



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.

October 23, 2025

Project Number: PRC2023-00023
Case Name: Midtown at Clear Creek, Filing 13
Case Manager: Nick Eagleson
Location:
Applicant: Evan Rumney
Applicant Address: 1500 West Canal Court, Littleton, CO 80120
Request: 1. Preliminary Plat for major subdivision to create 61 lots and 11 tracts within the Midtown at Clear Creek Planned Unit Development; 2. Final Plat for major subdivision to create 61 lots and 11 tracts within the Midtown at Clear Creek Planned Unit Development; 3. Final Development Plan to establish 61 townhomes on approx. 13.5 acres; and 4. Waiver From Subdivision Design Standards to allow private drives.

Comments:

Case Number: RCU2023-00057
Case Name: Hillen Recycling Facility
Case Manager: Greg Barnes
Location: 7600 DAHLIA ST
Applicant: William D Hillen Jr. William D Hillen Iii
Applicant Address: 7600 Dahlia St, Commerce City, CO 80022
Request: Conditional Use Permit for a recycling facility (metals, wood, brick, and concrete) in the Industrial-2 zone district.

Comments:

Case Number: RCU2025-00021
Case Name: Palone Caretaker Dwelling Conditional Use Permit
Case Manager: Greg Barnes
Location: 50050 E 64TH AVE
Applicant: Gail Palone
Applicant Address: 50050 E 64th Ave, Bennet, CO 80102
Request: Conditional Use Permit to allow a caretaker accessory dwelling unit to remain on the property in the Agricultural-3 zone district, pursuant to Section 4-03-03-02-01-5-h-ii-3 of the Adams County Development Standards.

Comments:

November 13, 2025

November 13, 2025

Case Number: PLT2025-00006
Case Name: SELTZER HEIGHTS FILING NO. 1
Case Manager: Nick Eagleson
Location: 8120 E 168TH AVE
Applicant: John Prestwich
Applicant Address: 3976 West 116th Way, Westminster, CO 80031
Request: Preliminary Plat to create 205 lots and 8 tracts on approximately 227 acres in the Seltzer Heights subdivision

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:



Board of County Commissioners Upcoming Hearings

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October 7, 2025

Project Number: PRC2025-00006
Case Name: Day Subdivision
Case Manager: Nick Eagleson
Location: 16722 QUAIL RUN RD
Applicant: Deanne Kouba Day
Applicant Address: 16722 Quail Run Road, Keenesburg, CO 80643
Request: 1.) Exemption from Subdivision to create a 6 acre parcel from approximately 41.6 acres;
2.) Rezoning of the 6-acre portion from A-3 to A-1; and 3.) Comp Plan Amend to support an A-1 parcel in the Agricultural Large Scale Future Land Use designation.

Comments:

October 14, 2025

Project Number: PRC2025-00008
Case Name: Rocky Mountain Rail Park Lot11A Subdivision Replat & Waiver
Case Manager: Greg Barnes
Location: 0
Applicant: Michael Mcclintock
Applicant Address: CO
Request: 1. Subdivision Replat to create three new lots within the Rocky Mountain Rail Park Planned unit Development on approximately 35 acres; 2. Waiver from Subdivision Design Standards to allow lots served by private streets.

Comments:

Case Number: RCU2025-00001
Case Name: 6820 PECOS ST REZONE
Case Manager: David Wright
Location: 6820 PECOS ST
Applicant: Joe Hicks
Applicant Address: Po Box 270415, Fort Collins, CO 80527
Request: Rezone from Residential-1-C (R-1-C) to Commercial-2 (C-2) to allow the development of a commercial retail center.

Comments:

October 21, 2025

October 21, 2025

Case Number: PLT2025-00018
Case Name: Tapia Residences Subdivision Final Plat
Case Manager: Greg Barnes
Location: 7190 CONVERSE RD
Applicant: Juan Tapia
Applicant Address: 49652 E County Road 6, Bennett, CO 80102-8796
Request: Major Subdivision Final Plat to create three lots on 39 acres within the Agricultural-2 zone district.
Comments:

Project Number: PRC2024-00016
Case Name: 5200 Sheridan Minor Subdivision and Subdivision Design Waiver
Case Manager: Jen Rutter
Location: 5200 SHERIDAN BLVD
Applicant: Dan Garneau
Applicant Address: 1459 Grand Avenue, Des Moines, IA 50309
Request: (1) Minor Subdivision Final Plat to create 4 lots on approximately 7 acres within the Commercial-4 zone district. (2) Waiver from Subdivision Design Standards.
Comments:

October 28, 2025

Case Number: OGF2025-00001
Case Name: Bennett D Pad at Manilla
Case Manager: Gregory Dean
Location: 1631 MANILLA RD
Applicant: John Piekara
Applicant Address: 555 17th Street, Suite 3700, Denver, CO 80202
Request: Oil and Gas Facility Permit (OGF) for the proposed Bennett D Pad oil and gas location. The application seeks to permit the drilling and completing of up twenty-six (26) horizontal wells and the installation of related surface production equipment on one (1) well pad, that will be serviced by (1) one existing access road.
Comments:

