



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: Shiloh House Conditional Use Permit

Case Number: RCU2026-00021

June 12, 2026

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit for a group living facility (in excess of five persons) within the Residential-3 Zone District.** This request is located at 7400 KEARNEY ST. The Assessor's Parcel Number is 0172132300056.

Applicant Information: Shiloh Home, Inc DBA Shiloh house

6588 W OTTAWA AVE

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 **July 6, 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 CCottrell@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.

Connor Cottrell
Planner II

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

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Steve O'Dorisio
DISTRICT 4

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DISTRICT 5



DEVELOPMENT APPLICATION FORM

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:

Owner's Signature



April 28, 2026

Adams County Planning and Development
4430 S. Adams County Pkwy.
Brighton, CO 80601

RE: Written Explanation – Description of Proposal – Conditional Use Permit Renewal

Property Address: 7400 Kearney Street / 7401 Krameria Street

Dear Adams County Planning and Development Department,

We are formally submitting this application to renew the existing Conditional Use Permit, which has been in place for over 21 years, for our group living facility. The use and overall function of the site will remain consistent with the existing approval, and no material modifications to the site plan, building footprint, or operations are being requested.

The property consists of two duplexes, a house converted to offices, a converted outbuilding that provides additional space for classrooms and recreation, and ample outdoor space. Each duplex can accommodate 10 youth, for a total of 20 youth ages 7-18. This location is also approved for educational programming as well as associated clinical services.

The program is designed for youth who are in need of therapeutic support in a trauma-informed environment. All youth who are referred to Shiloh House are intensely screened and evaluated to ensure that each youth does not pose a risk to the community. Youth are supervised 24 hours a day by awake, highly skilled staff members, with a ratio of at least one staff member per five youth during waking hours and at least one staff member per ten youth during sleeping hours. Staff members conduct frequent bed checks throughout the night to ensure that youth are always accounted for.

The program is licensed by the Colorado Department of Human Services and is in compliance with all state and local regulations. In addition, Shiloh House remains in compliance with regulations set by the Colorado Department of Education and the Adams County Health and Fire Departments. Shiloh House is an accredited program through Social Current – COA Accreditation, which demonstrates and ensures the organization's adherence to best practice standards and high-quality services for the youth in our care.

This program has been a positive presence in the community for over two decades, and Shiloh House has been a vital resource for Adams County families since 1985.



Thank you for your time and consideration of this renewal.

Sincerely,

Austin Topolnicki
Executive Consultant
Shiloh House



DAVIS PARTNERSHIP ARCHITECTS
 201 Maple Drive, Suite 300
 Denver, Colorado 80202
 (303) 733-8800

Consultants:

Stamp:



Insurance: _____ Date: _____
 Revisions: _____ Date: _____

Project Information:

