



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: RCU2023-00068
CASE NAME: Hurley Riding Academy

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**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
STAFF REPORT**

Planning Commission

June 12, 2025

CASE NAME:	Hurley Riding Academy
CASE NO.:	RCU2023-00068
Property Owner, Applicant:	Jon and Kristi Hurley, 14583 Cherry Street, Brighton, CO 80602
Location of Request:	14583 Cherry Street, Brighton, CO 80602
Parcel Number:	157118002022
Site Size:	4.32 acres
Application Filed:	Conditional Use Permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use.
Hearing Dates:	PC: June 12, 2025 / 6:00 p.m. BoCC: July 1, 2025 / 9:30 a.m.
Report Date:	May 23, 2025
Case Manager:	David DeBoskey, Planner II
Staff Recommendation:	APPROVAL of the Conditional Use Permit with eight findings of fact, eight conditions of approval, and one note.

Executive Summary

- The request is for a Conditional Use Permit to allow for a riding stable or academy use as an accessory use to a single-family residential use within the Agricultural-2 zone district.
- Twenty-six public comments were received. Twenty-three were in support of the request, citing how the presence of and interaction with horses teach children both valuable life skills and how to interact with and care for horses. They also cited how the horses create memorable, therapeutic and joyful experiences for the children. Three public comments oppose the request, citing concerns related to parking, traffic, and animal welfare.

Summary of Previous Applications

The subject property has no previous land use applications before this Conditional Use Permit (CUP). This CUP request was born out of a violation for an unpermitted accessory riding academy use.

Site Characteristics:

The property is in northwest Adams County, north of Thornton, and north of East 144th Avenue. It is in the Layton Subdivision and comprises four of the originally platted lots. The property accesses Cherry Street on the east, which is considered a local road. The Signal Ditch abuts the property to the west. The subject property has a single-family home used for residential purposes and various sized accessory structures used for agricultural and commercial purposes. These accessory structures are used for their home occupation business within the backyard: The Giggling Life Care Farm. The Giggling Life Care Farm (GLCF) is a farm animal-based youth experiential education and skills-building organization offering summer camps, after-school

programming, 4H programming, and homeschool enrichment programming. Integral to GLCF's mission of farm animal experiential education, chickens, ducks, lambs, goats, steers, and miniature donkeys live on the property. GLCF is a permitted accessory Agritourism use, which does not include a horse riding stable or academy use. Therefore, this request is to allow for a horse riding academy use accessory to the primary residential use.

No additional buildings or structures are planned with the approval of this CUP and all appropriate animal safety measures, e.g., fencing type, riding area, goat pen, chicken coop & run etc., already exist on site. The on-site parking area for GLCF, located in the front, north of the driveway, has six delineated spaces. Moreover, there is also a carpool lane in front to allow for efficient pick-up and drop-off. The property is served by High Plans Water Users Association and an on-site septic system.

Northwest A-1 Residential	North A-2 Residential	Northeast A-2 Vacant
West A-1 Residential	Subject Property A-2 Residential	East A-2 Residential
Southwest A-1 Vacant	South A-2 Residential	Southeast A-2 Vacant

Surrounding Zoning Designations and Existing Use Activity:

The surrounding area is comprised of residential and agricultural lots zoned Agricultural-1 (A-1) and Agricultural-2 (A-2). Properties in the area are used exclusively for agricultural and residential purposes.

Development Standards and Regulations Requirements:

The applicant has filed an application for: A CUP to allow a riding stable/academy to be permitted within the A-2 zone district as an accessory use to a single-family residential use pursuant to Section 2-02-09-06 of the Adams County Development Standards and Regulations.

The Planning Commission in making their recommendation, and the Board of County Commissioners in approving a CUP, shall find:

1. *The conditional use is permitted in the applicable zone district.*

Staff Analysis: The use is permitted in A-2 zone district through a Conditional Use Permit and categorized as Riding Stable or Academy, per sections 3-07-01 and 3-09-02 of the Adams County Development Standards & Regulations.

2. *The conditional use is consistent with the purposes of these standards and regulations.*

Staff Analysis: The conditional use is consistent with the purposes of the County's standards and regulations. Conditional uses are those uses which are presumptively

compatible with other land uses authorized or permitted in a zone district, but, if approved, require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, there are several conditions of approval to ensure compatibility and compliance with the conditional use. There are no specific performance standards related to the riding academy use; however, the applicant will adhere to barn, stable, livestock and animal keeping performance standards.

The applicants propose keeping a maximum of four horses on site. Only two of these horses will be ridden by the children as part of the farm programming. The remaining horses will be used for either personal use off site or prepared as show horses. According to section 11-02-525 of the County's development standards a Riding Stable or Academy is defined as:

Any establishment where horses are boarded and cared for; where instruction in riding, jumping, and showing is offered; and/or where horses may be hired for riding. A riding stable or academy may also be an accessory use in the operation of a club, association, ranch, or similar establishment.

3. *The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.*

Staff Analysis: The application complies with the required Development Standards & Regulations, including performance standards. This includes adhering to all performance standards related to stables, barns, livestock and chickens required by Sections 4-03-02-02-4; 4-03-02-02-01; 4-25-06; and 4-24-07 of the County's Development Standards & Regulations, respectively. Moreover, per section 4-25-09, the County's tabulation of animal unit densities, all existing and proposed livestock and farm animals on site are allowed.

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 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.*

Staff Analysis: The proposed conditional use is not detrimental to the immediate area as the neighborhood character is agricultural and rural. Horses are currently kept on other nearby properties. The proposed conditional use will not be detrimental to the health, safety or welfare of the area and county inhabitants as the applicants plan to adhere to the same high standards of livestock maintenance and upkeep for the horses as they do for the existing livestock and animals on site.

The Advancing Adams Comprehensive Plan designates this property as Residential Low, which envisions suburban and exurban single-family homes living with properties ranging from one to two and a half acres in size. While A-2 zoning is not a typical zone district that aligns with this designation, A-2 is recognized as an adjacent compatible land use. The subject property's lot size (4.32 acres) aligns more with the future land use designation's

rural residential character than the A-2 minimum lot size standard of 10 acres. When determining a site's future compatibility, the alignment of future land use designations with typical current zoning districts, as described in the Comprehensive Plan, while valuable, is not the only factor determining compatibility.

The applicant has provided the Adams County Health Department (ACHD) with an Operations Plan that meets ACHD approval criteria. The Operations Plan describes how the applicant mitigates odors and dust as they clean the pastures, riding arena, riding pen and barn two times a day. For animal waste, they either recycle it into the soil or dispose of it weekly into a dumpster. For flies, they utilize three management techniques: 707 Multi-Fly Feed, a Spalding Fly Predator system and the use of fly traps changed weekly. Trash generated on site is placed into one of many on-site trash bins, which then gets dumped weekly alongside the animal waste. The Operations Plan, which includes all the above management practices, can be viewed in exhibit 3.3.

Moreover, the parking lot is improved with recycled concrete, which is supported by County Staff, as the parking area is located away from key drainage areas. The County's engineering review determined that the use will not significantly increase area traffic, and no road improvements are required. Finally, there is no need for a lighting plan as GLCF operates only during the day.

5. *The conditional use permit has addressed all off-site impacts.*

Staff Analysis: All off-site impacts for this CUP have been analyzed and properly addressed by the applicant and conditions of approval. Due to concerns regarding parking availability, the applicant will be required to identify individual on-site parking spaces with wheel stops and placing "no parking allowed on street" signs along the edges of their property during special events.

6. *The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.*

Staff Analysis: The subject property is suitable for the proposed conditional use as it is larger than neighboring properties and the necessary infrastructure is already in place. Access to the property has been deemed in compliance with County regulations. There are no environmental constraints that would impact the proposed use.

A condition of approval is recommended that limits the duration of this proposed conditional use to five years to allow for the applicant to demonstrate compliance with the County's regulations, the terms of this permit, and compatibility with the neighborhood. The applicant may choose to apply for a new permit at the end of that term; regulations in effect at that time will apply.

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.*

Staff Analysis: The proposed site plan provides the most convenient and functional use of the lot. Staff is satisfied with the applicant's proposed design for parking and fencing for the horses. The site plan will provide the most convenient and functional use of the lot.

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.*

Staff Analysis: The property is served by High Plains Water Users Association and an on-site septic system. Fire protection, police protection, and roads are available and adequate to serve the needs of the conditional use as designed and proposed. North Metro Fire Rescue did not have an issue with the request.

PUBLIC COMMENTS

Number of Notices Sent	Number of Comments
172	26

All property owners within a quarter mile of this property were notified of the application for a CUP.

Twenty-six public comments were received. Twenty-three were in support of the request, citing how the presence of and interaction with horses teach children valuable life skills, confidence and how to interact with and care for horses and other animals. Many of these letters also cited how the horses created memorable, therapeutic and joyful experiences for their children. Three public comments were received opposing the request, citing concerns about a potential increase in traffic and parking and a decrease in property values. Two comments were also concerned about animal welfare on the property, and one cited concern about a business operating on the property.

REFERRAL AGENCY COMMENTS

No objections were provided from any external referral agencies regarding the applications. Letters were received from Lumen, Colorado Department of Public Health and Environment (CDPHE), North Metro Fire Rescue, Regional Transportation District, Xcel Energy, and the City of Thornton, all of whom indicated they had no objections.

CDPHE provided information to the applicant about the State's Animal Carcass Disposal Guidance and Solid Waste Regulations that should be adhered to when disposing of any animal fatalities.

Staff Recommendation:

Based upon the application, the criteria for approval of a conditional use permit, and a recent site visit, staff recommends **APPROVAL** of this request with eight findings of fact, eight conditions of approval, and one note.

Conditions of Approval:

1. The conditional use shall be valid for a period of five years with an expiration date of July 1, 2030.
2. The applicant shall comply with all the requirements, conditions and restrictions of the Adams County Health Department and Colorado Department of Public Health and Environment.

3. All parking spaces for the participants shall be located on the subject property's parking lot and be identified with individual wheel stops. Parking in the County's right-of-way shall not be allowed. "No parking allowed on street" signs shall be posted along the applicant's property during special events.
4. All nuisance control measures as outlined in the operations plan and permit application will be implemented and followed.
5. No commercial competitions or rodeos shall be permitted on site.
6. The applicant shall adhere to the Adams County Health Department approved operations plan (see exhibit 3.3).
7. Any horse riding operation that occurs between the hours of 7pm and 7am shall require the site to be lighted in accordance with County lighting requirements in Section 4-16-01 of the development standards and regulations.
8. All requirements of the septic use permit issued by Adams County Health Department and Adams County Health Department Regulation O-22 must be met and maintained

Note to the Applicant:

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



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

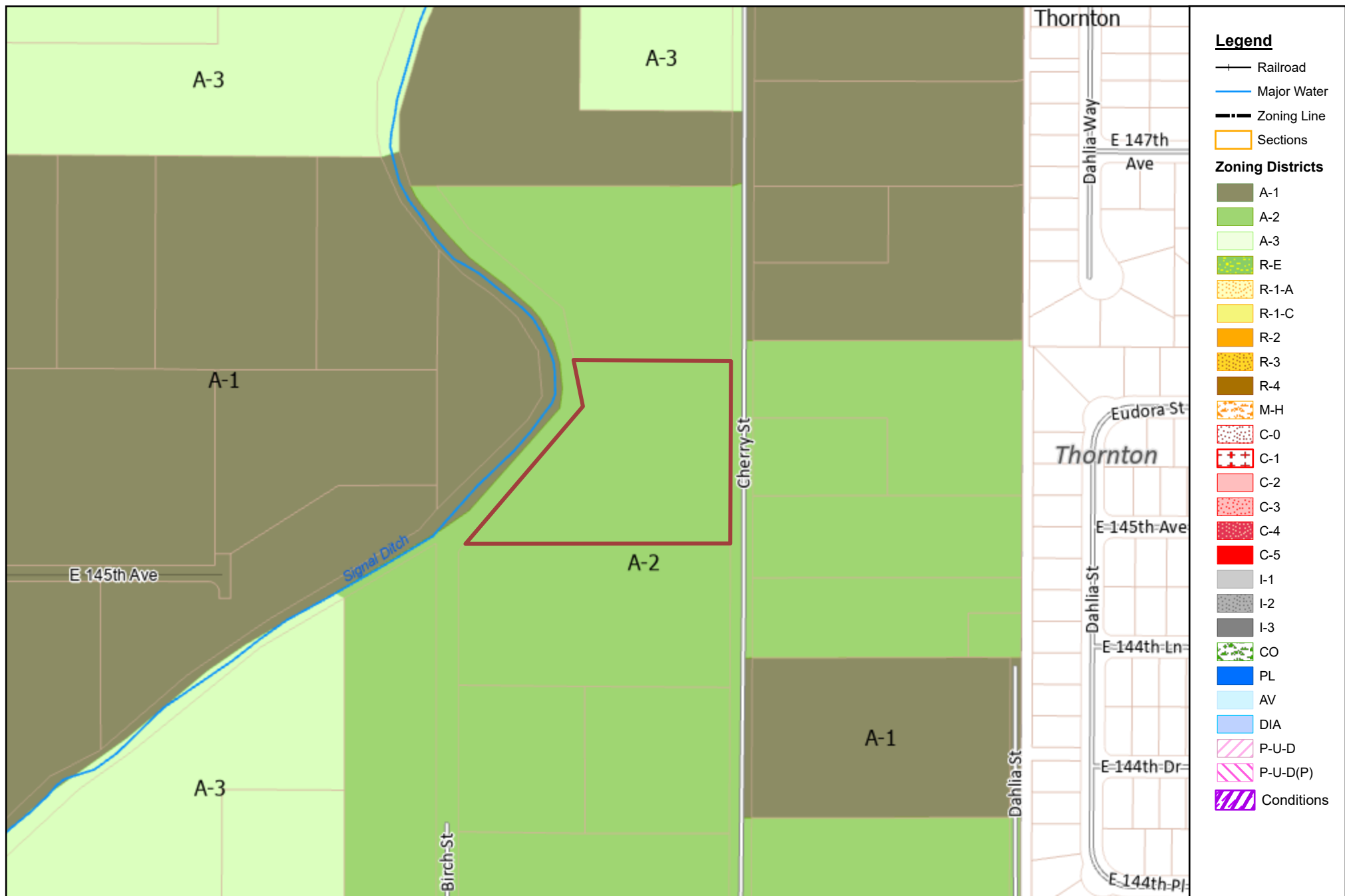
Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Conditions

