



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: De La Torre Comprehensive Plan Amendment

Case Number: PLN2026-00009

July 2, 2026

The Adams County Board of Adjustment is requesting comments on the following application:
Comprehensive Plan Amendment to change the future land use designation of approximately 41 acres from Agriculture Large Scale to Agriculture Small Scale. This request is located on the corner of 152nd Ave and Powhatan Rd. The Assessor's Parcel Number is 0156700000345.

Owner Information: Remigio De La Torre
15575 Monaghan Rd

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 24, 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 ECohee@adamscountyco.gov.

Once comments have been received and the staff report written, the staff report will be forwarded to you. 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.

Erin Cohee

Erin Cohee
Planner I

BOARD OF COUNTY COMMISSIONERS

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ADAMS COUNTY
COLORADO

Community & Economic Development Department
Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800

Website: adcogov.org

COMPREHENSIVE PLAN AMENDMENT

The Comprehensive Plan is adopted by Adams County every 10 years as a long-range guiding document to achieve the community's vision and goals. One element of this plan is the Future Land Use Map (FLUM), which establishes the framework for how the county can sustain its existing population, infrastructure, and assets while accommodating future growth. The FLUM presents a guiding vision for the county, while the Adams County Development Standards and Regulations determines the regulatory zoning, uses, and development standards.

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

Required Checklist Items

- ☐ Development Application Form
- ☐ Written Narrative
- ☐ Proof of Ownership
- ☐ Legal Description
- ☐ Statement of Taxes Paid

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.

Fees Due When Application is Deemed Complete	
Comprehensive Plan Amendment	\$1,600



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Remigio de la Torre Phone #: 720-486 5482
Address: 15575 MONAGHAN Rd
City, State, Zip: BRIGHTON Colo 80603
2nd Phone #: Email: de la Torre trucking 6211@gmail.com

OWNER

Name(s): Remigio de la Torre Phone #: 720 486 5482
Address: 15575 MONAGHAN Rd
City, State, Zip: BRIGHTON Colo 80603
2nd Phone #: Email: de la Torre Trucking 6211@gmail.com

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

Name: Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

COMPREHENSIVE PLAN AMENDMENT

- WRITTEN NARRATIVE

1. CLEAR AND CONCISE DESCRIPTION OF THE PROPOSAL.

The applicant, Remigio De La Torre, is requesting a Comprehensive Plan Amendment and a Rezoning for the property 00 VACANT LAND Road, Brighton, Co 80603 (Parcel#: 0156700000345) **legal description:**
EXHIBIT A

That part of the Southwest one-quarter of Section 9, Township 1 South, Range 65 West of the 6th Principal Meridian, County of Adams, State of Colorado, described as: Beginning at the Southwest corner of said Southwest one-quarter; Thence N 00°01'33" W along the West line of said Southwest one-quarter a distance of 1925.00 feet; Thence S 89°56'19" E parallel with the South line of said Southwest one-quarter a distance of 982.46 feet; Thence S 00°03'45" E a distance of 1925.00 feet to a point on the South line of said Southwest one-quarter; Thence N 89°56'19" W along said South line a distance of 983.65 feet to the point of beginning. Subject to Right-of-Way for East 152nd Avenue (Bromley Lane), and subject to Right-of-Way for Powhaton Mile Road, County of Adams, State of Colorado.

The property is currently zoned Agricultural-3 (A-3), which dictates a restrictive 35-acre minimum lot size. The applicant proposes to amend the Comprehensive Plan land-use designation and rezone the 41.42-acre parcel to Agricultural-2 (A-2). This change will allow for a low-density, rural residential subdivision consisting of four (4) individual lots of approximately 10.35 acres each. Each newly created parcel will feature one single-family residential home.

2. PROPOSED MAP CHANGES AND TEXT CHANGES TO THE COMPREHENSIVE PLAN.

Map Amendment: The applicant requests an amendment to the Adams County Comprehensive Plan Future Land Use Map to change the designation of the subject 41.42-acre parcel from its current status supporting large-scale agricultural acreage (A-3 densities) to a designation that supports very low-density rural residential subdivisions (A-2 densities).

