioner Mullica, seconded by Commissioner Pinter.  
**Disposition:** Approved

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