Case Name Aerial Map

Case Number RCU2023-00068

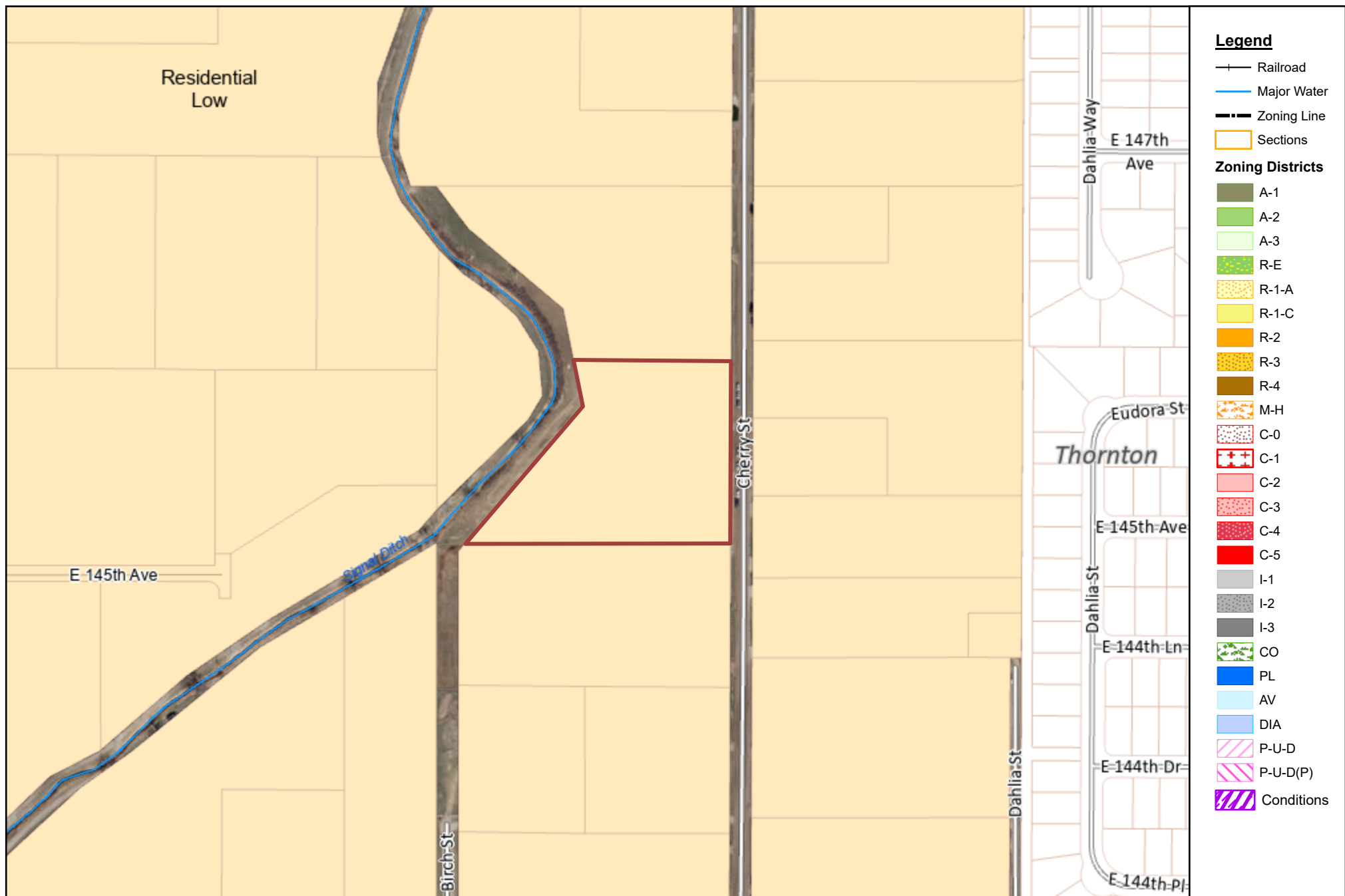




Case Name Current Zoning Map

Case Number RCU2023-00068

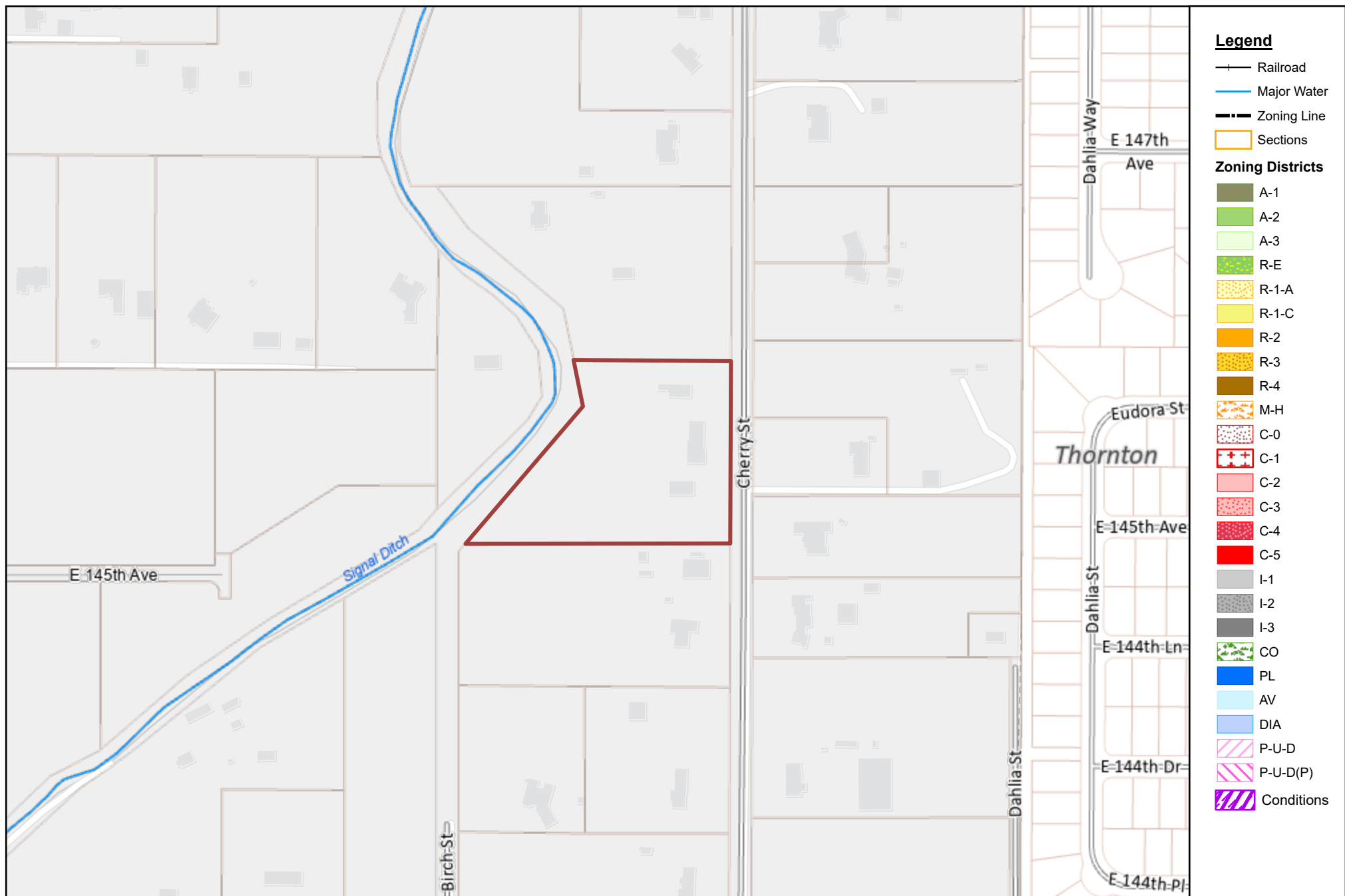




Case Name Future Land Use Designation Map

Case Number RCU2023-00068





Case Name Simple Map

Case Number RCU2023-00068



To: Adams County Planning

My name is Kristi Hurley. I am applying for a CUP on 3/09/2023 for a small horse training and education stable at my residence of 14583 Cherry St. Brighton, CO 80602. We have 6 horses on 4.92 acres of property.

I was born and raised around horses in Wyoming and have been in the industry my entire life. I teach children and adolescents all aspects of being around horses from; learning how to approach them, safety skills around animals, how to feed, water, groom, interact with, lead, liberty training, I teach them about all tack, how to properly use the tack on your horse, beginning and advanced riding skills.

I work with children of all ages and all spectrums. I see many children with aspergers, autism, downs syndrome, anxiety, ADD, ADHD, depression, Foster Children, and more. I teach children the value of working with animals and how it can help your emotional state. I have been very involved with 4-H my entire life and am a Leader in Adams County 4-H for our Club Boots & Buckles. I work directly with Kenzie Kimmel & Julia Hurdelbrink to help with our youth projects. We are able to teach many of the 4-H fundamentals that we learn from Adams County 4-H throughout my programs throughout the community.

Regarding business practices; We feed our animals twice per day, hay is delivered every 6 weeks, and freshwater is provided to the animals daily. We work closely with Ft. Lupton Animal Clinic to administer care when needed and vaccinations in the spring and fall. Our ferriers come every six weeks to tend the horses hooves. Our animal waste is recycled daily by grading it into our pastures. Each animal's pens are taken care of daily and we do have a large turnout pasture that is completely safe and fenced for the animals to graze in. Our riding arena and round pen is tilled weekly (weather permitting) and has a sand base to help with erosion, footing and dust. We have purchased monthly service from Spalding Fly Predators which helps to illuminate fly larvae, which in turn, helps illuminate flies during the summer months.

I will not be hosting any riding clinic or horse shows on our property. We have built a drop off zone for children to be dropped in that allows all cars to stay off of our street. We also have extra parking to ensure that all cars are off of the street. Student drop off can include 5-7 cars on our busiest days, however, most days only a few at a time will be parked in our parking lane on our property.

We do alot of community service projects with our students, which teaches them responsibility, respect, communication skills, how to overcome obstacles, and work together for the greater good. Our students are very respectful, courteous, & kind. We work together to keep our neighborhood clean and happy.

I appreciate your time and consideration and believe that what I do as an equine educator and 4-H Leader is incredibly important to the future wellbeing of our children and our community. Animals teach everyone incredible lessons about respect, empathy, kindness, responsibility, social skills, team work, and patience, all while being outdoors away from any type of screen,

social media, etc. I am very passionate about what I do and would love to continue to move forward with helping our community,

Thank you for your time,
Kristi Hurley

HURLEY RIDING RIDING FACILITY

Jon & Kristi Hurley

619-248-2673 Jon

619-248-7515 Kristi

RCU2023-00068

SITE OPERATIONS PLAN:

Noise: The noise is extremely low. There are only 4 horses located on the property. Horses are very quiet animals and do not make noise that will be heard off our property. Horse activities with children are beginner riding lessons and horse grooming. We only use 2 horses for riding lessons and grooming education. There will only be a few children with the horses at one time. Lessons and grooming take place a couple hundred feet from any adjoining properties and children are taught to use quiet voices to avoid spooking the horses. There are 2 private horses that we own that our daughter uses for High School Rodeo events that are held all over Colorado and Wyoming. The only person that rides these Barrel racing horses is our daughter in our round pin and riding arena. There are and there never will be any public horse riding events held on our property.

Lighting. There are not any lights installed on the property and no night time activities on the property.

Odors: The horse pastures, riding arena, riding pin and barn are cleaned every morning and afternoon. All manure is either recycled or disposed of in a Waste Management 4 cubic yard dumpster. The dumper is dumped every Tuesday by Waste Management. The site is kept clean at the highest level possible.

Food: All horse hay and alfalfa are stored inside our existing barn. All horse grain and supplements are stored inside our barn locked up in the tack room. There is not any food waste onsite.

Animal waste: The horse pastures, riding arena, riding pin and barn are cleaned every morning and afternoon. All manure is either recycled or disposed of in a Waste Management 4 cubic yard dumpster. The dumper is dumped every Tuesday by Waste Management. The site is kept clean at the highest level possible.

Pests: During fly season we use several methods to control the flies. 707 Multi fly feed is used at the beginning of spring to help eliminate fly larvae. The Spalding Fly Predator system is used from early spring to late fall to help eliminate fly larvae. Fly traps are set up and changed weekly to also help eliminate flies onsite.

707 Multi fly: <https://formula707.com/>

MultiFly Feed-Thru Fly Control for Horses specifically targets the common types of flies that reproduce in manure, aiming to interrupt their life cycle and reduce their population. These flies include the housefly (*Musca domestica*) and the stable fly (*Stomoxys calcitrans*). It is important to note that certain species of flies, such as the horse fly and deer fly, do not reproduce in manure but rather lay their eggs near water sources or moist areas, like marshes or ponds. Many of our customers with water sources nearby use Fly Predators in tandem with MultiFly. These can help target flies that are reproducing in breeding sources that are not manure. MultiFly Feed-Thru Fly Control focuses on the fly species that rely on manure for reproduction, making it an effective solution for controlling these specific types of flies.

Spalding Fly Predators: <https://www.spalding-labs.com/>

Use Fly Predators® to kill flies before they hatch. Fly Predators® are an insect that are the natural enemy of flies, but never bother people or animals. Without resorting to chemicals, you'll kill flies before they emerge. You simply sprinkle Fly Predators® near all manure areas every three to four weeks during warm months.

Preventing flies is key. If you target adult flies buzzing around, you're only targeting about 15% of the population at any time. If you don't stop the future ones you'll be plagued all summer. Our Fly Predators® stop flies *before* they become a problem!

Trash: There are several trash cans on the property. Trash cans are located in the existing barn, area and round pens. There are trash cans located at each end of the existing barn. Trash cans are dumped into the Waste Management dumpster daily and as needed when the cans are full.

Our policies for our property are to maintain a spotless clean facility for all the children that come to visit and ride our horses. We have extremely high end Western Pleasure and Barrel racing horses and our facility is cleaned and maintained to the highest standards as possible. We recently had an Adams county animal control officer randomly stop by for a surprise visit and she told us that she had never seen such a clean facility and had never seen better taken care of animals. Please feel free to contact Adams County Control for her report and photos of our facility. Feel free to contact us with any questions you might have.



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Development Review Team Comments

Date: 6/6/2025

Project Number: RCU2023-00068

Project Name: Hurley Riding Academy

Commenting Division: Plan Coordination 5th Review

Name of Reviewer: David DeBoskey

Date: 03/19/2025

Email:

Pending Public Hearing

Commenting Division: Environmental Analyst Review 5th Review

Name of Reviewer: Megan Grant

Date: 03/05/2025

Email:

Complete

Commenting Division: Application Intake 5th Review

Name of Reviewer: Kevin Mills

Date: 02/26/2025

Email:

Complete

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Steve O'Dorisio

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Lynn Baca

DISTRICT 5

Commenting Division: Plan Coordination 4th Review

Name of Reviewer: David Wright

Date: 11/21/2024

Email:

Resubmittal Required

Commenting Division: Environmental Analyst Review 4th Review

Name of Reviewer: Megan Grant

Date: 11/13/2024

Email:

Resubmittal Required

Please provide responses and documentation for the following review comments:

ENV3-2. The Operations Plan should be provided to Adams County and Adams County Health Department (ACHD) for review, including the descriptions of how noise, light, odor, food and animal waste, pests arising from animal uses, and trash will be controlled to mitigate off-site impacts. Please provide this documentation for review and approval.

ENV3-3. All animal and food waste shall be handled and disposed of in a sanitary manner as approved by ACHD.

Commenting Division: Application Intake 4th Review

Name of Reviewer: Sue Turner

Date: 10/21/2024

Email:

Complete

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: David DeBoskey

Date: 09/27/2024

Email:

Resubmittal Required

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DISTRICT 4

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DISTRICT 5

Commenting Division: Planner Review 3rd Review

Name of Reviewer: David DeBoskey

Date: 09/27/2024

Email:

Complete

Planning Review is completed. Applicant will continue pursuing building and fence permits. If permits not obtained by time of hearing, they will become conditions of approval.

Please respond to Environmental comments.

Commenting Division: Environmental Analyst Review 3rd Review

Name of Reviewer: Megan Grant

Date: 09/18/2024

Email:

Resubmittal Required

ENV3-1. Please provide a copy of the contract for the portable restrooms and hand washing stations, including start and end dates of service and service location/address.

ENV3-2. The Operations Plan should be provided to Adams County and Adams County Health Department (ACHD) for review, including the descriptions of how noise, light, odor, food and animal waste, pests arising from animal uses, and trash will be controlled to mitigate off-site impacts. Please provide this documentation for review and approval.

ENV3-3. All animal and food waste shall be handled and disposed of in a sanitary manner as approved by ACHD.

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Hugo Labouriau-Lacerda

Date: 09/05/2024

Email:

Complete

ENG1: Based on Trip Generation Analysis, discussions with staff and site visit, Traffic Impact Study requirement may be waived.

ENG2: Hard surface parking requirement will be decision made by Planning staff. No further engineering requirements.