SHILOH HOUSE
 7400 KEARNEY ST., COMMERCE CITY, CO 80022

Sheet Information:
 Sheet Title: LANDSCAPING PLAN - LEVEL 1
 Level: LEVEL 1

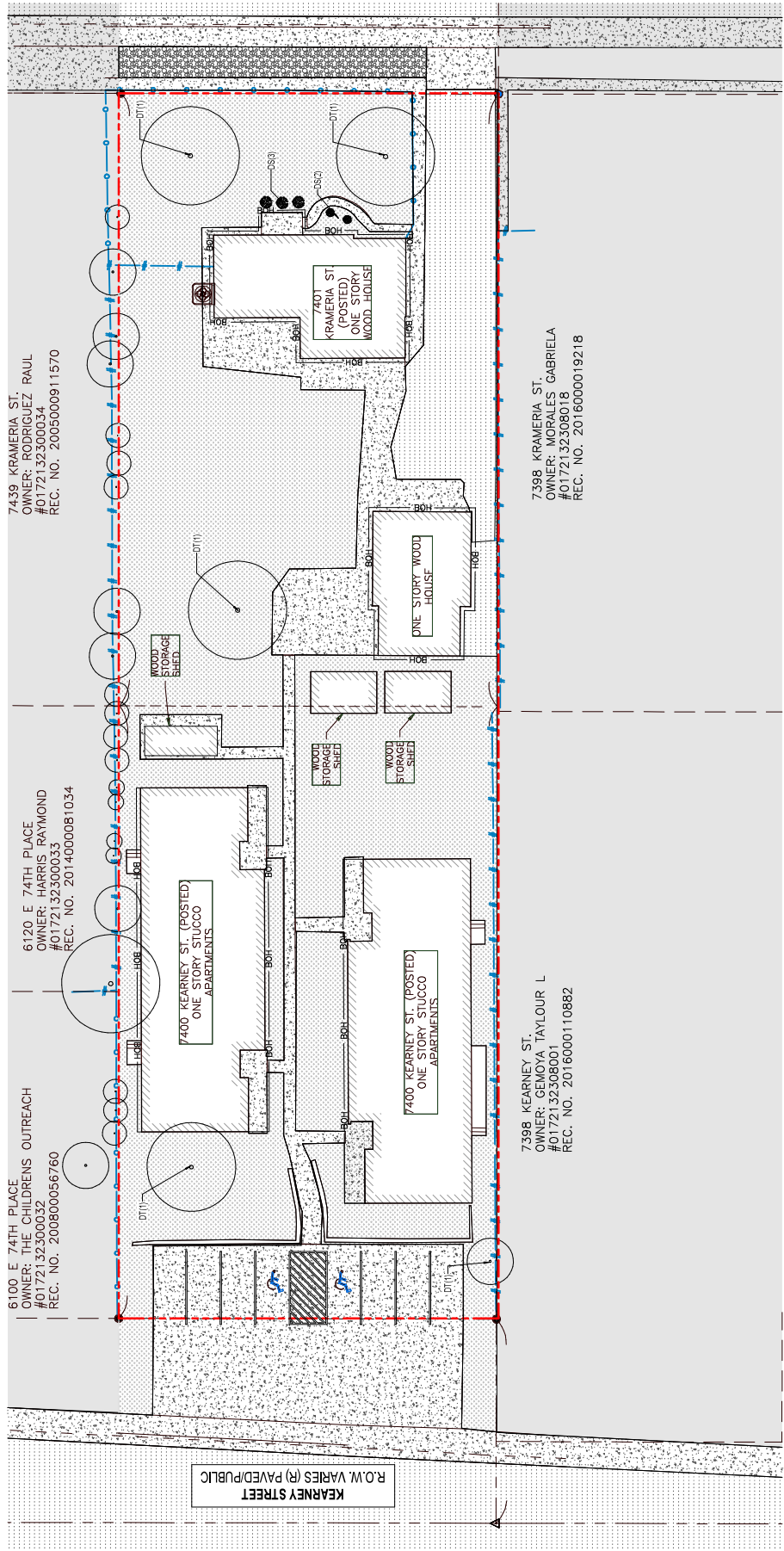
Sheet Number: L-101
 DTA Project

GENERAL NOTES

- LANDSCAPING IS EXISTING AND REMAINS UNCHANGED.
- LANDSCAPING SHOWN IS ALL EXISTING VEGETATION AND WILL BE RETAINED AS PART OF THE DEVELOPMENT. THEREFORE COMPLETING THE REQUIREMENT FOR THIS PROPOSED IMPROVEMENT (4-15-08 DEVELOPMENT STANDARDS AND REGULATIONS).
- ZONING:** SUBJECT PROPERTY AND ADJACENT PROPERTIES ALL FALL UNDER ZONE B3.
- LAND USE: SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ALL RESIDENTIAL LAND USES.

