



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
adamscountyco.gov

Request for Comments

Case Name: 12481 Riverdale Rezoning & Exemption From Subdivision

Project Number: PRC2026-00005

April 27, 2026

The Adams County Planning Commission is requesting comments on the following application: **1.) Zoning map amendment (rezoning) to change the zone district designation of 12.72 acres from Agricultural-3 to Agricultural-2; 2.) Exemption from Subdivision to create one lot of 12.72 acres.** This request is located at 12481 RIVERDALE RD. The Assessor's Parcel Number is 0157133000045.

Applicant Information: CAP Land LLC
LENA VANDER LAAN
PO BOX 105

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 **by 05/27/2026** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to SRohren@adamscountyco.gov.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adamscountyco.gov/landuse.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adamscountyco.gov para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

Stephanie Rohren
Planner II

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
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REZONING

(ZONING MAP AMENDMENT)

A rezoning (zoning map amendment) is a public process that changes a property's zone district.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

Development Application Form (pg. 4)

Written Narrative

Site Plan

Proof of Ownership

Proof of Water and Sewer Services

Legal Description

Statement of Taxes Paid

Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. ***Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day (CEDD-Plan@adcogov.org) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day (CEDD-ENG@adcogov.org) to determine whether a Level 1 Storm Drainage Study is necessary.

Applications Fees	Amount	Due
Application	\$1,500	After complete application received
Adams County Health	\$210 (public utilities -TCHD Level 2) \$360 (individual septic -TCHD Level 3)	After complete application received



PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Rezoning Written Explanation

12481 Riverdale Road, Brighton, CO 80602

To Community & Economic Development Department Planning & Development,

This property was purchased in 2017 by CAP Land LLC from the Estate of Marie Durland. It's 12.72 acres. It contains one home, a detached garage, and another outbuilding that could be used as a barn, storage, or shop. It has a well and septic. The Lower Clear Creek ditch runs through it. CAP Land LLC would like to put it up for sale, but my realtor noticed it was zoned A-3 which apparently is the wrong zoning for a lot this size. I would like to get the correct zoning as soon as possible, so I can put it up for sale. Thank you for addressing this matter for me. I look forward to hearing from you.

Lena Vander Laan

Owner CAP Land LLC

caplandllc@gmail.com

303-915-8572 (mobile)