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DISTRICT 3

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DISTRICT 4

Lynn Baca

DISTRICT 5

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Sophia Swanson

Date: 09/04/2024

Email:

Complete

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: David DeBoskey

Date: 06/28/2024

Email:

Resubmittal Required

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DISTRICT 3

Steve O'Dorisio

DISTRICT 4

Lynn Baca

DISTRICT 5

Commenting Division: Planner Review 2nd Review

Name of Reviewer: David DeBoskey

Date: 06/28/2024

Email:

Resubmittal Required

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2nd Review

PLN2. a. Is there a reason why the marked parking spots do not cover the entire marked parking area? Parking areas, in real life, need to have demarcated spots throughout the parking areas. This could look like parking stall blocks/stoppers or another solution such as a new parking surface.

b. Is there is no other way to access the parking besides the home driveway access? Is there access to the back of the property from the parking area? This needs to be labeled if so.

c. Does this parking area have enough space for everyone who visits the site? Workers, employees, parents, veterinarians?

d. The parking area for this business must adhere to ADA standards and have and an accessible parking spot.

"Parking spaces for the physically handicapped shall have a stall width of thirteen (13) feet unless the space is parallel to a pedestrian walkway. All other dimensions for the space shall be the same as those for standard parking spaces.

e. Handicap parking spaces shall be located as close as possible to the nearest accessible building entrance using the shortest accessible route of travel. Whenever possible, the accessible route should not cross lanes for vehicular travel.

f. Each handicap space shall be clearly designated as being reserved for the use of the physically handicapped with the appropriate signing and/or pavement marking."

g. What is the plan for controlling dust from the parking area and drop off lane? The lane in particular is adjacent to the animals with no screening. The dust must be mitigated. Moreover, automobile effuse adjacent to animal habitats is a concern that must be addressed. How will you manage the dust and effuse? Installation of a particular surface can be a pathway to mitigate those concerns. Screen fencing can too.

PLN3. Can you please provide proof of an approved permit for the shop building? It doesn't appear on the property profile.

PLN4. Do you process the chickens for food on site? Where do you do that on site?

PLN6. We do not have permits on file for any of the fences over 42 inches. Those fences need permits.

PLN11. Do the Vets (or anyone) drive onto the site in case an animal needs to be taken off-site? Health being one of the reasons for that, but also if the animals are being auctioned?

PLN14. I referenced the wrong building it appears. Looking at the permit profile it looks as though only 2 buildings are permitted: the home and the outbuilding barn to the south. Not the shop building to the north. Is there a permit for that building?

PLN15. All vehicles on site must be either personal or for agricultural purposes.

PLN20: So, if you have 6 horses that means as most 36 kids? what about parents? 2 per kid or 1 per kid? What if

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DISTRICT 5

parents want to stay? Are they required to stay? Where do they park? Is the parking lot big enough?

PLN21: All programming must stay on-site.

PLN22. Is that considered into the parking accommodation?

PLN24. This comment was not addressed.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Hugo Labouriau-Lacerda

Date: 06/28/2024

Email:

Resubmittal Required

ENG1: Based on findings from Trip Generation Analysis (TGA) a Traffic Impact Study (TIS) will be required. Since the anticipated trips is equal to or exceeds 50 per day a Level 2 TIS is required with a study area of 1/4 mile.

ENG2: Hard surface parking will also be required based on anticipated vehicle traffic generated and per section 4-15-02-05 of the Adams County Development Standards and Regulations. Hard surface parking area will be used for dust mitigation and to prevent vehicle fluid seepage into ground.

Commenting Division: Environmental Analyst Review 2nd Review

Name of Reviewer: Megan Grant

Date: 06/25/2024

Email:

Resubmittal Required

ENV2-1. How will water, restrooms, and hand washing facilities be provided for the attendees?

Applicant has indicated no additional use of water well and septic other than single family residential.

ENV2-2. What is the distance between the septic leach field and the parking area?

ENV3. Please update the site plan to indicate actual dimensions, distances, and setbacks for the septic system components, including the soil treatment area (leach field), from the existing buildings and equestrian facilities.

ENV4. Please provide current documentation for the septic system (e.g., the findings of the most recent system service and pumping). The records provided by the applicant are from 1973-1986.

ENV9. Please address how nuisance conditions related to dust, noise, light, odor, food and animal waste, and pests arising from animal uses will be controlled to mitigate off-site impacts within a written Operations Plan. The Operations Plan should be provided to Adams County and Adams County Health Department (ACHD) for review.

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Commenting Division: Application Intake 2nd Review

Name of Reviewer: Rayleen Swarts

Date: 06/06/2024

Email:

Complete

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Commenting Division: Planner Review

Name of Reviewer: David DeBoskey

Date: 03/01/2024

Email:

Resubmittal Required

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PLN0 No action (all other comments require action or acknowledgement): Conditional use permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use.

Current: A-2. FLU: Residential Low. Acres: 4.32 (Non-conforming: minimum size is 10 acres). Layton Subdivision.

PLN1: Site plan needs clearer illustrations of titles. Some titles of structures are illegible unless zoomed in.

PLN2: Clearly demarcate the existing parking area. Is there any other access to it besides through the driveway? Where do employees park?

PLN3: Site plan and aerial photos don't completely match. Are all the existing structures shown on site plan? Are some taken down?

Site plan also does not identify everything on it. A map key and legend would be helpful.

Please label all pathways for vehicles and animals.

PLN4: Are there any other kinds of animals (farm and non-farm) on site? How many of each? Where are their pens/stalls/etc. on the site if the other animals exist?

PLN5: Site plan shows an arena fence that is not to scale according to county aerial records. Please update the scale to illustrate the size and it's distance from property lines and the ditch. And make property lines and any easements along ditch clear as such.

PLN6: What type of fencing is "pasture fence" in this scenario? Is it a privacy fence or open? How tall is it? Is it the same all around? County does not have records of fence permits pulled. Separate fence permits will have to be applied for.

PLN7: Please show adherence to these regulations:

4-03-02-04 STABLES

Setback from Residence on Property: All stables shall be set back twenty-five (25) feet from any residence on the property.

Setback from Adjacent Property: All stables shall be set back one hundred (100) feet from any dwelling or pool on an adjacent property.

Maintenance: All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Adams County Health Department. When in use, stables shall be cleaned weekly.

Pest Control: Environmental and/or chemical and scientific controls shall be provided for pest control.

- Do you have other pest control measures beyond Spalding Fly Predators? What are they?

Drainage: Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution. Stables shall be well drained and dry, and shall not be located within or cross drainages whether intermittent or perennial.

-Look to Engineer's Comments

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Care of Animals: All animals shall be cared for in a humane and sanitary manner as approved by Adams County Animal Management.

PLN8: The Environmental Analyst will go more in depth to this and will be the primary reviewer of this, but permits are needed for water for horses (and other animals if existing). If animals are your business, a commercial well is required.

PLN9: All septic systems must be fenced off from any animal activity. Site plan must reflect this too.

PLN10: Does the sand base come from off-site?

PLN11: Do the veterinarians go on site?

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Commenting Division: Planner Review

Name of Reviewer: David DeBoskey

Date: 03/01/2024

Email:

Comment

PLN12: Will there be lighting on site?

PLN13: Maintaining the quality of the water in the Signal Ditch, immediately to the west of the property is very important. What is your plan to ensuring water quality does not deteriorate, because of animal?

PLN14: County records only show that two structures were permitted: The dwelling and the northern structure. The structure within the horse area must be permitted or taken down.

PLN15: County images shows storage and vehicles throughout north and northeast portions of the property. Please list what is on the site in these areas. Indicate if there are boats, trailers agricultural equipment, etc. Are they associated with the business?

PLN16: Is drop-off area within the Right-of-Way?

PLN17: What is the area shown on county imaging, not shown on site plan, that is in between septic area and round pen?

PLN18: What are the hours of operation? Which days? When during the year does this take place? Answer in months please.

PLN19: Do you bring in outside horses?

PLN20: How many people visit the site daily (adults and children)? What is the max for one event?

PLN21: Are all program activities contained on site? Or off-site? And then how often off-site?

PLN22: How many trainers or instructors that go onto the site?

PLN23: What is the frequency of the lessons? Of other programs?

PLN24: Please read the comment letters from Xcel and CDPHE and acknowledge here that you understand the letters and will abide by th

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Commenting Division: Building Safety Review

Name of Reviewer: Heather Whitaker

Date: 03/01/2024

Email:

Complete

BSD1- Building permits would be required for each structure, to include any required plumbing and electrical to be added. Engineered plans will be required to obtain permits.

BSD2- Applicant should refer to commercial and industrial submittal requirements. Here is a link for your reference
https://epermits.adcogov.org/sites/default/files/Commercial_Industrial%20Submittal%20Requirements_20_0.pdf

BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4- Applicant should contact Fire Department for their requirements. This is a separate permit, review, and inspection with your local fire department. Plan review approval from the fire department will be required at time of building permit.

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Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 02/29/2024

Email:

Resubmittal Required

ENV1. Are any horses (or other animals) boarded (owned by other people) on the facility? Please provide this information including number to Adams County for review.

ENV2. Please refer to comments provided by the Colorado Department of Public Health and Environment (CDPHE) on the proposed project.

The following comments apply to the septic system:

ENV3. Please update the site plan to indicate actual dimensions, distances, and setbacks for the septic system components, including the soil treatment area (leach field), from the existing buildings and equestrian facilities.

Is the fenced corral/shed area on top of the leach field? It is not shown on the current site plan.

ENV4. Please provide current documentation for the septic system (e.g., the findings of the most recent system service and pumping). The records provided by the applicant are from 1973-1986.

ENV5. Is the septic system sized to handle additional usage from the proposed commercial operation? Are additional restrooms and sink facilities proposed/necessary? Please provide this information to Adams County for review.

ENV6. Adams County Health Department (ACHD) regulates On-Site Wastewater Treatment Systems, also known as septic systems, through the issuance of permits to install, repair, expand, use, or operate a system. Per ACHD Regulation O-22, setback distances from septic tanks, pipes, and soil treatment areas (also called leach fields) must be maintained for proposed and existing structures. The regulation, including setback requirements, can be found at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>.

ENV7. OWTS – Use Permit (Expansion Beyond Design)

Where the applicant proposes to expand the use of an existing OWTS beyond the design capacity of said system, a use permit must be obtained from ACHD per Regulation Number O-22, Section 3. To obtain a Use Permit, the OWTS will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here <http://www.nawt.org/search.html>. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to ACHD issuing a Use Permit.

ENV8. OWTS – Use Permit (Commercial)

Per Adams County Health Department Regulation Number O-22, Section 4, an OWTS Use Permit must be obtained within 12 months prior to a change in use of the property from residential to commercial. To obtain a Use Permit, the OWTS will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here <http://www.nawt.org/search.html>. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to ACHD issuing a Use Permit.

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Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 02/29/2024

Email:

Comment

The following comments apply to nuisance conditions:

ENV9. Please address how nuisance conditions related to dust, noise, light, odor, food and animal waste, and pests arising from animal uses will be controlled to mitigate off-site impacts within a written Operations Plan. The Operations Plan should be provided to Adams County and Adams County Health Department (ACHD) for review.

ENV10. All animal and food waste shall be handled and disposed of in a sanitary manner as approved by ACHD.

ENV11. Environmental and/or chemical and scientific controls shall be provided for pest control.

ENV12. Riding areas/arena shall be operated in such a manner so that there is no adverse impact on surrounding properties relating to dust, erosion, odor, noise, glare, off-site illumination (more than one foot candle of illumination measured at the property line), waste disposal, traffic or parking congestion, and vehicle tracking.

ENV13. Lighting facilities shall be arranged and positioned so no direct light or reflection creates a nuisance or hazard on any adjacent property or right-of-way.

ENV14. Unpaved roads and parking lots in traffic and parking areas may contribute to increased fugitive dust emissions which can have negative impacts on health. If the area is not paved, the applicant shall develop a plan for fugitive dust control including the application of water on unpaved areas when needed based on dry conditions. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, paving, suggested speed restrictions or other techniques. Non-potable water used for dust suppression (or any other non-potable uses) should be labeled appropriately.

Commenting Division: Development Engineering Review

Name of Reviewer: Hugo Labouriau-Lacerda

Date: 02/29/2024

Email:

Resubmittal Required

ENG1: Applicant must submit Trip Generation Analysis (TGA) signed and stamped by a Professional Engineer (P.E.) in the state of Colorado. Traffic study submitted will NOT be sufficient.

ENG2: Based on traffic generated by use and anticipated visitors to site, hard surface parking area may be required by the County. Surface must conform to County standards and, based on parking area needed, additional drainage permitting and requirements may apply.

ENG3: If applicant is proposing any site improvements (new fencing, barns, etc.) associated building permits will be required. Also, no modifications to existing accesses will be approved for this lot at this time.

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Commenting Division: Neighborhood Services Review

Name of Reviewer: Cornelia Warnke

Date: 02/22/2024

Email:

Complete

There is a violation at this location at this time. VIO2023-00122 - Running a commercial business from residence without a permit - NOV Court Process

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From: [Localreferral - CDPHE, CDPHE](#)
To: [David DeBoskey](#)
Subject: Fwd: For Review: RCU2023-00068 Hurley Riding Academy
Date: Monday, February 26, 2024 11:58:31 AM
Attachments: [RCU2023-00068 RFCv2.pdf](#)

Please be cautious: This email was sent from outside Adams County

Hello,

Outside of our standard comments, Solid Waste has the following comment:
If there are animal mortalities at the site, these should be disposed of in accordance with the Colorado Solid Waste Regulations. Please see our Animal Carcass Disposal guidance at <https://cdphe.colorado.gov/hm/swguidance>.

Kind regards,

----- Forwarded message -----

From: David DeBoskey <DDeboskey@adcogov.org>
Date: Fri, Feb 9, 2024 at 12:29 PM
Subject: For Review: RCU2023-00068 Hurley Riding Academy
To: David DeBoskey <DDeboskey@adcogov.org>

The Adams County Planning Commission is requesting comments on the following application: **Conditional use permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use.** This request is located at

14583 CHERRY ST. The Assessor's Parcel Number is 0157118002022.

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 **03/01/2024** 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 DDeboskey@adcogov.org.

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.adcogov.org/current-land-use-cases.

Thank you for your review of this case.



David DeBoskey, AICP Pronouns: he/him/his

Planner II, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6847 ddeboskey@adcogov.org / www.adcogov.org

My current work schedule is Tuesday – Friday 7:30 - 5PM

Alternating Mondays 7:30 - 4

--



cdphe_localreferral@state.co.us | colorado.gov/cdphe

From: [Erinn Rogowski](#)
To: [David DeBoskey](#)
Subject: RE: For Review: RCU2023-00068 Hurley Riding Academy
Date: Thursday, February 29, 2024 1:32:57 PM

You don't often get email from erinn.rogowski@thorntonco.gov. [Learn why this is important](#)

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Good afternoon David,

The city of Thornton has no comments for this submittal.

Thank you,

Erinn Rogowski

Planner II

9500 Civic Center Drive, Thornton, CO 80229

P: 303-538-7301 | Email: erinn.rogowski@ThorntonCO.gov



We are always looking for ways to improve service to our customers and appreciate any feedback you may have. Please go to our [webpage](#) and submit your comments or call us at 303-538-7576.

From: David DeBoskey <DDeboskey@adcogov.org>
Sent: Friday, February 9, 2024 12:29:18 PM (UTC-07:00) Mountain Time (US & Canada)
To: David DeBoskey <DDeboskey@adcogov.org>
Subject: For Review: RCU2023-00068 Hurley Riding Academy

The Adams County Planning Commission is requesting comments on the following application:
Conditional use permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use. This request is located at 14583 CHERRY ST. The Assessor's Parcel Number is 0157118002022.

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Thank you for your review of this case.