Case Number: PLT2025-00020
Case Name: Counter Drive Minor Subdivision Plat
Case Manager: Greg Barnes
Location: 8315 COUNTER DR
Applicant: Christie Ritter
Applicant Address: 7245 W Alaska Dr, Lakewood, CO 80226
Request: Minor Subdivision Final Plat to create two lots on 0.36 acres within the Residential-1-C zone district.
Comments:

November 18, 2025

November 18, 2025

Project Number: PRC2023-00023
Case Name: Midtown at Clear Creek, Filing 13
Case Manager: Nick Eagleson
Location:
Applicant: Evan Rumney
Applicant Address: 1500 West Canal Court, Littleton, CO 80120
Request: 1. Preliminary Plat for major subdivision to create 61 lots and 11 tracts within the Midtown at Clear Creek Planned Unit Development; 2. Final Plat for major subdivision to create 61 lots and 11 tracts within the Midtown at Clear Creek Planned Unit Development; 3. Final Development Plan to establish 61 townhomes on approx. 13.5 acres; and 4. Waiver From Subdivision Design Standards to allow private drives.

Comments:

Case Number: RCU2023-00057
Case Name: Hillen Recycling Facility
Case Manager: Greg Barnes
Location: 7600 DAHLIA ST
Applicant: William D Hillen Jr. William D Hillen Iii
Applicant Address: 7600 Dahlia St, Commerce City, CO 80022
Request: Conditional Use Permit for a recycling facility (metals, wood, brick, and concrete) in the Industrial-2 zone district.

Comments:

November 25, 2025

Case Number: RCU2025-00021
Case Name: Palone Caretaker Dwelling Conditional Use Permit
Case Manager: Greg Barnes
Location: 50050 E 64TH AVE
Applicant: Gail Palone
Applicant Address: 50050 E 64th Ave, Bennet, CO 80102
Request: Conditional Use Permit to allow a caretaker accessory dwelling unit to remain on the property in the Agricultural-3 zone district, pursuant to Section 4-03-03-02-01-5-h-ii-3 of the Adams County Development Standards.

Comments:

December 9, 2025

Case Number: PLT2025-00006
Case Name: SELTZER HEIGHTS FILING NO. 1
Case Manager: Nick Eagleson
Location: 8120 E 168TH AVE
Applicant: John Prestwich
Applicant Address: 3976 West 116th Way, Westminster, CO 80031
Request: Preliminary Plat to create 205 lots and 8 tracts on approximately 227 acres in the Seltzer Heights subdivision

Comments:

December 9, 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:



Board of Adjustment Hearing Results

October 02, 2025

Case Number: VSP2024-00028
Case Name: Tacos Y Tortas La Preferida Food Truck Special Use Permit
Case Manager: Cody Spaid
Admin Tech:
Location: 6990 FEDERAL BLVD
Request: Special use permit to allow a food truck to be parked on the property for a period not to exceed five years. The site is zoned Industrial-1.
Hearing Notes: Approved (5-0) with 7 Findings, 12 Conditions, and 2 Notes to the Applicant. Motion made by Mr. Frey, seconded by Mr. Volland.
Disposition: Approved

September 18, 2025

Case Number: VSP2025-00031
Case Name: Heredia Vallejo Setback Variance
Case Manager: David Wright
Admin Tech:
Location: 7766 VALLEJO ST
Request: Variance to allow a 3 foot side setback for an accessory structure where the minimum required setback is five feet within the Residential-1-C zone district.
Hearing Notes: Approved with five findings of fact, three notes, and one condition (condition added during vote). Vote: 5-0; Motion by J. Frey, Seconded by K. Murphy.
Disposition: Approved

Case Number: VSP2025-00032
Case Name: Xcel Energy Barr Lake Substation Security Enhancement Variance
Case Manager: Greg Barnes
Admin Tech:
Location: 13675 POWHATON RD
Request: Variance from the Adams County Development Standards and Regulations (Adams County DSR) Section 4-08-01-02-02- 01, which stipulates a maximum fence height of eight (8) feet for institutional uses in the A-3 Zone District. Xcel Energy seeks approval to construct a new security fence with a height of ten (10) feet.
Hearing Notes: Approved (5-0) with eight findings, * three conditions, and three notes to the Applicant. Motion made by Mr. Frey. seconded by Mr. Nyholm.
Disposition: Approved

September 18, 2025

Case Number: VSP2025-00033
Case Name: Strasburg Communications Tower
Case Manager: Greg Barnes
Admin Tech: Kevin Mills
Location: 2550 STRASBURG RD
Request: Variance to allow seven antennae on a non-commercial communications tower where the maximum allowed is two antennae, per Section 4-03-02-02(2) of the Adams County Development Standards
Hearing Notes: Approved (5-0) with eight findings, one condition, and four notes to the Applicant. Motion made by Mr. Frey, seconded by Mr. Nyholm.
Disposition: Approved



