



Board of Adjustment Upcoming Hearings

Hearing dates are subject to change and are not officially scheduled until public notice is satisfied pursuant to the County's Development Standards and Regulations.

August 1, 2024

Case Number: VSP2023-00034
Case Name: Brannan Concrete Batch Plant Special Use Permit
Case Manager: Nick Eagleson
Location:
Applicant: Krista Wroblewski
Applicant Address: 1801 California St, Ste 2600, Denver, CO 80202
Request: Special Use Permit for operation of a concrete batch plant for a duration of up to five years. This application does not include crushing or recycling activities.
Comments:

August 15, 2024

Case Number: VSP2023-00028
Case Name: Carnitas Don Chuy
Case Manager: Brayan Marin
Location: 8241 ROSEMARY ST
Applicant: Jesus Arevalo
Applicant Address: 9818 Eaglecreek Cr
Request: Special Use Permit to operate a food truck on a property zoned Residential-1-C and within the Airport Height Overlay.
Comments:

Case Number: VSP2024-00012
Case Name: Barajas Vallejo Setback Variance
Case Manager: Lia Campbell
Location: 8389 VALLEJO ST
Applicant: Edmund Barajas
Applicant Address: 8389 Vallejo St, Denver, CO 80221
Request: Variance to allow an arterial line setback of 4 feet for a principal structure where the minimum required arterial line setback is 50 feet within the Residential-1-C zone district.
Comments:

August 15, 2024

Case Number: VSP2024-00017
Case Name: Aberle Magnolia Setback Variance
Case Manager: Lia Campbell
Location: 16688 MAGNOLIA ST
Applicant: Michael Aberle
Applicant Address: Aberle Ingrid, 16688 Magnolia St, Brighton, CO 806026036
Request: Variance to allow an accessory structure to be located 10 feet from a side property line where a minimum side setback of 20 feet is required within the Residential Estate zone district.
Comments:



Planning Commission Upcoming Hearings

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August 8, 2024

Project Number: PRC2023-00022
Case Name: Colby Subdivision and Rezone
Case Manager: David DeBoskey
Location: 15635 PECOS ST
Applicant: Ryan And Jacqueline Colby
Applicant Address: 15635 Pecos St., Broomfield, CO 80023
Request: 1. Zoning map amendment (rezone) to change the zone district designation on 4.24 acres to Residential Estate. The site is currently designated Agricultural-1; 2. Minor subdivision final plat to create two lots on 4.24 acres.

Comments:

Case Number: RCU2023-00066
Case Name: Kamerra Industrial Rezoning
Case Manager: Nick Eagleson
Location: 34025 E 48TH AVE
Applicant: Kristyn Jessop
Applicant Address: 2438 W Nature View, Cedar City, UT
Request: Zoning map amendment (rezone) to change the zone district designation of approximately 11.1 acres from Agricultural-2 to Industrial-1. The site is also within the Airport Influence Zone.

Comments:

August 22, 2024

Project Number: PRC2022-00008
Case Name: Raritan Estates Redevelopment
Case Manager: Brayan Marin
Location: 5350 TEJON ST
Applicant: Chase Stillman
Applicant Address: 10657 E Ida Avenue, Englewood, CO 80111
Request: 1) Rezone from Residential-1-C (R-1-C) to Planned Unit Development (P.U.D.), 2) Planned Unit Development- Preliminary Development Plan, 3) Major Subdivision Preliminary Plat to create 12 lots and 2 tracts from the existing 7 lots and Raritan Street ROW, 4) Right-of Way vacation for a portion of Raritan Way, 5) Waiver from the Subdivision Design Standards to allow for private roadways within the development (Section 5-03-03-10), and 6) Waiver from the Subdivision Design Standards to allow for new residences within a new subdivision to be closer than 30 feet from the common property line with adjacent residential uses (Section 5-03-02-02-01)

Comments:

September 12, 2024

Case Number: PUD2023-00002
Case Name: VanPelt Planned Unit Development, Amendment No. 2
Case Manager: Braylan Marin
Location: 4300 HUDSON RD
Applicant: Chris Shandor
Applicant Address: 1001 Bannock Street, Suite 107, Denver, CO 80204
Request: Major Amendment to the VanPelt Final Development Plan. The proposed amendment is to allow additional uses and designate an area for outdoor storage within Lot 1. The uses and previously approved for Lot 2 are not proposed for change.