TEXT AMENDMENT: No specific text updates to the written body of the Comprehensive Plan are requested; this application seeks only a parcel-specific map amendment to align the property's future use with the A-2 zoning regulations.

3. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed amendment is highly consistent with the goals and overarching vision of the Adams County Comprehensive Plan. The plan emphasizes the preservation of the county's open, rural feel while managing steady, organized residential growth.

By proposing lots that average approximately 10.35 acres each, this development exceeds the minimum A-2 zone requirement of 10 acres. This ensures that the property will maintain a spacious, open, and distinctly rural visual character. It acts as an ideal, low-impact transition zone between larger agricultural operations and emerging residential pockets, strictly avoiding the impacts associated with high-density suburban developments.

4. ADVANCEMENT OF HEALTH, SAFETY, AND WELFARE OF CITIZENS

This proposal proactively protects and advances the health, safety, and welfare of the citizens and surrounding property owners in Adams County through responsible utility planning:

Water Safety & Aquifer Protection: The Colorado Division of Water Resources (DWR) has officially evaluated the underlying groundwater and verified its legal status as nontributary (Upper Arapahoe aquifer). Because this deep water supply is physically and hydrologically disconnected from local surface streams, the four proposed independent wells will safely draw water without depleting or lowering the water table of neighboring shallow domestic wells.

WASTEWATER MANAGEMENT: Each lot will utilize an individual, state-approved, non-evaporative septic tank and leach field system. This configuration satisfies the state's strict 2% return flow laws by filtering roughly 98% of all indoor water directly back down into the ground system safely.

Transportation Safety: The addition of only three single-family homes will generate negligible daily vehicle traffic. All proposed driveway connections along Powhaton Road will be fully reviewed and engineered alongside Adams County Development Engineering to guarantee optimal sight lines, clear turn movements, and total compliance with local roadway safety codes.

NOTICE OF NEIGHBORHOOD MEETING

PROPOSED COMPREHENSIVE LAND AMENDMENT & REZONING

Proposed Project name: DeLaTorre Subdivision

Dear Neighbor,

As a fellow resident and nearby property owner, you are being notified that a Neighborhood meeting will be taking place to discuss a proposed land-use application (Comprehensive Plan Amendment)

What is being proposed?

We are preparing for a comprehensive plan amendment and a rezoning application in order to change my property's agricultural zone from agricultural-3 (a-3) to agricultural-2 (a-2), to allow for a small, Four-lot residential split/subdivision. The goal of this application is to legally divide the current 41.42-acre parcel into four individual residential lots of approximately 10.35-acres each.

Project Details:

- **Property Location:** 00 Vacant Land 152nd Ave & Powhatan Rd (Northeast Corner)
- **Parcel Size:** 41.42 acres (proposed split into four lots of approximately 10.35 acres each).
- **Proposed Use:** One Single-family home per newly created lot.

Infrastructure & Utilities Details:

- **Housing:** Each new lot will feature one single-family home.
- **Water Supply:** Water will be provided-via independent, state-approved exempt wells. The Colorado Division of Water Resources has officially verified that our water is nontributary meaning these wells will legally be disconnected from local surface streams and will have no impact on your existing domestic water wells.
- **Wastewater:** Wastewater will be safely handled via private, non-evaporative individual septic tank and leach field systems on each parcel.

Why are we meeting?

Adams County requires this neighborhood meeting before we begin to submit formal applications. Please note your attendance is completely voluntary and **NOT** mandatory. This meeting gives you a chance to review our conceptual layout plans, ask questions, express any concerns and provide feedback. We will compile all comments and a list of attendees to submit directly to Adams County.

Meeting Details:

- **Date:** July 6th 2026
- **Time:** 6PM
- **Location:** 15575 Monaghan Rd 80603

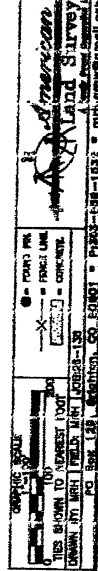
If you cannot attend the meeting but wish to submit any comments, you may reach out using contact information below.