David DeBoskey, AICP Pronouns: he/him/his

Planner II, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6847 ddeboskey@adcogov.org / www.adcogov.org

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Fire Prevention Division
101 Spader Way
Broomfield, Colorado 80020
720-887-8217 Fax 720-887-8336
www.northmetrofire.org

Steven Gosselin
Division Chief

February 14, 2024

Mr. David DeBoskey
Planner II
Community and Economic Development Department
4430 South Adams County Parkway, Suite W2000A
Brighton, CO. 80601

Via e-mail: ddeboskey@adcogov.org

RE: RDU2023-00068

Dear Mr. DeBoskey:

The North Metro Fire Rescue District's Fire Prevention Division has completed a review of the Conditional Use Permit (CUP) application for the Hurley Residence located at 14583 Cherry Street in Unincorporated Adams County, Colorado. Currently, the Fire District **approves** this CUP with the condition that any future change in use or addition or modification to any of the existing structures, or any proposed new structures, at the location will be required to comply with the fire and building codes as adopted by Adams County at the time of application.

If you have any questions regarding these comments, please contact me at 303-252-3546 or at mprill@northmetrofire.org.

Respectfully,

Michael Prill

Michael Prill
Fire Prevention Specialist
ICC (International Code Counsel) Inspector II #5280715 - Exp 9/01/2027
CO DFPC (Division of Fire Prevention and Control) Fire Inspector II #186207310 - Exp 2/13/2027

MP/mp

mp.02.01.24

From: [Clayton Woodruff](#)
To: [David DeBoskey](#)
Subject: RE: For Review: RCU2023-00068 Hurley Riding Academy
Date: Tuesday, February 27, 2024 2:34:29 PM

You don't often get email from clayton.woodruff@rtd-denver.com. [Learn why this is important](#)

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David,

The RTD engineering review has no exceptions to this project at this time.

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.



C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202
o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

From: David DeBoskey <DDeboskey@adcogov.org>
Sent: Friday, February 09, 2024 12:29 PM
To: David DeBoskey <DDeboskey@adcogov.org>
Subject: For Review: RCU2023-00068 Hurley Riding Academy

The Adams County Planning Commission is requesting comments on the following application:
Conditional use permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use. This request is located at 14583 CHERRY ST. The Assessor's Parcel Number is 0157118002022.

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 **03/01/2024** 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 DDeboskey@adcogov.org.

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.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

David DeBoskey, AICP Pronouns: he/him/his

Planner II, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6847 ddeboskey@adcogov.org / www.adcogov.org

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From: [Miller, Kenneth R](#)
To: [David DeBoskey](#)
Subject: RE: For Review: RCU2023-00068 Hurley Riding Academy
Date: Friday, February 9, 2024 12:44:08 PM
Attachments: [RCU2023-00068 RFCv2.pdf](#)

You don't often get email from kenneth.r.miller@lumen.com. [Learn why this is important](#)

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Lumen has no objections

From: David DeBoskey <DDeboskey@adcogov.org>
Sent: Friday, February 09, 2024 12:29 PM
To: David DeBoskey <DDeboskey@adcogov.org>
Subject: For Review: RCU2023-00068 Hurley Riding Academy

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The Adams County Planning Commission is requesting comments on the following application:
Conditional use permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use. This request is located at 14583 CHERRY ST. The Assessor's Parcel Number is 0157118002022.

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 **03/01/2024** 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 DDeboskey@adcogov.org.

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.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

David DeBoskey, AICP Pronouns: he/him/his
Planner II, *Community & Economic Development*
[ADAMS COUNTY, COLORADO](#)
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
O: 720.523.6847 ddeboskey@adcogov.org / www.adcogov.org

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Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

February 14, 2024

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

Attn: David DeBoskey

Re: Hurley Riding Academy, Case # RCU2023-00068

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Hurley Riding Academy**. Please be aware PSCo owns and operates existing natural gas along Cherry Street and overhead electric distribution facilities within the subject property.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

February 23, 2024

David DeBoskey Planner II Community & Economic Development Department

Re: Case Number RCU2023-00068

Jonathan & Krista Hurley 14583 Cherry St. Brighton, CO 80602

We are writing to express our strong disapproval of the proposed business permit for the riding stable/academy at the Hurleys' residence. While we appreciate the entrepreneurial spirit, we believe this venture will have adverse effects on our neighborhood, particularly Cherry Street.

1. Traffic Impact:

- Over the past four years, we have witnessed a significant increase in traffic on Cherry Street as the Hurleys have increased their current business. As residents located across the street and one lot south of the Hurleys, we are directly affected by this surge.
- The case study conducted by the Hurleys on specific dates in December 2023 does not accurately represent the overall impact of their business. We recommend referring to the Adams County Website's more comprehensive traffic count data (TC-0196).
- Per that website, the average daily traffic counts for the past three years are as follows:
 - **2021:** 58 vehicles
 - **2022:** 146 vehicles
 - **2023:** 146 vehicles
- This represents a **151.72% increase** in traffic from 2021 to 2022 and 2023. We attribute this rise primarily to the business activities at the Hurley's private residence.
- The continuous parking of cars on the narrow street impedes traffic flow and causes congestion for other residents.

2. Property Value Concerns:

- The proposed riding stable/academy will negatively impact property values on Cherry Street due to increased traffic, noise, dust from the dirt road and animals, and parking issues.
- As a realtor, I understand the concept of "external obsolescence." Factors beyond an individual homeowner's control can significantly affect a property's desirability. The proposed business falls into this category.
- The peaceful character of our neighborhood, which attracted us to this area, is at risk.

3. Animal Care and Property Use:

- The loss of 70 chickens this past summer due to foxes raises questions about their animal management practices.
- In addition to the 6 horses mentioned in Krista's letter, they also have added donkeys, cows, sheep, rabbits, ducks and chickens without expanding their land. See Krista's Giggling Farm's website www.thegigglinglife.com to view their numerous animals.
- They dispose of these animals' waste by grading it daily in the stable area, which is located directly along Cherry St. The dried manure & dust blows across the street, covers our homes and vehicles, and pollutes the air we neighbors breathe.

In summary, we urge you to carefully consider the long-term implications of granting a business permit for the riding stable/academy. Our neighborhood's tranquility, property values, and quality of life are at stake. We appreciate your attention to this matter and trust that you will make an informed decision. Thank you for your time and consideration.

Sincerely,

Donald & Pamela Van Camp 14522 Cherry St Brighton CO 80202





Teryl and Carylton Richmann
14552 Cherry St.
Brighton Co. 80602

David DeBosky Planner
Community & Economic Development Dept.

Hurley Riding Stable/Academy Case Number RCU2023-00068

Jonathon Hurley and Kristia Hurley
14583 Cherry St.
Brighton Co 80602

Mr. DeBoskey,

We are responding to the request for comments.

We are OPPOSED to the CUP being granted for the following reasons.

1. The CUP application implies that there would only be 6 horses.

There are currently 6 horses, 2 steers, 3 donkeys, 2 sheep and 2 dogs, many chickens, rabbits, and ducks. Please see web site: <https://www.thegigglinglife.com> There is a 30x48 barn & five sheds included in this Approx 1 1/2 acre area. It is overcrowded for the animals. The classes, parties & special events are held in this area and in the barn as well as other areas. They have a porta potty in the front lot also. All these animals and activities are not included in the CUP.

2. In the beginning it was supposed to be for special needs children. The intent was good. It is now open to all children which has increased classes and activities mornings and afternoons. It is a business that has outgrown the original intentions. This is a for profit business.

3. The Recycling of the manure is raked with a piece of equipment behind a tractor on hard ground (not a pasture). The results of this is a lot of manure and dust that blows directly onto our property including the house. It blows in the side ditches of the street and when it rains it runs down the side ditches to other properties. All the cars and activities make the dust even worse.

4. The parking is a problem. There is a lane for some parking and drop off. They have 8 to 10 cars drop off and pickup 2 times a day. When they have special events sometimes as many as 15 - 20 cars end up parking on the road. If the CUP is approved, the additional activities would cause more parking issues.

5. We trust that the information on the application would be verified and the premises inspected before application is approved. The EPA might have some input on all of the dust and ground-up manure and proper disposal. There are manure dumpster services available.

6. Businesses have not been allowed on this street for the 53 years we have lived here. Several

have tried but never permitted. The street has always been a single family residential area with animals for the use of growing families. This is not designed for businesses or the problems they bring.

7. According to realtors, this approval would hurt property values, curb appeal and sellability of our home. Our house sit straight across the street from the dirt lot, animals, barns, and corrals.

We would ask that you deny this application to keep our street residential and not commercial, which would keep our property values up.

Once again we OPPOSE the issuance of a CUP. It is a business that needs alot more room.

Thank you for considering our concerns.

Teryl and Carylton Richmann

303-452-1724.

Email: tjrichm@gmail.com

February 26, 2024

David DeBoskey
Adams County Colorado
4430 South Adams County Parkway, 1s Flr, Suite W2000B
Brighton, Colorado 80601-8218

Re: Hurley Jonathan S and Hurley Kristi A
14583 Cherry Street, Brighton, Colorado
Parcel Number 0157118002022
Permit Comments

Mr. DeBoskey:

We received notice from Adams County regarding the permit application for a new riding stable/academy on the property located at 14583 Cherry Street in Brighton Colorado. We request this application not be approved given the current impact the operation has to the residents on Cherry Street and the greater impact this change will cause. Since the business operation at 14583 Cherry Street has commenced, we have seen a noticeable impact on our neighborhood in the form of increased automobile traffic on Cherry Street (see the attached traffic Study) and a large volume of cars parked on the street. The traffic and parking situations currently affect our ability to maneuver automobiles and equipment in and out of our residence multiple times a week. The current parking and traffic situation impacts the ability for Police and Fire to maneuver up and down the street during periods of high volume at 14583 Cherry Street. Adding amenities to the current operation will draw more people to the site for longer periods causing even greater impact to the traffic and parking situations affecting access up and down Cherry street and potentially decreasing our property values. Given these known issues, we do not support the proposed permit change and request Adams County not approve the requested permit.

Again, we request this application not be approved.

Thank you.

Samuel and Carma Dunham



14582 Cherry Street
Brighton, Colorado 80602

TRAFFIC STUDY

SITE: 14583 Cherry St. Brighton, CO 80602

ZONING: A2

EXISTING NEIGHBORHOOD LAND USES: Single family residences with personal farming and ranching. Several properties with livestock and horses.

CHERRY ST. Existing dirt road that is 2,526 FT long dead end.

Traffic study is for a C.U.P. for horse riding stables.

CURRENT ONSITE DEVELOPMENT: Single family residence with a horse barn and outdoor riding arena, round pin, horse shelters. No proposed construction

CURRENT ACCESSIBILITY: The horse area (Southeast side of property) has a circular compacted recycled concrete driveway with parking.

TRAFFIC STUDY DATES: Monday 12-4-23 8am to 5pm, Tuesday 12-12-23 8am to 5pm. Wednesday 12-20-23 8am to 5pm. Saturday 12-2-23 8am to 5pm.

CURRENT STREET TRAFFIC: Traffic counts were taken on a Monday, Tuesday, Wednesday, and Saturday. The traffic counts were taken from 8am until 5pm. The average vehicles per hour were 3 to 5 cars per hour Monday, Tuesday, Wednesday & Saturday. On Saturday the current hourly average increased to 5 to 7 cars per hour.

PROPOSED TRAFFIC INCREASE: The proposed traffic increase on Monday, Tuesday & Wednesdays would be 3 to 5 total cars to drop children off between 10am and 12pm. Saturday's increase would be 1 to 3 cars. Parents usually will pull into the circular driveway and drop off a child and then return 1 hour later to pick up the child.

TRAFFIC CONCLUSION: The total increase in volume on Monday, Tuesday and Wednesday would be 3 to 5 cars to drop off and pick up children between 10am and noon. On Saturdays the increase would be 1 to 3 cars between 10am and noon. The total increase in traffic volume would be 15 to 18 cars per week.

From: [Mari Gordon](#)
To: [David DeBoskey](#)
Subject: Fwd: The Giggling Life Care Farm
Date: Tuesday, June 10, 2025 8:58:29 AM

You don't often get email from marigordon9763@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

oops, I had to resend my message

----- Forwarded message -----

From: **Mari Gordon** <marigordon9763@gmail.com>
Date: Tue, Jun 10, 2025 at 8:55 AM
Subject: Fwd: The Giggling Life Care Farm
To: <taylorgordon1521@gmail.com>

----- Forwarded message -----

From: **Mari Gordon** <marigordon9763@gmail.com>
Date: Tue, Jun 10, 2025 at 8:54 AM
Subject: The Giggling Life Care Farm
To: <DDEBOSKEY@adgov.org>

Good Morning,

My 5 year old Granddaughter, Blayke Gordon is fortunate to attend summer camp this year at The Giggling Life Care Farm .

She especially loves the horse Roper! Not only does she proudly ride this horse anytime she can , she has learned to care for this kind animal on a daily basis, Brushing, feeding and exercising!.

The horses at Giggling Life care Farm are so gentle with the kids and I look forward to pictures the farm posts of all the kids with HUGE smiles on their faces when they are riding them!

This experience is invaluable for these children and my hope is that they can continue to include the horses as part of the program.

Should you have any questions, please call me anytime.

Sincerely,

Mari Gordon
#303 435-9271

From: [Blaire Maliwat](#)
To: [David DeBoskey](#)
Subject: Giggling Life Care Farm Hearing
Date: Tuesday, June 10, 2025 7:13:34 AM

You don't often get email from blairemaliwat@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Good morning David,

I am writing this email in support of the Giggling Life Care Farm continuing their work using horses on the farm for the kids to work with and learn from. I'd like to share a quick story with you in just how important it is to have the horses as part of the farm.

In November, my 5th kiddo was born at home. We had my oldest, who was soon to be 7, there as well, and while it was an amazing birth my son was a Down syndrome birth diagnosis, resulting in he and I being taken via ambulance to what would be the first of 4 hospitals, multiple ambulance rides, and 4 surgeries. As you can imagine this was a lot for my almost 7 year old to deal with, especially since they did not allow children in the hospital so she couldn't see us or her baby brother for weeks. To top it all off, her birthday was coming up.

For her birthday she wanted to have it at the Giggling Life farm, which Kristi put together on very short notice as we were still in the hospital. Kristi made sure my daughter got to include the horses in her birthday and it was the absolute best birthday she had ever had (her words) even without her daddy and baby brother there. While it still would have been a lovely party without the horses, it was them who made her forget for a few hours that life was really hard at that time.

The horses are an integral part of the farm's programs. Please allow them to continue to be.

Sincerely,

Blaire Maliwat

Dr. Blaire Jarvie Maliwat, ND, LAc, RDN, MPH
Fertility, Pregnancy, Postpartum, Autoimmune, & Digestive Health
Naturopathic Doctor, Acupuncturist, & Dietitian
720.259.1553

From: [Keri Shaw](#)
To: [David DeBoskey](#)
Subject: Giggling Life Care Farm
Date: Monday, June 9, 2025 10:34:36 PM

[You don't often get email from keri@shawstrength.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hi David,

I'm reaching out to express my sincere hope that Adam's County continues to allow the Giggling Life Care Farm to use horses within their programs. Kristi and the Giggling Life Care Farm has provided enrichment for our two young sons teaching them so much about life, belief in themselves, imagination plus much more. The horses have played an integral part in this.

Just last week our youngest son was having an emotionally tough day and he told me he was going to share with the horses the next day at camp. When asking what he meant, he shared how horses can take your negative emotions and replace them with positive ones. These horses are teaching our youth so much while helping them process life as they grow, and it would be devastating to see that removed from their lives.