Planning Commission

Hearing Results

September 25, 2025

Case Number: PLT2025-00020
Case Name: Counter Drive Minor Subdivision Plat
Case Manager: Greg Barnes
Admin Tech: Kevin Mills
Location: 8315 COUNTER DR
Request: Minor Subdivision Final Plat to create two lots on 0.36 acres within the Residential-1-C zone district.
Hearing Notes: Approved (7-0) with 11 Findings, 1 Condition Precedent, 1 Condition, and 2 Notes to the Applicant. Motion made by Ms. Richardson, seconded by Ms. Garner.
Disposition: Approved

Case Number: PRC2024-00016
Case Name: 5200 Sheridan Minor Subdivision and Subdivision Design Waiver
Case Manager: Jen Rutter
Admin Tech: Rayleen Swarts
Location: 5200 SHERIDAN BLVD
Request: (1) Minor Subdivision Final Plat to create 4 lots on approximately 7 acres within the Commercial-4 zone district. (2) Waiver from Subdivision Design Standards.
Hearing Notes: Motion Made By: G. Thompson
Seconded By: S. Richardson
Decision: Approval with 11 findings of fact, 1 condition, and 4 notes. (4-3)
Disposition: Approved

Case Number: PRC2025-00008
Case Name: Rocky Mountain Rail Park Lot11A Subdivision Replat & Waiver
Case Manager: Greg Barnes
Admin Tech:
Location: 0
Request: 1. Subdivision Replat to create three new lots within the Rocky Mountain Rail Park Planned unit Development on approximately 35 acres; 2. Waiver from Subdivision Design Standards to allow lots served by private streets.
Hearing Notes: Approved (7-0) with 4 Findings, 1 Condition, and 2 Notes to the Applicant. Motion made by Ms. Garner, seconded by Ms. Richardson.
Disposition: Approved

September 25, 2025

Case Number: RCU2025-00001
Case Name: 6820 PECOS ST REZONE
Case Manager: David Wright
Admin Tech:
Location: 6820 PECOS ST
Request: Rezone from Residential-1-C (R-1-C) to Commercial-2 (C-2) to allow the development of a commercial retail center.
Hearing Notes: Motion Made By: S. Richardson; Seconded by: R. Gardner

Decision: Approval with four findings of facts and three notes. (4-3)
*A. Fitzjarrald recused; J. Adcock seated.
Disposition: Approved

September 11, 2025

Case Number: PRC2025-00006
Case Name: Day Subdivision
Case Manager: Nick Eagleson
Admin Tech:
Location: 16722 QUAIL RUN RD
Request: 1.) Exemption from Subdivision to create a 6 acre parcel from approximately 41.6 acres;
2.) Rezoning of the 6-acre portion from A-3 to A-1; and 3.) Comp Plan Amend to support an A-1 parcel in the Agricultural Large Scale Future Land Use designation.
Hearing Notes: Approved (6-0) with seven findings of fact, one condition, and one note to the Applicant.
Motion made by Commissioner Richardson, seconded by Commissioner Williams.
Disposition: Approved



Board of County Commissioners

Hearing Results

October 07, 2025

Case Number: PRC2025-00006
Case Name: Day Subdivision
Case Manager: Nick Eagleson
Admin Tech:
Location: 16722 QUAIL RUN RD
Request: 1.) Exemption from Subdivision to create a 6 acre parcel from approximately 41.6 acres;
2.) Rezoning of the 6-acre portion from A-3 to A-1; and 3.) Comp Plan Amend to support an A-1 parcel in the Agricultural Large Scale Future Land Use designation.
Hearing Notes:
Disposition:

September 30, 2025

Case Number: PRC2023-00026
Case Name: 53rd and Tennyson Row Final Plat and Vacation
Case Manager: Jen Rutter
Admin Tech: Rayleen Swarts
Location: 4301 W 53RD AVE
Request: 1. Final Plat for major subdivision to create 7 lots and 3 tracts on 1.9 acres in the R-2 Zone District (PLT2023-00040); 2. Roadway Vacation (VAC2023-00008)
Hearing Notes:
Disposition:

Case Number: RCU2024-00046
Case Name: Magellan Denver Expansion Project
Case Manager: Nick Eagleson
Admin Tech:
Location: 0
Request: Conditional Use Permit to allow a pipeline expansion for approximately 12 miles within Adams County.
Hearing Notes: Continued to 9/30/2025 (5-0). Motion made by Commissioner O'Dorisio, seconded by Commissioner Pinter.
Disposition: Continued

September 16, 2025

September 16, 2025

Case Number: RCU2023-00056
Case Name: Mustardseed Construction Vehicle Storage
Case Manager: David DeBoskey
Admin Tech:
Location: 33950 E 152ND AVE
Request: Conditional use permit to allow the accessory storage of vehicles exceeding 7,000 lbs. on a residentially used property in the Agricultural-3 zone district.
Hearing Notes: Approved (3-0) with eight Findings, 19 Conditions, and one Note to the Applicant. Motion made by Commissioner O'Dorisio seconded by Commissioner Henson. Commissioner O'Dorisio added an additional condition: "19. The property owners shall reside on site for the duration of the Conditional Use Permit, unless the property owners abandon the Conditional Use Permit."
Disposition: Approved