Name: Remigio De La Torre

Phone: 720-486-5482

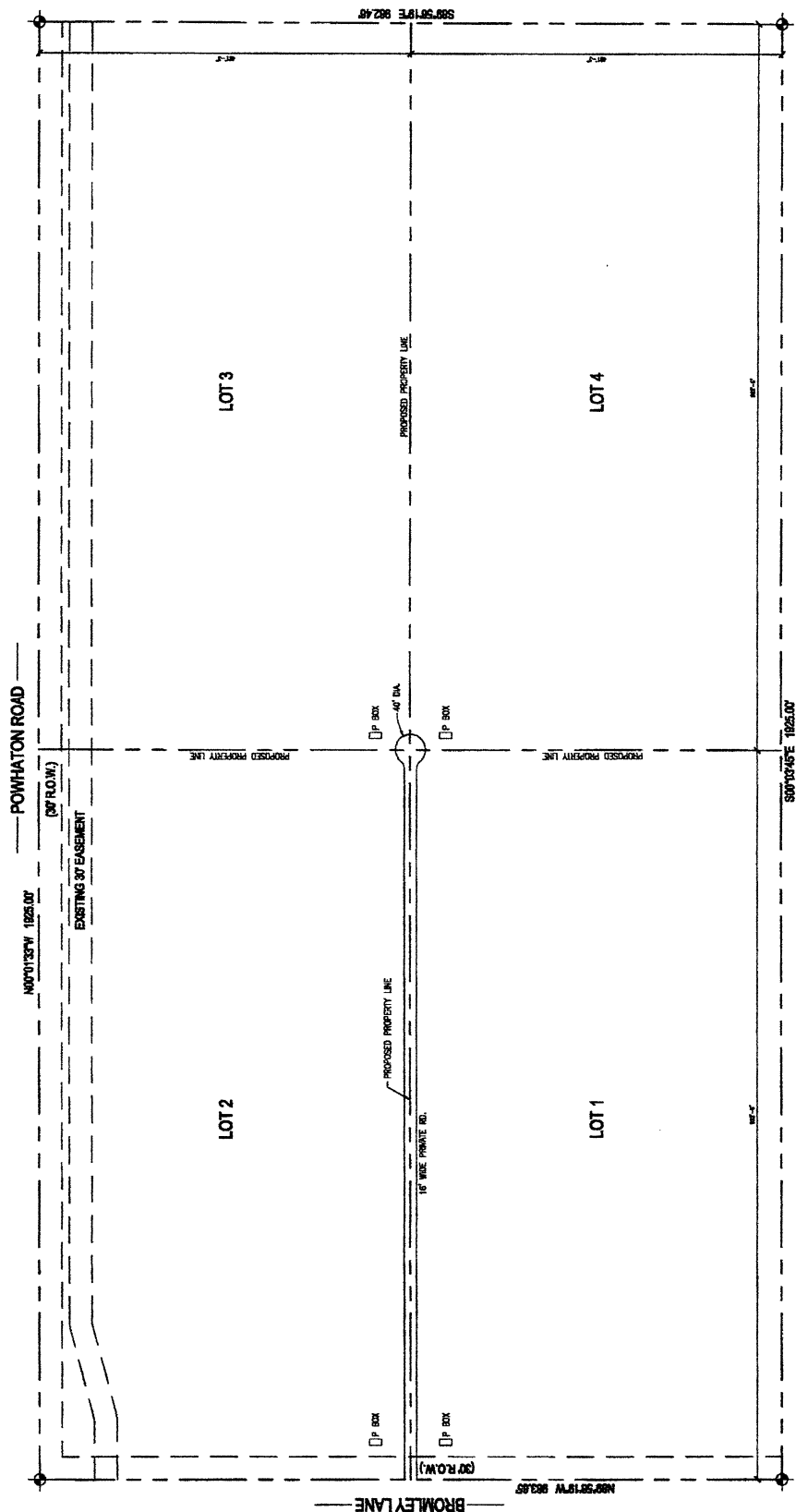
Email: Delatorretrucking6211@gmail.com

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PROPOSED SITE PLAN

SCALE: 1" = 70'

 NORTH