Thank you for your time,
Keri Shaw

From: [Holly Walker](#)
To: [David DeBoskey](#)
Subject: Giggling Life Farm Program
Date: Tuesday, June 10, 2025 6:49:45 AM

[You don't often get email from holly.ekw@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Good morning Mr. Deboskey,

I am writing today to advocate for the Giggling Life Farm, and especially the horse program.

My children have been going to programs at the farm for several years now and they have loved every minute. The team at Giggling Life Farm have been so supportive of our children and our family.

As parents, finding activities that are outdoors and can build responsibility skills and teach them how to care for others is rare, and Giggling Life Farm has been a wonderful place for our kids to learn those skills. The horse program in particular has been a big part of those skills for our daughter.

I strongly recommend that Giggling Life Farm continue to be allowed to operate, including horses, and build children up into respectable and responsible people in the community.

Please reach out if you have additional questions or need more information.

Enjoy the rest of your week.
Holly Walker

Sent from my iPhone

From: [Chelsie Hopperstad](#)
To: [David DeBoskey](#)
Subject: Grateful for our time this spring
Date: Monday, June 9, 2025 9:51:05 PM

You don't often get email from clarkhopperstad@gmail.com. [Learn why this is important](#)

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Hello,

I am reaching out to share that we recently attended a friend's birthday party at The Giggling Life Care Farm. It was a very fun 4-yr-old birthday party! We got to meet so many animals and spend the morning outside on a farm! The absolute best part was watching my 4-year-old son decide to be brave and ride his very first horse. It was such a sweet moment to watch him feel so proud and he absolutely loved riding the horse. It was the best part of the birthday party experience.

Thank you again for what you do and for having us!

Chelsie

From: [Allan jr Fazendin](#)
To: [David DeBoskey](#)
Subject: Horse hearing
Date: Monday, June 9, 2025 10:35:53 PM

[You don't often get email from ajfazendin@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Good evening

I would like to advocate for GL as we have had a party there with the kiddos and it was great the kids best part was riding the horses. I believe in Colorado we are still at heart a ranch state. We still have these little pockets in which we have the animals and small farms. It's getting built up to fast and we are losing the western vibe. It's good for our kids to see what a farm and ranch is. I personally believe it's important. I support GL and the horses and other animals, they do a great job and show people what it's like to farm and ranch.

Who doesn't like a horse?

AJ

Sent from my iPhone

From: [aabmarchant1](#)
To: [David DeBoskey](#)
Subject: In Support of Horses on Farms at Giggling Life Care Farm
Date: Monday, June 9, 2025 9:38:08 PM

You don't often get email from aabmarchant@gmail.com. [Learn why this is important](#)

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Dear Mr. David DeBoskey,

I wanted to send a brief letter voicing my support for all of the good and kind work the people at Giggling Life Care Farm are doing thanks to being able to use and incorporate horses into their teachings and programs. My 3 year old daughter had the great opportunity to visit the farm, and learning about all of the animals - especially the horses - was a highlight. She learned many different things, including importance of safety and awareness around animals, importance of being gentle and patient, and the importance of all life around us. The people at Giggling Life were all very nice and clearly took good care of their animals.

We hope that Giggling Life will continue to be able to use horses in its programming. And we hope the decision makers will agree.

Thank you,
Andy Marchant

From: [Michelle Coxsey](#)
To: [David DeBoskey](#)
Subject: Keep the Horses
Date: Tuesday, June 10, 2025 11:07:20 AM
Attachments: [image308799.png](#)
[image988443.png](#)

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The horses at Giggling Life Care Farm are the best things for kids. These kids are outdoors and learning about farm life. With all the troubles in this world today this is a good outlet for kids. They learn how horses are trained and how they are so important for human connection. Please keep these horses on the farm. My granddaughter is learning so much about the horses and how important they are.

Thanks



MICHELLE COXSEY

Denver Office Manager

DIRECT: 303-350-1300

MOBILE: 303-260-9134

shawconstruction.net



From: [Gwen Bohlender](#)
To: [David DeBoskey](#)
Cc: info@thegigglinglife.com
Subject: Save the Horses at Giggling Life Farm
Date: Tuesday, June 10, 2025 7:00:12 AM
Importance: High

You don't often get email from gwen.bohlender@smashburger.com. [Learn why this is important](#)

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To Whom It May Concern,

My 5-year-old daughter dreams of becoming a horse rider when she grows up. So this year, for her birthday, I searched for the perfect place to bring that dream to life—and I found Giggling Life Care Farm. I wasn't sure what to expect, but the experience far exceeded anything I could have hoped for.

Despite the muddy conditions from recent rain, Kristy and her daughter-in-law went above and beyond to create a magical day for my daughter and her friends. The children held baby chicks, fed goats and sheep, petted donkeys, and cows, and—most importantly—got to ride horses. It was a dream come true for my daughter and the other kids who were part of this unforgettable celebration.

Having a place like Giggling Life Care Farm in our community is truly a gift. It's more than just a farm—it's a hands-on learning space where children can connect with animals, nature, and each other. The horses play an essential role here, helping to create life-shaping experiences for kids as they learn, grow, and imagine what's possible.

Thank you for considering my support of Giggling Life Care Farm. I sincerely hope the horses remain a core part of this farm and its programs—they are vital to the joy and learning it brings to so many young lives.

Gwen Bohlender

Gwen Bohlender, PHR, MSOL
Sr. Director Human Resources
Phone: 720-939-2339
Email: gwen.bohlender@smashburger.com

CONFIDENTIALITY NOTICE TO RECIPIENT:

From: [Jodie Pait](#)
To: [David DeBoskey](#)
Subject: Support for The Giggling Life Care Farm
Date: Tuesday, June 10, 2025 2:07:44 AM

You don't often get email from jodiempait@gmail.com. [Learn why this is important](#)

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Dear Mr. Debosky,

I'm writing in support of allowing The Giggling Life Care Farm (The Farm) to continue its horse operations in Brighton. Over the past few years, our daughter has spent several joyful weeks at their horse camp. Even though we now live overseas, the one thing she's asked for during our summer break is to return to The Farm and be with the horses she loves so much.

Her experiences there have been incredibly meaningful. She's learned not only how to care for the horses, like feeding, grooming, and cleaning, but also how to approach them with patience, respect, and kindness. The Farm has also taught her the importance of listening to guidance from the camp workers, working as a team, and being responsible.

More than anything, her time with the horses has been calming and therapeutic. It's where she feels happiest. She talks about The Farm constantly to her friends at her new school, many of whom now want to visit too.

We wholeheartedly support The Farm continuing its work with horses. It's a safe, nurturing place where kids learn valuable life lessons. If it were no longer allowed to operate, our daughter would be devastated. Please allow this special place to keep offering such meaningful experiences to children like ours.

Best regards,
Jodie, mother of a horse-loving 7YO

From: [Susan Troy](#)
To: [David DeBoskey](#)
Subject: Support for The Giggling Life Care Farm's Horse and Donkey Programs
Date: Wednesday, June 11, 2025 10:04:14 AM

You don't often get email from susan.e.troy@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Dear Mr. DeBoskey,

I'm writing in strong support of The Giggling Life Care Farm and their ability to continue incorporating horses and donkeys into their programs.

For the past five years, my children have visited the farm weekly, and their time with Kristi and the animals has been nothing short of life-changing. It's not just an educational experience — it's deeply emotional and healing. The horses and donkeys have a remarkable way of connecting with the kids. My children have learned to regulate their own energy and emotions by observing how the animals respond to them — especially the horses, who offer calm, comfort, and quiet understanding on the days they need it most. I see a noticeable shift in their spirit from drop-off to pick-up.

The donkeys are equally a part of this magic. They've become beloved companions to the children and offer just as much emotional insight, affection, and connection. The relationships built between these animals and the kids are truly something special, and simply can't be replicated in a traditional setting.

I understand that nearby neighbors have expressed concerns. While I don't live on that street, I am a parent who regularly visits the site, and I've consistently seen families respect the drop-off system and use it properly. We are all very aware of how important those logistics are to Kristi and her team, and we go out of our way to follow them closely. She runs a tight, respectful operation that prioritizes good relationships with the surrounding community.

This is such a unique and rare opportunity for my suburban kids to engage in something deeply grounded, connected, and real. The Giggling Life Care Farm is a gift to the families who participate — and to the greater community. Please allow Kristi to continue this important work, with her animals at the heart of it.

With sincere appreciation,

Susan Troy
Thornton Resident





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From: [Molly West](#)
To: [David DeBoskey](#)
Subject: Support for The Giggling Life Farm
Date: Wednesday, June 11, 2025 8:58:36 AM

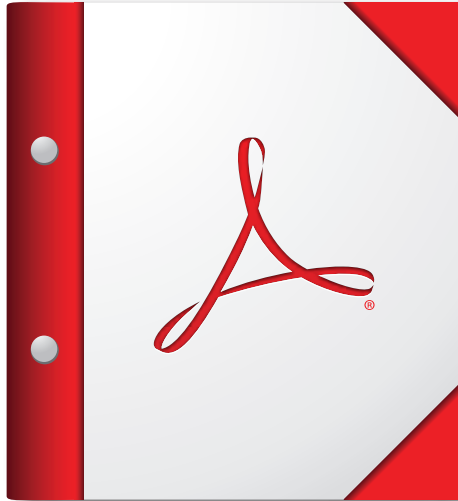
You don't often get email from mollywest7@gmail.com. [Learn why this is important](#)

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To whom it may concern,

My daughter is a 4H member at the Giggling Life Farm, where she is also a leader for the Cloverbuds program. She also attends some of the programs offered which includes learning how to care for farm animals. Our family and community have been positively impacted from the Giggling Life, 4H program, and learning about animals through their programs. Our daughter loves coming to the farm and taking care of all the animals, including the horses. She has progressed in her 4H knowledge to show her rabbit at Adams County Fair (winning best of breed for males) because of this farm. All the animals are wonderful with children, we have never had one issue for the 2 plus years being involved at The Giggling Life. Kristi Hurley is fabulous with the kids and sets a wonderful example through her love, dedication, knowledge, and hard work. We want to show support for being able to have a conditional license to keep horses and donkeys as part of the program. Kristi has made sure that parents know where to park with clear signs and explicit emails (only on her property), and I have never in the past 2 plus years seen any parents cars in the road while going there at least once a week. Please help our community and family continue to learn through this program at the Farm.

Sincerely,
Molly Khalid



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From: [Cori Zaczkowski](#)
To: [David DeBoskey](#); [The Giggling Life Care Farm](#)
Subject: The Giggling Life Farm
Date: Tuesday, June 10, 2025 7:28:26 PM

You don't often get email from hair4aveda@gmail.com. [Learn why this is important](#)

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My daughter has attended the farm for the past 5/6 yrs. When we started at the farm my daughter had a lot of behavioral and sensory issues. She has autism, adhd, sensory processing, anxiety, and defiance disorder. I was concerned about being able to leave her for a camp at the farm. But instantly she settlor in and was so calm when she got around the horses. She had confidence now, and is so comfortable with the horses. Kristi and the staff do an amazing job at teaching safety with the horses and children. I've never once worried about the kids safety around the horses. I also know that I can walk onto the farm and not be concerned about the horses. They have a very calming effect. I myself feel myself calm down and at ease when I pet them or am around them. Every year my daughter looks forward to horse camp. She learns so much and has gained so much knowledge about the horses. The farm and camps wouldn't be the same without the horses!

Cori Plack

From: [Kristen Adams](#)
To: [David DeBoskey](#)
Cc: [The Giggling Life Care Farm](#)
Subject: Horse Programs at Giggling Life
Date: Tuesday, June 10, 2025 9:02:30 PM

[You don't often get email from kristenmaretta@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please be cautious: This email was sent from outside Adams County

Dear David,

I am writing to share my experience about the amazing horse program at Giggling Life Farm that my three kids have experienced. The thoughtfulness and care that has gone into the horse program has completely exceeded our expectations, and we have loved how the kids learned to not only love horses, but how to care for them as well. Kristi and her team also create incredible lessons to pair with the horse riding that have taught my kids resilience, perseverance, and hard work. We are so thankful to have access to these programs, as riding horses in Thornton is not something we are exposed to at all or have access to. It is such an incredible experience for my kids and so many others to have the ability to learn from Kristi and her team and the amazing animals on the farm. Please allow horses to continue to help teach the next generation about patience, kindness, and so much more.

Thank you!

—Kristen Hines

From: [Sheena Mobius](#)
To: [David DeBoskey](#)
Cc: info@thegigglinglife.com
Date: Tuesday, June 10, 2025 9:03:04 PM

You don't often get email from sheenamobius@gmail.com. [Learn why this is important](#)

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Mr. David DeBoskey,

I'm writing to you in support of The Giggling Life Care Farm. We have shared some wonderful memories with Kristi and the entire staff over the years. Our daughter celebrated her 6th birthday there last summer, and she has attended the summer camps multiple times over the years. The atmosphere is one of kindness, empathy, and education, which helped our daughter to grow confidence with animals as well as with other kids. Whenever I mention "the farm" to my daughter, she lights up. We were planning on doing horseback riding lessons for her at the farm this summer, after her 7th birthday in July. Please make sure that this fine family-run establishment continues to be able to serve our community in the wonderful ways they have over the past 6 years, and please allow them to continue providing equine education.

Thank you,

Sheena Mobius
702-281-7642

From: [Katie Fauvelle](#)
To: [David DeBoskey](#)
Subject: Giggling Life Care Farm
Date: Tuesday, June 10, 2025 9:22:27 PM

You don't often get email from fauvkat@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Hello Mr. Deboskey,

I am writing in support of Kristi Hurley and the Giggling Life Care Farm in their efforts to keep horses as a part of their programming.

Our family lives in Thornton and we have two boys who have both gotten so much out of the programs that the Giggling Life offers. Our oldest son who is almost 15 has had the most impactful experience there. He has struggled, as many kids do, during middle and high school and the therapeutic presence of the horses at the farm have been a huge comfort to him. All of the animals bring so much joy to the participants at Giggling Life, but the horses hold a special place in their ability to connect with the kids in a way other animals don't. Their presence and the kids ability to interact with them is so powerful and can truly change lives.

Please allow the Giggling Life to continue to utilize horses in their curriculum. The farm and its animals are truly a gift to our community and we need to do everything we can to support this wonderful resource.

Thank you,

Katie Fauvelle
13913 Fillmore St, Thornton, CO 80602

From: [Amanda Carr](#)
To: [David DeBoskey](#)
Cc: info@thegigglinglife.com
Subject: Please Support Keeping Horses at The Giggling Life
Date: Tuesday, June 10, 2025 9:58:11 PM
Attachments: [IMG_2386.HEIC](#)

You don't often get email from amanda82@comcast.net. [Learn why this is important](#)

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Dear Mr. Deboskey,

I'm writing in heartfelt support of allowing horses to remain a part of The Giggling Life.

This farm is more than just a place — it's a deeply inclusive space where healing, connection, and community thrive. As a parent of a daughter in a wheelchair, I've witnessed firsthand how The Giggling Life opens its arms to *everyone*. My daughter was given the beautiful opportunity to brush and interact with the horses — an experience that brought her pure joy and a sense of independence that's hard to find in other settings. (See photo below)

Horses are at the heart of this farm. They are part of what makes it such a welcoming, therapeutic, and empowering environment for people of all abilities. Removing them would take away a critical part of the experience for so many, especially those who don't always get these kinds of opportunities elsewhere.

Please consider the deep impact The Giggling Life has had on families like mine, and support their mission by allowing the horses to stay.

Thank you for your time, your service, and your consideration.

