

STATE OF COLORADO )  
COUNTY OF ADAMS )

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Government Center in Brighton, Colorado on the 2<sup>nd</sup> day of December 2025 there were present:

Julie Duran Mullica _____	Commissioner
Kathy Henson _____	Commissioner
Emma Pinter _____	Commissioner
Steve O'Doriso _____	Commissioner
Lynn Baca _____	Excused
Heidi Miller _____	County Attorney
Erica Hannah _____	Clerk to the Board

when the following proceedings, among others were held and done, to-wit:

RESOLUTION APPROVING APPLICATION IN CASE #RCU2025-00021 PALONE  
CARETAKER DWELLING CONDITIONAL USE PERMIT

Resolution 2025-526

WHEREAS, this case involves a request for a Conditional Use Permit to allow a caretaker dwelling unit within the Agricultural-3 zone district on the following described property:

LOCATION: 50050 East 64<sup>th</sup> Avenue

LEGAL DESCRIPTION:

SEC,TWN,RNG: 2-3-63 DESC: BEG AT THE S4 COR SEC 2 TH N 89D 33M 35S E A DIST OF 987/13 FT TO A PT 3619/43 FT E OF THE SW COR OF SD SEC PT BEING THE TRUE POB TH N 00D 02M 00S W // WITH THE W LN OF SD SEC A DIST OF 2642/44 FT TO A PT ON THE E/W CL OF SD SEC TH N 89D 31M 50S E ALG SD E/W CL A DIST OF 659/35 FT TH S 00D 02M 00S E // WITH THE W LN OF SD SEC A DIST OF 2642/78 FT TO A PT ON THE S LN OF SD SEC TH S 89D 33M 35S W ALG SD S LN A DIST OF 659/35 FT TO THE POB EXC THE S 30 FT FOR RD (BK 1981 PG 635)

WHEREAS, the Adams County Planning Commission held a public hearing on the application on the 23<sup>rd</sup> day of October, 2025, and forwarded a recommendation of APPROVAL to the Board of County Commissioners; and

WHEREAS, substantial testimony was presented by members of the public and the applicant to the Planning Commission; and

WHEREAS, the Board of County Commissioners held a public hearing on the application on the 2<sup>nd</sup> day of December, 2025; and

WHEREAS, substantial testimony was presented by members of the public and the applicant at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing and the recommendation of the Planning Commission, the application in this case is hereby APPROVED based upon the following findings of fact, conditions of approval, and note to the applicant:

**Findings of Fact**

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future

development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.

5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

**Conditions of Approval:**

1. The mobile home shall not be rented or leased to any other tenants. Only the applicants and those relating to caretaking shall be allowed to reside in the mobile home.
2. The Conditional Use Permit shall expire on December 2, 2035, ten (10) years from the date of approval by the Board of County Commissioners. Should the Conditional Use Permit expire or not be renewed, the caretaker dwelling unit shall be removed from the site.
3. The property owner(s) will follow all conditions, restrictions, and limitations set forth in the septic system use permit and the Adams County Health Department On-Site Wastewater Treatment System regulations.
4. All requirements of the water well permit issued by Colorado Division of Water Resources must be met and maintained.
5. No driving, parking, building, or storage would be permitted on top of the water well or septic system components.
6. This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals and supporting documents, except minor amendments as determined by the Director of Community and Economic Development that do not affect approval standards, is subject to the review and approval of the Board of County Commissioners prior to implementation.

**Note to the Applicant:**

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Mullica \_\_\_\_\_ Aye  
Henson \_\_\_\_\_ Aye  
Pinter \_\_\_\_\_ Aye  
O'Dorisio \_\_\_\_\_ Aye  
Baca \_\_\_\_\_ Excused  
Commissioners

STATE OF COLORADO )  
County of Adams )

I, Josh Zygielbaum, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 2<sup>nd</sup> day of December A.D. 2025.

County Clerk and ex-officio Clerk of the Board of County Commissioners

Josh Zygielbaum:

By:



*E. Hannah*

Deputy