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Arapahoe County Board of Adjustment denies appeal of decision on Temporary Use Permit for Riot Fest Corp./Soda Jerk Presents

LITTLETON, CO --- On Aug. 6, the Arapahoe County Board of Adjustment unanimously denied Riot Fest Corp./Soda Jerk Presents appeal of the denial of a Temporary Use Permit for a three-day music festival at May Farms in Byers.

In making the motion to deny the appeal, the Board of Adjustment ruled:

- The applicant has not shown that the decision of the Zoning Administrator should be reversed;
- The Applicant has not demonstrated the temporary off-street parking spaces are adequate and will not adversely impact surrounding uses;
- And, the applicant has not provided evidence that the use will not adversely affect surrounding properties.

On July 11, Arapahoe County issued a denial letter to Riot Fest Corp./Soda Jerk Presents on an application for a Temporary Use Permit for a three-day music festival to be held Sept. 19-21 at May Farms in Byers.

The decision to deny was based upon impacts due to traffic and public safety concerns. On July 18, Riot Fest Corp./Soda Jerk Presents notified Arapahoe County of their plans to appeal the decision.

The County's Board of Adjustment consists of eight Arapahoe County residents appointed by the Board of County Commissioners to consider variances to the County's Zoning regulations; special exception uses and challenges to an administrative interpretation of the County's zoning regulations.

The Board of Adjustment meets monthly. There are five voting members with three alternates. A minimum of four votes are required for the Board of Adjustment to approve a variance, special exception use or reverse an administrative decision.

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