Warmly,
The Carr Family
Brighton, Colorado
Amanda82@comcast.net



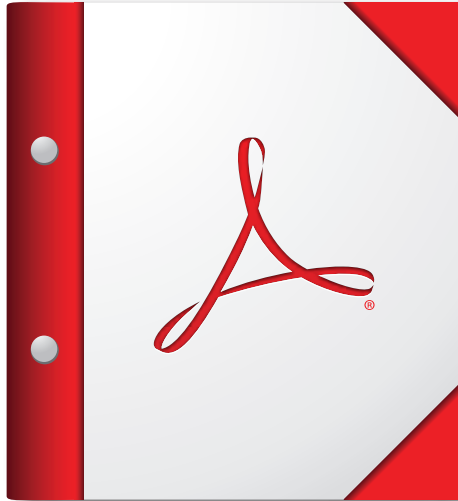
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From: Caley Carroll
To: [David DeBoskey](#)
Cc: info@thegigglinglife.com
Subject: Support Giggling Life Care Farm's Equine Therapy Program
Date: Wednesday, June 11, 2025 10:58:17 AM

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<<https://aka.ms/LearnAboutSenderIdentification>>

Please be cautious: This email was sent from outside Adams County

Dear David,

I hope you're doing well. I wanted to reach out personally to share my support for a truly remarkable local business that's making a real difference in our community—Giggling Life Care Farm. My dear friend runs this farm, and over the past few years, I've watched it grow into a deeply impactful space where children are given tools to support their mental health and emotional well-being through hands-on interaction with animals.

What started with just a few animals has grown into a beautiful, life-giving environment filled with cows, goats, chickens, rabbits, roosters, and—most importantly—horses. The heart of the program has always been the horses. There's something almost magical about the calming presence of these animals. The farm offers both horseback riding and simple, guided time spent near the horses, allowing kids to connect, regulate, and find peace. These experiences are closely supervised in a structured and safe way, ensuring each child is supported emotionally and physically.

There's real science behind the power of equine therapy. Studies have shown that spending time with horses can significantly reduce stress and anxiety, improve emotional regulation, and build confidence and social skills—especially in children who've experienced trauma or struggle with mental health. One study even showed measurable improvements in self-esteem and emotional regulation in just six weeks. And for many of these kids, this isn't just therapy—it's the first time they feel truly seen, safe, and empowered.

Removing the horses would take away the very soul of what makes this place so effective. The horses are not just animals—they are healers, teachers, and quiet companions in a world that can feel overwhelming for so many of these children. Giggling Life Care Farm is a gift to our community, and I truly hope you'll support them in continuing this essential work.

Thank you so much for your time and consideration. I know you have many important decisions to make, and I appreciate you taking the time to hear from people who care deeply about the future of programs like this one.

With gratitude,

Caley Carroll



Request for Comments

Case Name: Hurley Riding Academy

Case Number: RCU2023-00068

February 8, 2024

The Adams County Planning Commission is requesting comments on the following application: **Conditional use permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use.** This request is located at 14583 CHERRY ST. The Assessor's Parcel Number is 0157118002022.

Applicant Information: HURLEY JONATHAN S AND HURLEY KRISTI A
14583 CHERRY STREET
BRIGHTON, CO 80602

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 **03/04/2024** 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 DDeBoskey@adcogov.org.

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.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

David DeBoskey
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

To: Adams County Planning

My name is Kristi Hurley. I am applying for a CUP on 3/09/2023 for a small horse training and education stable at my residence of 14583 Cherry St. Brighton, CO 80602. We have 6 horses on 4.92 acres of property.

I was born and raised around horses in Wyoming and have been in the industry my entire life. I teach children and adolescents all aspects of being around horses from; learning how to approach them, safety skills around animals, how to feed, water, groom, interact with, lead, liberty training, I teach them about all tack, how to properly use the tack on your horse, beginning and advanced riding skills.

I work with children of all ages and all spectrums. I see many children with aspergers, autism, downs syndrome, anxiety, ADD, ADHD, depression, Foster Children, and more. I teach children the value of working with animals and how it can help your emotional state. I have been very involved with 4-H my entire life and am a Leader in Adams County 4-H for our Club Boots & Buckles. I work directly with Kenzie Kimmel & Julia Hurdelbrink to help with our youth projects. We are able to teach many of the 4-H fundamentals that we learn from Adams County 4-H throughout my programs throughout the community.

Regarding business practices; We feed our animals twice per day, hay is delivered every 6 weeks, and freshwater is provided to the animals daily. We work closely with Ft. Lupton Animal Clinic to administer care when needed and vaccinations in the spring and fall. Our ferriers come every six weeks to tend the horses hooves. Our animal waste is recycled daily by grading it into our pastures. Each animal's pens are taken care of daily and we do have a large turnout pasture that is completely safe and fenced for the animals to graze in. Our riding arena and round pen is tilled weekly (weather permitting) and has a sand base to help with erosion, footing and dust. We have purchased monthly service from Spalding Fly Predators which helps to illuminate fly larvae, which in turn, helps illuminate flies during the summer months.

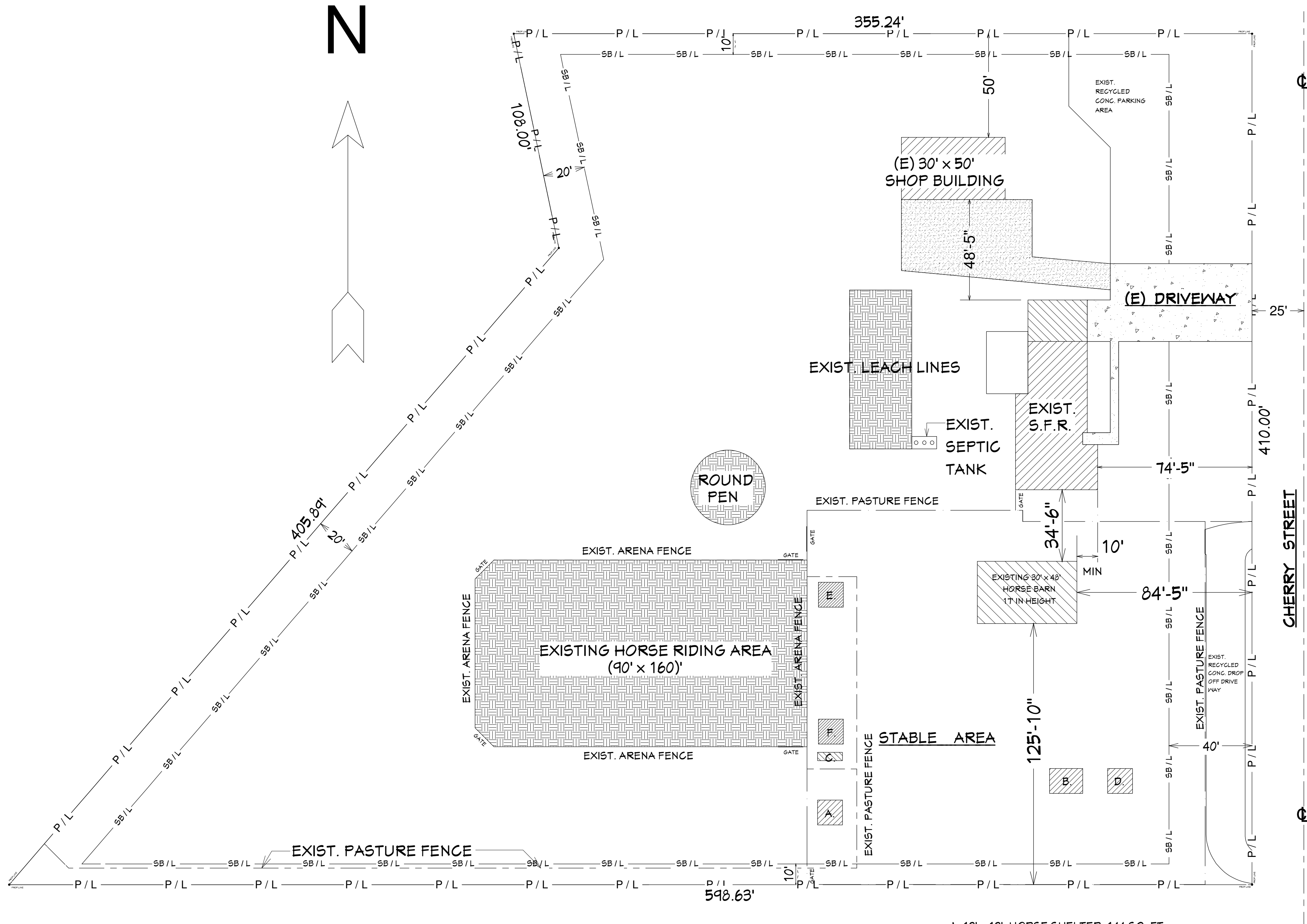
I will not be hosting any riding clinic or horse shows on our property. We have built a drop off zone for children to be dropped in that allows all cars to stay off of our street. We also have extra parking to ensure that all cars are off of the street. Student drop off can include 5-7 cars on our busiest days, however, most days only a few at a time will be parked in our parking lane on our property.

We do alot of community service projects with our students, which teaches them responsibility, respect, communication skills, how to overcome obstacles, and work together for the greater good. Our students are very respectful, courteous, & kind. We work together to keep our neighborhood clean and happy.

I appreciate your time and consideration and believe that what I do as an equine educator and 4-H Leader is incredibly important to the future wellbeing of our children and our community. Animals teach everyone incredible lessons about respect, empathy, kindness, responsibility, social skills, team work, and patience, all while being outdoors away from any type of screen,

social media, etc. I am very passionate about what I do wand would love to continue to move forward with helping our community,

Thank you for your time,
Kristi Hurley



PLOT PLAN

SCALE 1" = 30'-0"

- A. 12' x 12' HORSE SHELTER 144 SQ. FT.
- B. 12' x 16' HOUSE SHELTER 192 SQ. FT.
- C. 4' x 12' RABBIT SHELTER 48 SQ. FT.
- D. 12' x 12' HORSE SHELTER 144 SQ. FT.
- E. 12' x 12' CHICKEN COUP 144 SQ. FT.
- F. 12' x 12' TACK ROOM 144 SQ. FT.

PROJECT INFO:

SITE:

14583 CHERRY ST
BRIGHTON, CO 80602

OWNER:

JON & KRISTI HURLEY
14583 CHERRY ST
BRIGHTON, CO 80602
619-248-2673

DESIGNER:

JON HURLEY BUILDING DESIGN LLC A.I.B.D.
14583 CHERRY ST.
BRIGHTON, CO 80602
619-248-2673
JONHURLEY55@GMAIL.COM

CONTRACTOR:

OWNER BUILDER

PROJECT INFO:

PROPOSED C.U.P. FOR HORSE RIDING ARENA

LEGAL:

LOTS 5, 6 ,7, & 8
PARCEL NUMBER: 0157118002022

ZONE:

A-2

CONSTRUCTION TYPE

U, V-N NON-SPRINKLERED

DESIGN BY:

5/3/2023

A I AMERICAN INSTITUTE of BUILDING DESIGN

B D

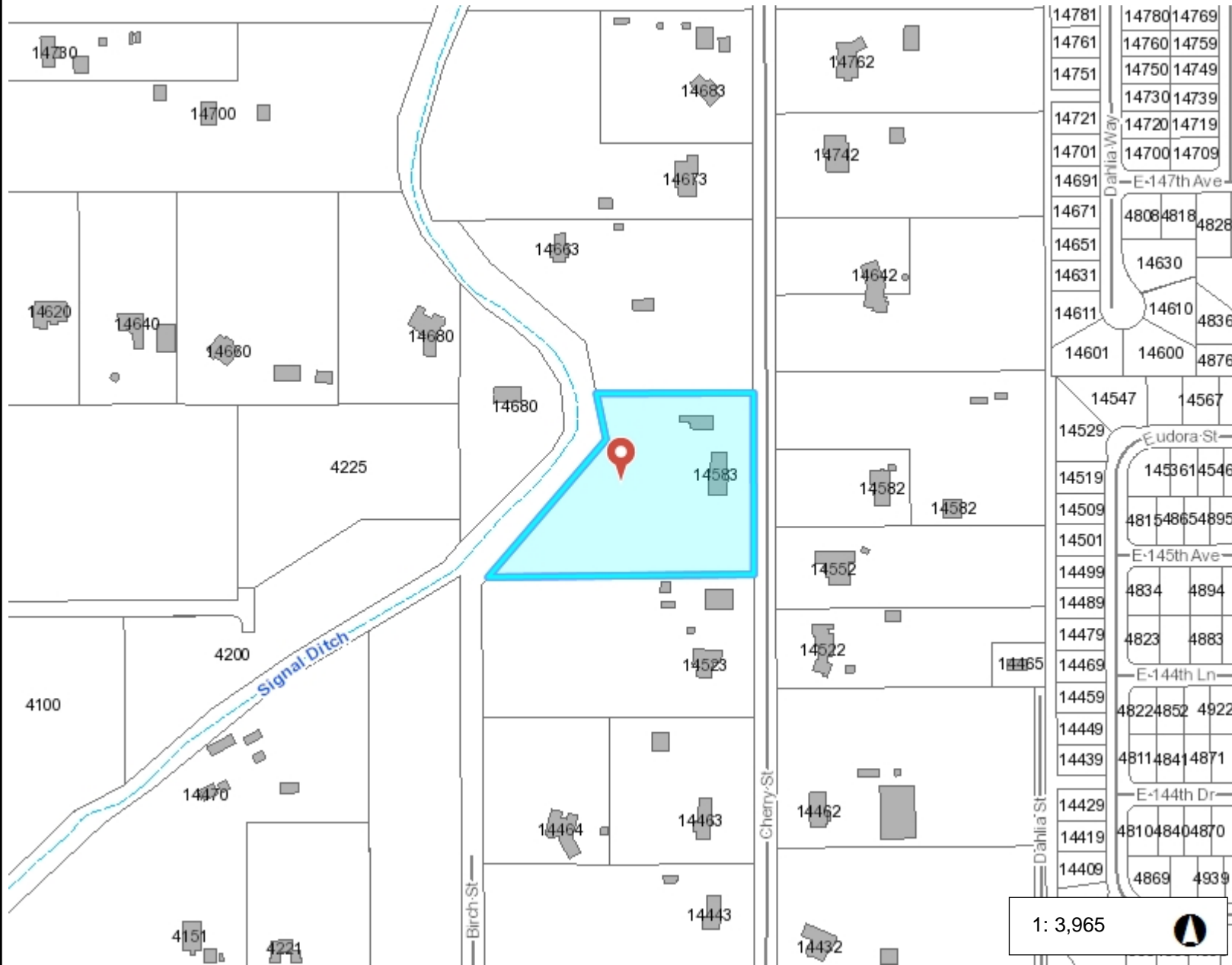
SITE:
14583 CHERRY ST
BRIGHTON, CO 80602

PROJECT INFO:

PROPOSED
EQUESTRIAN ARENA
FOR JON & KRISTI HURLEY

JON HURLEY
BUILDING DESIGN
619-248-2673
jonhurley55@gmail.com

A1. OF 1.



Legend

- Address
- Highways
 - Interstate
 - Highway
 - Tollway
- Streets
 - Streets
 - Ramp
- Building
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream
- Parcels
- County Boundary

1: 3,965



0.1 0 0.06 0.1 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Public Hearing Notification

Case Name:	Hurley Riding Academy
Case Number:	RCU2023-00068
Planning Commission Hearing Date:	06/12/2025 at 6:00 p.m.
Board of County Commissioners Hearing Date:	07/01/2025 at 9:30 a.m.

May 30, 2025

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Conditional use permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use.** The proposed use will be Residential. This request is located at 14583 CHERRY ST on undetermined parcel size. The Assessor's Parcel Number(s) 0157118002022. Applicant Information:

HURLEY JONATHAN S AND HURLEY KRISTIA
14583 CHERRY STREET
BRIGHTON, CO 80602

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

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.adcogov.org/current-land-use-cases.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org 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.