LEGEND

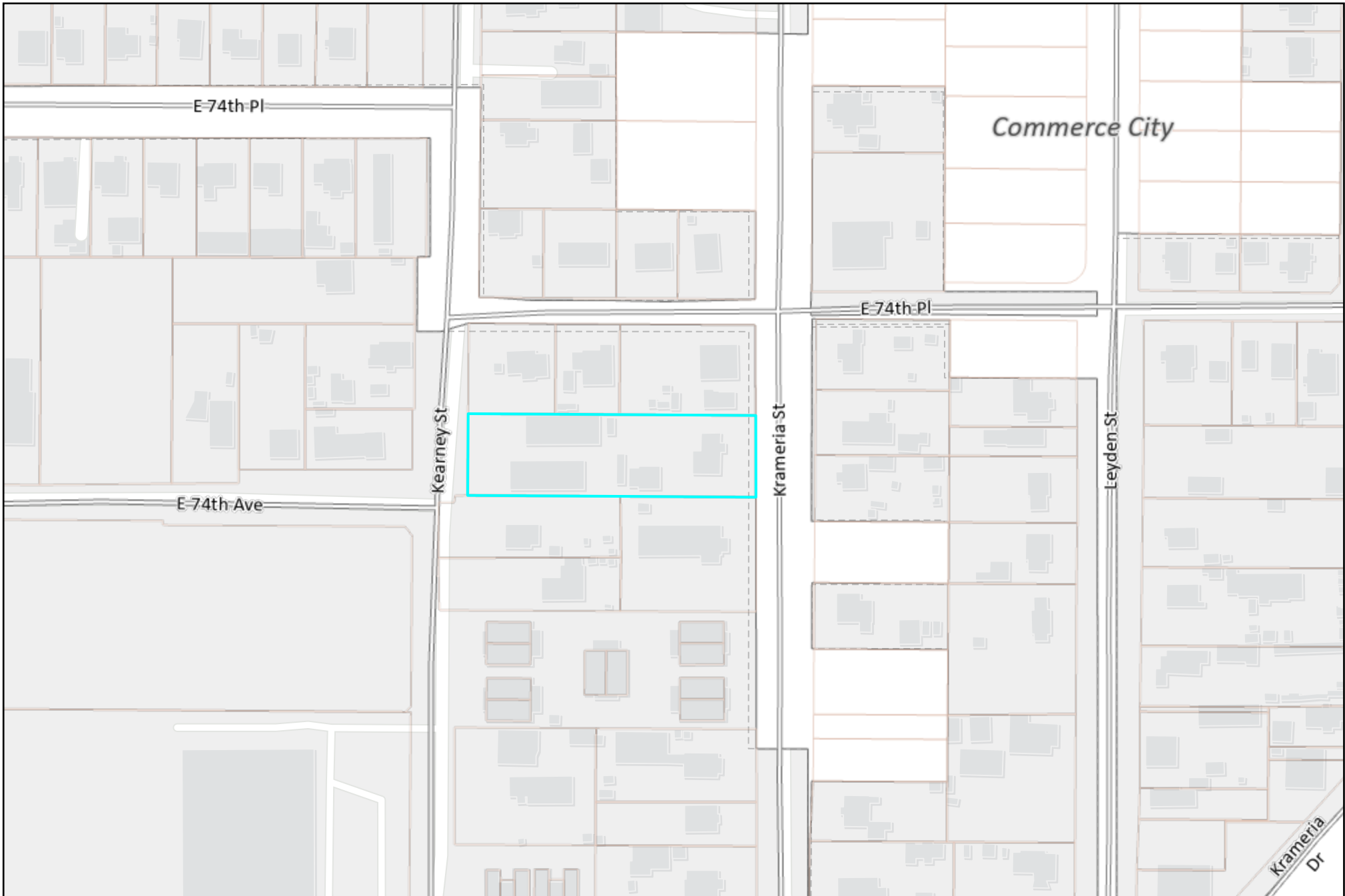
- PROPERTY LINE
- LOT LINE
- CHAINLINK FENCE - EXISTING
- WOOD FENCE - EXISTING
- SOD - EXISTING
- PAVEMENT - EXISTING
- CONCRETE - EXISTING
- GRAVEL - EXISTING
- BUILDING - EXISTING
- DT (DECIDUOUS TREE) - EXISTING
- DS (DECIDUOUS SHRUB) - EXISTING



SCALE: 3/32" = 1'-0"
 0' 4' 8' 12' 16' 20' 24' 28' 32' 36' 40' 44' 48'

LEVEL 1 - LANDSCAPING PLAN

Sheet Number: L-101



Case Name Simple Map - 7400 KEARNEY ST

Case Number RCU2026-00021