David DeBoskey

Planner II

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Colorado Trust for Local News
143 S. Second Place
Brighton, CO 80601

Adams County Community & Economic Development **
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton CO 80601-8205

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Adams } ss

This Affidavit of Publication for the Brighton Standard Blade, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 5/29/2025, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



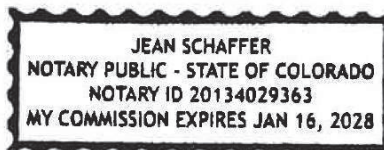
For the Brighton Standard Blade

State of Colorado }
County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Erin Adams, director of said newspaper, who is personally known to me to be the identical person in the above certificate on 5/29/2025. Erin Adams has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-089867

Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

Case Name: Hurley Riding Academy
Case Number: RCU2023-00068
Planning Commission Hearing Date:
June 12, 2025, at 6:00 pm
Board of County Commissioners Hearing Date: July 1, 2025, at 9:30 am
Case Manager: David DeBoskey
Request: Conditional use permit for a riding stable/academy to be permitted within the Agricultural-2 zone district as an accessory use to a single-family residential use.
Parcel Number: 0157118002022
Legal Description:
SUB:LAYTON SUBD BLK:1 LOT:5 - LOT:8
Applicant: Jon and Krista Hurley, 14603 Cherry St., Brighton, CO 80602
Property Owner: Jon and Krista Hurley, 14683 Cherry St., Brighton, CO 80602
Public Hearings Location:
4430 S. Adams County Pkwy.,
Brighton, CO 80601

Legal Notice No. BSB3878
First Publication: May 29, 2025
Last Publication: May 29, 2025
Publisher: Brighton Standard Blade



Referral Listing
Case Number RCU2023-00068
Hurley Riding Academy

Agency	Contact Information
27J Schools	Kerrie Monti 1850 Egbert St Suite 140, Box 6 Brighton CO 80601 303-655-2984 kmonti@sd27j.net
Adams 12 Five Star Schools	Michael Botelho 1500 E. 128th Ave. Thornton CO 80241 720-972-4289 Michael.A.Botelho@adams12.org
Adams County CED , Development Engineering	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CED Dept. (Building Safety)	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Environmental Services Division	Megan Grant 4430 S Adams County Pkwy Brighton CO 80601 720-523-6986 mgrant@adcogov.org
Adams County Constituent Services	Megan Barela 4430 S. Adams County Pkwy Brighton CO 80220 720.523.6997 mbarela@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County Government, County Attorney's Office	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org

Agency	Contact Information
Adams County Parks, Open Space and Cultural Arts Department (POSCA)	Allan Gill 9755 Henderson Rd. Brighton CO 80601 (303) 637-8005 AGill@adcogov.org
Adams County Public Works Right-of-Way	David Dittmer 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6811 ddittmer@adcogov.org
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org
Adams County Sheriff	Gene Claps 4430 S Adams County Pkwy Brighton CO 80601 303-655-3295 GClaps@adcogov.org
AMBER CREEK METROPOLITAN DISTRICT	BARBARA VANDER 7400 E ORCHARD RD, SUITE 3300 GREENWOOD VILLAGE CO 80111 303 770-2700
BRIGHTON FIRE DISTRICT	Elizabeth Bednarcik 500 S 4th Ave 3rd Floor Brighton CO 80601 (303) 659-4101 planreviews@brightonfire.org
Century Link	Joseph Osbourne 303.518.3360 RCUs only: joseph.osborne@centurylink.com
Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@lumen.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com
City of Thornton	Warren Campbell 9500 Civic Center Dr Thornton CO 80229 303-538-7278 developmentsubmittals@thorntonco.gov

Agency	Contact Information
City of Thornton	James Kaiser 12450 Washinton St Thornton CO 80241 720.977.6210 jim.kaiser@thorntonco.gov
Colorado Department of Public Health & Environment (CDPHE)	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - Solid Waste Unit	Caren Johannes 4300 Cherry Creek South Dr HMWMD-CP-B2 Denver CO 80246-1530 303.692.3347 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - Water Quality Protection District	Bret Icenogle 4300 Cherry Creek Drive South WQCD-B2 Denver CO 80246-1530 303-692-3278 cdphe_localreferral@state.co.us
Colorado Department of Transportation (CDOT)	Aaron Eyl 2829 W Howard Pl 2nd Floor Denver CO 80204 303-757-9891 CDOT_R1Access_GroupF@state.co.us
Colorado Division of Wildlife	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us
COMCAST	Miguel Flores 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 720-413-0113 Miguel_Flores@comcast.com
Eagle Shadow Metropolitan District No 1	Russell W Dykstra Spencer Fane 1700 Lincoln Street, Suite 2000 Denver CO 80203 303-839-3800 rdykstra@spencerfane.com
HERITAGE AT TODD CREEK METRO DIST.	GARY BEUTLER 2154 E. Commons Ave. Suite 2000 Centennial CO 80122 303-868-8131

Agency	Contact Information
Metro Wastewater Recovery	Craig Simmonds 6450 York St. Denver CO 80229 303-286-3338 csimmonds@metrowaterrecovery.com
North Metro Fire District	Steve Gosselin 101 Spader Way Broomfield CO 80020 (303) 252-3540 sgosselin@northmetrofire.org
North Metro Fire Rescue District	Fire Prevention 101 Spader Way Broomfield CO 80020 303-252-3540 fireprevention@northmetrofire.org
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Public Service Company of Colorado (PSCo) dba Xcel Energy	Violeta Ciocanu 1123 West 3rd Denver CO 80223 303-571-3863 Violeta.Ciocanu@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
Regional Transportation District (RTD)	Paul Von Fay 1560 Broadway Suite 700 Denver CO 80202 303-299-2317 engineering@rtd-denver.com
Thornton Fire Department	Stephanie Harpring 9500 Civic Center Dr Thornton CO 80229-4326 303-538-7007 fireprevention@thorntonco.gov
Todd Creek Village Metropolitan District	Don Summers 10450 E. 159th Ct. BRIGHTON CO 80602 303-637-0344 don@toddcreekvillage.org

AgencyContact Information

Todd Creek Village Metropolitan District

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platreferral@unitedpower.com

WADLEY FARMS HOA

Bob Olivier
PO BOX 1208
EASTLAKE CO 80614
303.457.9789 303.550.9682
wadleyfarmshoa@msn.com

Signal Ditch Company

Jody Crowley
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25 S 4th Ave
Brighton, CO 80601
303-659-3171
jody@steelepc.com

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY STE C5000A
BRIGHTON CO 80601-8204

DONG JIN
14701 DAHLIA WAY
THORNTON CO 80602-8617

BAILEY PATRICK ALAN AND
BAILEY LANAE CHERIE
4869 E 144TH PL
THORNTON CO 80602-8548

DRH BUILDERS INC
10670 KING CT
WESTMINSTER CO 80031-2212

BRICKMAN CASEY JAMES AND
BRICKMAN ASHLEY ROSE
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THORNTON CO 80602-8556

DURAN FRANK EDWARD
DURAN RENEE HOPE
14751 DAHLIA WAY
THORNTON CO 80602-8617

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BROWN JESSICA L
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THORNTON CO 80602-8556

HADI TERINA
14720 DAHLIA WAY
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CASTILLO LUZ MARIA AND
CASTILLO BRIANA L
14780 DAHLIA WAY
THORNTON CO 80602-8617

JOHN J RAFFERTY 06/29/2020 AMENDED
AND RESTATED REVOCABLE TRUST
14790 DAHLIA WAY
THORNTON CO 80602-8617

CITY OF THORNTON
9500 CIVIC CENTER DR
DENVER CO 80229-4326

KC SUNIL AND
SHARMA NEHA
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THORNTON CO 80602-8618

COLORADO 150 INVESTMENTS LLC
14570 CLAY ST
BROOMFIELD CO 80023-9457

KRANZ CHLOE ELYSE AND
KRANZ JOSHUA LUKE
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THORNTON CO 80602-8556

COX JOSHUA THOMAS AND
COX MARIA LENEI
14781 DAHLIA WAY
THORNTON CO 80602-8617

LEFANT TYLER JAMES AND
LEFANT MACKENZIE LYN
14760 DAHLIA WAY
THORNTON CO 80602-8617

DANG THONG DINH AND
NGUYEN KIM MAI THI
14730 DAHLIA WAY
THORNTON CO 80602-8617

LENNAR COLORADO LLC
9193 S JAMAICA ST FL 4
ENGLEWOOD CO 80112-5946

DEPLONTY DARREN PAUL AND
DEPLONTY CAMDYN ADA
14750 DAHLIA WAY
THORNTON CO 80602-8617

LIANG ERIC W
14811 DAHLIA WAY
THORNTON CO 80602-8618

MCGANN JEREMY MICHAEL AND
MCGANN KELLY ANN
14700 DAHLIA WAY
THORNTON CO 80602-8617

STANLEY ALYSSA LYNN AND
STANLEY JEFFREY RYAN
14721 DAHLIA WAY
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MOLINARO SAMUEL R AND
MOLINARO KENNETH
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DENVER CO 80229-6515

STATLER LISA M AND
GONZALEZ AVILA RAUL
14671 DAHLIA WAY
THORNTON CO 80602-8556

MOORE HIDEKI ANTHONY AND
MOORE CHRISTINA JANET
14610 DAHLIA WAY
THORNTON CO 80602-8556

STOUGHTON WILLIAM TYLER AND
RODRIGUEZ RODRIGUEZ YESENIA
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THORNTON CO 80602-8617

PADGETT LISA KIM AND
PADGETT GARY ALAN
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BRIGHTON CO 80602-7860

TAVENNER JENNIFER LEE AND TAVENNER GREGORY A
LLEN
AND TAVENNER JARED JAYCE
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THORNTON CO 80602-8617

PARROTT JASON WESLEY AND
PARROTT HEATHER MARIE
14611 DAHLIA WAY
THORNTON CO 80602-8556

THAO SHOUA AND
MOUA CHUYEE
14630 DAHLIA WAY
THORNTON CO 80602-8556

PATTERSON JAMES D AND
PATTERSON MILDRED L
14642 CHERRY ST
BRIGHTON CO 80602

VO TUAN DINH AND
VO LOUISE THI
14600 DAHLIA WAY
THORNTON CO 80602-8556

RC 144 LLC
PO BOX 247
EASTLAKE CO 80614-0247

WILCOX VERLA J
6854 W BENNETT PL
LAKEWOOD CO 80227-5205

SARGENT WAYNE ALLEN
14631 DAHLIA WAY
THORNTON CO 80602-8556

ACUNTO DAVID HENRY AND
ACUNTO APRIL DAWN
OR CURRENT RESIDENT
4923 E 144TH LN
THORNTON CO 80602-8547

SCHOOL DISTRICT 27J
18551 E 160TH AVE
BRIGHTON CO 80601-8519

ALDRICH BENJAMIN ANTON
OR CURRENT RESIDENT
4828 E 147TH AVE
THORNTON CO 80602-8557

SEIBERT SCOTT A
PO BOX 423
EASTLAKE CO 80614-0423

ALVA BOB ALBERT AND
ALVA DENAE ANNETTE
OR CURRENT RESIDENT
4894 E 145TH AVE
THORNTON CO 80602-8539

AMERIN SHIRLEY K
OR CURRENT RESIDENT
14730 COLORADO BLVD
BRIGHTON CO 80602-7823

BURKE ASHLEY MARIE AND
BURKE JONATHON THOMAS
OR CURRENT RESIDENT
4952 E 144TH LN
THORNTON CO 80602-8547

ATENCIO LEO JOSEPH AND
ATENCIO KELLY LYNN
OR CURRENT RESIDENT
4922 E 144TH LN
THORNTON CO 80602-8547

CAMP DONALD WAYNE VAN AND
CAMP PAMELA JANE VAN
OR CURRENT RESIDENT
14522 CHERRY ST
BRIGHTON CO 80602-7850

BASTIAN JOSHUA STEPHEN AND
BASTIAN BOBBIE RHAЕ AND BASTIAN GARY THOMAS
OR CURRENT RESIDENT
14587 EUDORA ST
THORNTON CO 80602-8552

CHIGRO JORDAN AND
CHIGRO MELISSA
OR CURRENT RESIDENT
4876 E 146TH CT
THORNTON CO 80602-8554

BEAGLE MELISSA DIANE
OR CURRENT RESIDENT
4868 E 144TH PL
THORNTON CO 80602-8548

CHUNG LIYANG
OR CURRENT RESIDENT
4811 E 144TH DR
THORNTON CO 80602-8544

BELLENDIR LINDA LEE
OR CURRENT RESIDENT
4915 E 145TH AVE
THORNTON CO 80602-8540

CLAPS STEVE R AND
CLAPS SUE C
OR CURRENT RESIDENT
14660 COLORADO BLVD
BRIGHTON CO 80602

BELOUSOV YAKOV AND
BELOUSOV JACQUELIN ANN
OR CURRENT RESIDENT
14501 DAHLIA ST
THORNTON CO 80602-8551

CORNEJO IVAN ANDRES AND
CORNEJO IVAN ARTURO AND CORNEJO IVAN ARTURO
OR CURRENT RESIDENT
14401 DAHLIA ST
THORNTON CO 80602-8550

BHARANIKANA DEEPAK YADAV
OR CURRENT RESIDENT
14739 DAHLIA ST
THORNTON CO 80602-8555

CRUMP JOHN AND
CRUMP RAELENE
OR CURRENT RESIDENT
14782 CHERRY ST
BRIGHTON CO 80602

BHARRAT ANTHONY EMANUEAL AND
BHARRAT JESSICA JEAN
OR CURRENT RESIDENT
14709 DAHLIA ST
THORNTON CO 80602-8555

DE LA CRUZ ESTRADA ALEJANDRA
OR CURRENT RESIDENT
14586 EUDORA ST
THORNTON CO 80602-8552

BOOKER JEFFREY ALEXANDER AND
BOOKER MEAGHAN FALCONER
OR CURRENT RESIDENT
14742 CHERRY ST
BRIGHTON CO 80602-7852

DECKER FERRIN NICOLE AND
DECKER ASHLEIGH MARIE
OR CURRENT RESIDENT
4895 E 145TH AVE
THORNTON CO 80602-8539

BUNKER TERRY R AND
MAEZ BRENDA L
OR CURRENT RESIDENT
14620 COLORADO BLVD
BRIGHTON CO 80602-7845

DELVECCHIO ALEXANDER CHARLES AND
DELVECCHIO ROXANNE DEE
OR CURRENT RESIDENT
4834 E 145TH AVE
THORNTON CO 80602-8539

DINKEL AMANDA LEE AND FLATHERS TIMOTHY DAVID
AND
DINKEL FRANCIS ANTHONY
OR CURRENT RESIDENT
14526 EUDORA ST
THORNTON CO 80602-8552

DOUGHERTY GEORGE SAMUEL AND
DOUGHERTY STACIE MARIE
OR CURRENT RESIDENT
14577 EUDORA ST
THORNTON CO 80602-8552

DOWNING MITCHELL AARON AND
DOWNING JENNIFER LEIGH
OR CURRENT RESIDENT
4853 E 144TH LN
THORNTON CO 80602-8546

DUNHAM CARMA J LIVING TRUST
OR CURRENT RESIDENT
14582 CHERRY ST
BRIGHTON CO 80602-7850

DURAN JENNIFER GENEVEVE AND DURAN WILLIAM LE
STER JR AND
DURAN TRINA VIRGINIA
OR CURRENT RESIDENT
14449 DAHLIA ST
THORNTON CO 80602-8550

ECHOHAWK TOBIN AND
COBB-ADAMS CRISTINA
OR CURRENT RESIDENT
4815 E 145TH AVE
THORNTON CO 80602-8539

EHMKA CHARLES AND
EHMKA TERI ANN
OR CURRENT RESIDENT
14640 COLORADO BLVD
BRIGHTON CO 80601

FAM LYNN CHAN AND
NGUYEN SON T
OR CURRENT RESIDENT
4221 E 144TH AVE
BRIGHTON CO 80602-7860

FERNANDEZ DEZMON DAVID
OR CURRENT RESIDENT
14409 DAHLIA ST
THORNTON CO 80602-8550

FERNANDEZ MONICA DOREEN AND
FERNANDEZ GUSTAVO
OR CURRENT RESIDENT
14469 DAHLIA ST
THORNTON CO 80602-8550

GANAWAY ANTHONY DESHON AND
GANAWAY ANGELA RENAY
OR CURRENT RESIDENT
14536 EUDORA ST
THORNTON CO 80602-8552

GORDON JASON ANDREW AND
GORDON ALICIA ANN
OR CURRENT RESIDENT
4935 E 145TH AVE
THORNTON CO 80602-8540

GUERRERO DAVID ISSAC AND CRESS DALLAS EDGAR
AND
CRESS MARGARET ANN AND GUERRERO KIMBERLY ANN
OR CURRENT RESIDENT
14529 DAHLIA ST
THORNTON CO 80602-8551

GURULE LEONARD AND
GURULE SHERI RENEE
OR CURRENT RESIDENT
4877 E 146TH CT
THORNTON CO 80602-8554

HABIJANEC SARAH BERNADETTE AND
HABIJANEC IVAN
OR CURRENT RESIDENT
4941 E 144TH DR
THORNTON CO 80602-8545

HARRIS STANLEY H AND
HARRIS MARIANNA
OR CURRENT RESIDENT
14700 COLORADO BLVD
BRIGHTON CO 80602

HARTMAN TRUST THE
OR CURRENT RESIDENT
14680 COLORADO BLVD
BRIGHTON CO 80602-7845

HEINZ JANET MARIE AND
HEINZ KYLE JAMES
OR CURRENT RESIDENT
14419 DAHLIA ST
THORNTON CO 80602-8550

HILL DUSTIN PAUL AND
HILL MELISSA LYNN
OR CURRENT RESIDENT
4994 E 145TH AVE
THORNTON CO 80602-8540

HOAG JENIFER AND HOAG BRETT AND
CHRISMAN MARK AND CHRISMAN KIM
OR CURRENT RESIDENT
4837 E 146TH CT
THORNTON CO 80602-8554

HORIUCHI KIMBERLY AKIKO AND
JONES MATTHEW RYAN
OR CURRENT RESIDENT
4838 E 144TH PL
THORNTON CO 80602-8548

LUNA DEREK ALAN AND
LUNA ANDREA LYNN AND MULLOY LAUREN GENE
OR CURRENT RESIDENT
14509 DAHLIA ST
THORNTON CO 80602-8551

HUGHES COLEMAN WADE AND
HUGHES ANDREA LEIGH
OR CURRENT RESIDENT
14499 DAHLIA ST
THORNTON CO 80602-8550

MAHAXAY AIMI AND
NAVASAK SANTISOUK AND LIM HEIDI LADSAMI
OR CURRENT RESIDENT
14759 DAHLIA ST
THORNTON CO 80602-8555

HUNTER DONALD L AND
HUNTER WENDEE M
OR CURRENT RESIDENT
14523 CHERRY ST
BRIGHTON CO 80602-7857

MARTINEZ GERALD AND MARTINZ MELISSA CAROL VI
GIL AND
VIGL-MARTINEZ GERYD CHARLES
OR CURRENT RESIDENT
4898 E 144TH PL
THORNTON CO 80602-8548

HURLEY JONATHAN S AND
HURLEY KRISTI A
OR CURRENT RESIDENT
14583 CHERRY STREET
BRIGHTON CO 80602

MAZUR JENNIFER MARIE AND
HERNANDEZ JOHN MAURICIO
OR CURRENT RESIDENT
14519 DAHLIA ST
THORNTON CO 80602-8551

JAMISON JANICE L AND
JAMISON DENNIS B
OR CURRENT RESIDENT
4910 E 144TH DR
THORNTON CO 80602-8545

MC MAHAN JIMMY R AND
MC MAHAN BETTY JO
OR CURRENT RESIDENT
14673 CHERRY ST
BRIGHTON CO 80602

KANAMINE JUSTIN TARO AND
KANAMINE COURTNEY ELIZABETH
OR CURRENT RESIDENT
4835 E 145TH AVE
THORNTON CO 80602-8539

MCCARTY PARKER DON AND
MCCARTY KELLY ANN
OR CURRENT RESIDENT
14576 EUDORA ST
THORNTON CO 80602-8552

KEIL STEPHANIE J
OR CURRENT RESIDENT
14463 CHERRY ST
BRIGHTON CO 80602-7858

MEADOWS JESSEE STIRLING BONATI AND
MEADOWS TIFFANY SIN
OR CURRENT RESIDENT
4965 E 145TH AVE
THORNTON CO 80602-8540

KRISHNAMOORTHY RAMASUBRAMANIAM AND
SWAMINATHAN LAVANYA
OR CURRENT RESIDENT
14773 CHERRY ST
BRIGHTON CO 80602-7855

MICHEL JOEL FRANCO AND
CEPEDE SOCORRO ISELA NAVAR
OR CURRENT RESIDENT
14429 DAHLIA ST
THORNTON CO 80602-8550

LAUGHLIN MICHAEL DEAN AND
LAUGHLIN MICHELLE ANNE
OR CURRENT RESIDENT
4840 E 144TH DR
THORNTON CO 80602-8544

MILLER MICHAEL DONALD AND
MILLER ASHLEY MEGAN
OR CURRENT RESIDENT
4818 E 147TH AVE
THORNTON CO 80602-8557

LEQUERIQUE KRISTINE NICOLE
OR CURRENT RESIDENT
14546 EUDORA ST
THORNTON CO 80602-8552

MOORE LUCAS ONTIVEROS AND
REMER NICOLE MARIE
OR CURRENT RESIDENT
14749 DAHLIA ST
THORNTON CO 80602-8555

MOUA LISA MANIVANE AND
YANG SEAN VANG
OR CURRENT RESIDENT
14459 DAHLIA ST
THORNTON CO 80602-8550

PHIPPS MARK ISAAC
OR CURRENT RESIDENT
4899 E 144TH PL
THORNTON CO 80602-8548

MUZYCHENKO IVAN
OR CURRENT RESIDENT
14556 EUDORA ST
THORNTON CO 80602-8552

QUIDACHAY ANTHONY J AND
RAMOS LLANO ANA LYNN
OR CURRENT RESIDENT
4911 E 144TH DR
THORNTON CO 80602-8545

NGUYEN DUY
OR CURRENT RESIDENT
4870 E 144TH DR
THORNTON CO 80602-8544

RANGEL-OWEN DENISE M
OR CURRENT RESIDENT
4883 E 144TH LN
THORNTON CO 80602-8546

OLSON PHILIP G AND
OLSON MARCIA A
OR CURRENT RESIDENT
14462 CHERRY ST
BRIGHTON CO 80602-7849

REFFEL BRYCE MACKENZIE AND
REFFEL CHAD JERALD
OR CURRENT RESIDENT
4848 E 147TH AVE
THORNTON CO 80602-8557

PACHECO ANITA L
OR CURRENT RESIDENT
14464 BIRCH ST
BRIGHTON CO 80602

REINER KEVIN CHARLES
OR CURRENT RESIDENT
4823 E 144TH LN
THORNTON CO 80602-8546

PADGETT LISA KIM AND
PADGETT GARY ALAN
OR CURRENT RESIDENT
4151 E 144TH AVE
BRIGHTON CO 80602-7860

RENYA NADINE MARIE AND
RENYA JOE HENRY
OR CURRENT RESIDENT
14479 DAHLIA ST
THORNTON CO 80602-8550

PAGNOTTA ANTHONY E III AND
KARLA AIDEE
OR CURRENT RESIDENT
4864 E 145TH AVE
THORNTON CO 80602-8539

RICHMANN TERYL J AND
RICHMANN CARYLON J
OR CURRENT RESIDENT
14552 CHERRY ST
BRIGHTON CO 80602-7850

PALIZZI ANTHONY
OR CURRENT RESIDENT
14770 COLORADO BLVD
NORTHGLENN CO 80602

ROGERS ALEXANDRA ELIZABETH AND
ROGERS THOMAS SCOTT JR
OR CURRENT RESIDENT
4865 E 145TH AVE
THORNTON CO 80602-8539

PATTERSON JAMES D AND
PATTERSON MILDRED L
OR CURRENT RESIDENT
14642 CHERRY ST
BRIGHTON CO 80602

RYLEY ALYSSA MARIE AND
RYLEY DANIEL KEITH
OR CURRENT RESIDENT
4969 E 144TH PL
THORNTON CO 80602-8549

PEDROSS ALEXANDER JAMES AND
GROSS MALLORY ERIN
OR CURRENT RESIDENT
14557 EUDORA ST
THORNTON CO 80602-8552

SALAZAR VANESSA AND
GARCIA CHADRICK A
OR CURRENT RESIDENT
4822 E 144TH LN
THORNTON CO 80602-8546

SANCHEZ KEVIN AND
SANCHEZ RAFEAL SR
OR CURRENT RESIDENT
4940 E 144TH DR
THORNTON CO 80602-8545

THE RICHINS FAMILY TRUST AND
THE ELMORE FAMILY TRUST
OR CURRENT RESIDENT
14567 EUDORA ST
THORNTON CO 80602-8552

SANDOVAL DANIELLE RENEE AND
SANDOVAL GABRIEL SERAFIN
OR CURRENT RESIDENT
4871 E 144TH DR
THORNTON CO 80602-8544

THE WILLIAM M MCCALL JR TRUST AND
THE DANA E MCCALL TRUST
OR CURRENT RESIDENT
4964 E 145TH AVE
THORNTON CO 80602-8540

SEELE MICHAEL JOSEPH AND
SEELE SARAH B
OR CURRENT RESIDENT
4882 E 144TH LN
THORNTON CO 80602-8546

THE ZYREN-CARLSON TRUST
OR CURRENT RESIDENT
14489 DAHLIA ST
THORNTON CO 80602-8550

SEYMOUR ADAMSON BRANTLEY AND
SEYMOUR MELISSA REMINGTON
OR CURRENT RESIDENT
4868 E 147TH AVE
THORNTON CO 80602-8557

THENGUMPALLI ALEXANDER AND
ALEXANDER NEETHY
OR CURRENT RESIDENT
14566 EUDORA ST
THORNTON CO 80602-8552

SHANNON MICHELLE KIMBERLY AND
VAN GORDEN MARY LINDA
OR CURRENT RESIDENT
4934 E 145TH AVE
THORNTON CO 80602-8540

TRUJILLO L ELOY AND
TRUJILLO CONSTANCE L
OR CURRENT RESIDENT
14762 CHERRY ST
BRIGHTON CO 80602

SILVA LAUREN ASHLEY AND
SILVA NATHANIEL ROBERT
OR CURRENT RESIDENT
14439 DAHLIA ST
THORNTON CO 80602-8550

TYNDALL WILLIAM DARRELL III
OR CURRENT RESIDENT
4841 E 144TH DR
THORNTON CO 80602-8544

SILVA RYAN JOSEPH
OR CURRENT RESIDENT
4852 E 144TH LN
THORNTON CO 80602-8546

UECKER MYRON DEWAYNE AND
UECKER ANNA MAY
OR CURRENT RESIDENT
14719 DAHLIA ST
THORNTON CO 80602-8555

SPIVACK JASON B AND
SPIVACK STEFANIE ANN
OR CURRENT RESIDENT
4810 E 144TH DR
THORNTON CO 80602-8544

VAILES BREANNE NICOLE AND
VAILES JONATHAN RANDOLPH
OR CURRENT RESIDENT
14607 EUDORA ST
THORNTON CO 80602-8558

TATUM ALFRED WALTER AND
TATUM SABRINA LACHELLE
OR CURRENT RESIDENT
4808 E 147TH AVE
THORNTON CO 80602-8557

VILLA NYDIA ANGELICA AND
VILLA-CARREON JUAN FRANCISCO
OR CURRENT RESIDENT
14547 EUDORA ST
THORNTON CO 80602-8552

THE CHRISTMAS CARROLL TRUST
OR CURRENT RESIDENT
14683 CHERRY ST
BRIGHTON CO 80602-7856

WEBER GAYLIA
OR CURRENT RESIDENT
14443 CHERRY ST
BRIGHTON CO 80602

WEISSER CHRISTINE A NORD
OR CURRENT RESIDENT
14432 CHERRY ST
BRIGHTON CO 80602

CURRENT RESIDENT
14701 DAHLIA ST
THORNTON CO 80602-8555

WIEDERSPAHN MATTHEW DEAN AND
WIEDERSPAHN DANIELA CRISTINA
OR CURRENT RESIDENT
4836 E 146TH CT
THORNTON CO 80602-8554

CURRENT RESIDENT
14720 DAHLIA ST
THORNTON CO 80602-8555

WU GANG ZHONG AND
WU MEI YAN
OR CURRENT RESIDENT
4939 E 144TH PL
THORNTON CO 80602-8549

CURRENT RESIDENT
14721 DAHLIA ST
THORNTON CO 80602-8555

CURRENT RESIDENT
14470 COLORADO BLVD
BRIGHTON CO 80602-7822

CURRENT RESIDENT
14730 DAHLIA ST
THORNTON CO 80602-8555

CURRENT RESIDENT
14663 CHERRY ST
BRIGHTON CO 80602-7856

CURRENT RESIDENT
14750 DAHLIA ST
THORNTON CO 80602-8555

CURRENT RESIDENT
14801 DAHLIA ST
THORNTON CO 80602-8372

CURRENT RESIDENT
14751 DAHLIA ST
THORNTON CO 80602-8555

CURRENT RESIDENT
14811 DAHLIA ST
THORNTON CO 80602-8372

CURRENT RESIDENT
14760 DAHLIA ST
THORNTON CO 80602-8555

CURRENT RESIDENT
4953 E 144TH LN
THORNTON CO 80602-8547

CURRENT RESIDENT
14761 DAHLIA ST
THORNTON CO 80602-8555

CURRENT RESIDENT
14465 DAHLIA ST
THORNTON CO 80602-8550

CURRENT RESIDENT
14780 DAHLIA ST
THORNTON CO 80602-8555

CURRENT RESIDENT
14700 DAHLIA ST
THORNTON CO 80602-8555

CURRENT RESIDENT
14781 DAHLIA ST
THORNTON CO 80602-8555

CURRENT RESIDENT
14790 DAHLIA ST
THORNTON CO 80602-8555

CURRENT RESIDENT
14691 DAHLIA ST
THORNTON CO 80602-8556

CURRENT RESIDENT
14791 DAHLIA ST
THORNTON CO 80602-8555

CURRENT RESIDENT
4949 E 147TH AVE
THORNTON CO 80602-8633

CURRENT RESIDENT
14600 DAHLIA ST
THORNTON CO 80602-8556

CURRENT RESIDENT
14601 DAHLIA ST
THORNTON CO 80602-8556

CURRENT RESIDENT
14610 DAHLIA ST
THORNTON CO 80602-8556

CURRENT RESIDENT
14611 DAHLIA ST
THORNTON CO 80602-8556

CURRENT RESIDENT
14630 DAHLIA ST
THORNTON CO 80602-8556

CURRENT RESIDENT
14631 DAHLIA ST
THORNTON CO 80602-8556

CURRENT RESIDENT
14651 DAHLIA ST
THORNTON CO 80602-8556

CURRENT RESIDENT
14671 DAHLIA ST
THORNTON CO 80602-8556

CERTIFICATE OF POSTING



I, David DeBoskey do hereby certify that I posted the subject property at 14583 Cherry St. on May 30th, 2025 in accordance with the requirements of the Adams County Development Standards and Regulations.

A handwritten signature in black ink, reading "David DeBoskey".

David DeBoskey