Comments:



Board of County Commissioners Upcoming Hearings

Hearing dates are subject to change and are not officially scheduled until public notice is satisfied pursuant to the County's Development Standards and Regulations.

July 30, 2024

Case Number: PLN2023-00009
Case Name: Wolf Creek Run West Metropolitan District Service Plan
Case Manager: Greg Barnes
Location: 0 E. 26th Ave.
Applicant: Carlton Babbs
Applicant Address: C/O East Peak Group, 501 S. Cherry St., , Denver, CO 80246
Request: Application for the establishment of a special district to serve portions of the Wolf Creek Run West Subdivision, excluding Filing No. 1.

Comments:

Case Number: PLT2024-00004
Case Name: Oak Park Drive Estates Final Plat
Case Manager: David DeBoskey
Location:
Applicant: Dan Fahey
Applicant Address: 56321 E. Colfax, Strasburg, CO 80136
Request: Major subdivision final plat to create three lots on 35 acres within the Agricultural-2 zone district. An associated preliminary plat and rezoning was approved by the Board of County Commissioners on February 27, 2024.

Comments: Motion made by Comm. O'Doriso, 2nd by Comm, Baca

August 6, 2024

Project Number: PRC2023-00013
Case Name: Oaks Ridge on 64th (Inner Circle Capital)
Case Manager: Braylan Marin
Location: 3214 W 64TH AVE
Applicant: Nanci Kerr
Applicant Address: 1550 Larimer Street, Suite 605, Denver, CO
Request: 1. Comprehensive Plan Amendment to change the future land use designation of approximately 5 acres from Residential Medium to Residential High; 2. Zone Map Amendment (Rezone) to change the zoning designation of approximately 5 acres from Residential-2 and Residential-1-C to Residential-4; 3. Minor Subdivision Final Plat to create one lot of approximately 5 acres within the Residential-4 zone district.

Comments:

August 13, 2024

August 13, 2024

Case Number: RCU2022-00018
Case Name: A Better Place Conditional Use Permit
Case Manager: Brayan Marin
Location: 7261 WASHINGTON ST
Applicant: Kyle Watson
Applicant Address: 4582 South Ulster Street, Suite 1500, Denver, CO 80237
Request: Conditional use permit to allow a Funeral home/mortuary to include cremation in the Commercial-3 zone district
Comments:

August 20, 2024

Project Number: PRC2023-00024
Case Name: Brannan Sand & Gravel Conditional Use Permit
Case Manager: Nick Eagleson
Location: 0
Applicant: Krista Wroblewski
Applicant Address: 1801 California Street, Suite 2600, Denver, CO 80202
Request: 1. Conditional use permit to allow recycling operations in the Industrial-3 zone district; 2. Conditional use permit to allow stockpiles that exceed the height of screen fencing.
Comments:

Case Number: RCU2024-00013
Case Name: Riverdale Regional Park Rezoning
Case Manager: Greg Barnes
Location: 9600 HENDERSON RD
Applicant: Cyndi Stringham
Applicant Address: 9755 Henderson Rd, Brighton, CO 80601
Request: Zoning map amendment (rezone) to change the zone district designation of approximately 1,100 acres to Regional Park (RP). The site is currently zoned Agricultural-3. The site is impacted by the Natural Resources Conservation and the Mineral Conservation Overlays.
Comments:

September 3, 2024

Case Number: PLT2023-00041
Case Name: Wolf Creek Run West, Filing No. 2A
Case Manager: Greg Barnes
Location: 2800 OXLEY PL
Applicant: Carlton Babbs
Applicant Address: 1771 S Humboldt St, Denver, CO 80210
Request: Major Subdivision Final Plat application to create 108 lots within the Wolf Creek Run West Planned Unit Development on approximately 180 acres.
Comments:

September 3, 2024

Case Number: RCU2023-00066
Case Name: Kamerra Industrial Rezoning
Case Manager: Nick Eagleson
Location: 34025 E 48TH AVE
Applicant: Kristyn Jessop
Applicant Address: 2438 W Nature View, Cedar City, UT
Request: Zoning map amendment (rezone) to change the zone district designation of approximately 11.1 acres from Agricultural-2 to Industrial-1. The site is also within the Airport Influence Zone.
Comments:

September 10, 2024

Project Number: PRC2023-00011
Case Name: Clear Creek Transit Village Final Plat and Final Development Plan
Case Manager: Greg Barnes
Location: 6001 FEDERAL BLVD
Applicant:
Applicant Address: 14034 S 145 E #301, Draper, UT 84020
Request: 1. Final Plat to create 145 lots and 26 tracts on approximately 21 acres in the Clear Creek Transit Village Planned Unit Development; 2. Final Development Plan to allow up to 250,000 square feet of commercial and institutional uses and a variety of residential dwelling types up to 1,125 units.
Comments:

Project Number: PRC2023-00022
Case Name: Colby Subdivision and Rezone
Case Manager: David DeBoskey
Location: 15635 PECOS ST
Applicant: Ryan And Jacqueline Colby
Applicant Address: 15635 Pecos St., Broomfield, CO 80023
Request: 1. Zoning map amendment (rezone) to change the zone district designation on 4.24 acres to Residential Estate. The site is currently designated Agricultural-1; 2. Minor subdivision final plat to create two lots on 4.24 acres.
Comments:

September 17, 2024

September 17, 2024

Project Number: PRC2022-00008
Case Name: Raritan Estates Redevelopment
Case Manager: Brayán Marin
Location: 5350 TEJON ST
Applicant: Chase Stillman
Applicant Address: 10657 E Ida Avenue, Englewood, CO 80111
Request: 1) Rezone from Residential-1-C (R-1-C) to Planned Unit Development (P.U.D.), 2) Planned Unit Development- Preliminary Development Plan, 3) Major Subdivision Preliminary Plat to create 12 lots and 2 tracts from the existing 7 lots and Raritan Street ROW, 4) Right-of Way vacation for a portion of Raritan Way, 5) Waiver from the Subdivision Design Standards to allow for private roadways within the development (Section 5-03-03-10), and 6) Waiver from the Subdivision Design Standards to allow for new residences within a new subdivision to be closer than 30 feet from the common property line with adjacent residential uses (Section 5-03-02-02-01)
Comments: Closed via script

October 1, 2024

Case Number: PUD2023-00002
Case Name: VanPelt Planned Unit Development, Amendment No. 2
Case Manager: Brayán Marin
Location: 4300 HUDSON RD
Applicant: Chris Shandor
Applicant Address: 1001 Bannock Street, Suite 107, Denver, CO 80204
Request: Major Amendment to the VanPelt Final Development Plan. The proposed amendment is to allow additional uses and designate an area for outdoor storage within Lot 1. The uses and previously approved for Lot 2 are not proposed for change.
Comments:



Board of Adjustment Hearing Results

July 18, 2024

Case Number: VSP2023-00036
Case Name: Tucker Lot Coverage Variance
Case Manager: Cody Spaid
Admin Tech: Megan Ulibarri
Location: 13150 E 148TH AVE
Request: Variance to allow a lot coverage of 13%, where the maximum lot coverage allowed is 7.5% within the Agricultural-1 zone district.
Hearing Notes: Approved (3-0) with 8 Findings, and 2 Notes to the Applicant. Motion made by Mr. Stanfield, seconded by Mr. Nyholm .
Disposition: Approved

July 11, 2024

Case Number: VSP2024-00002 **Project Number:** PRC2023-00010
Case Name: 3680 East 64th Avenue Administrative Landscape Relief
Case Manager: Cody Spaid
Admin Tech:
Location: 3680 W 64TH AVE
Request: Administrative Landscape Relief to reduce Type-B bufferyard requirements on the eastern side of the lot, as well as a reduction in parking lot landscaping requirements.
Hearing Notes: No BOA required - administratively approved
Disposition: Approved

Case Number: VSP2024-00020
Case Name: 8777 Brighton Rd Landscape Relief
Case Manager: Cody Spaid
Admin Tech:
Location: 8777 BRIGHTON RD
Request: Administrative Landscape Relief for Automotive Repair Shop. Application is associated with USE2024-00006. The site is impacted by the Mineral Conservation Overlay.
Hearing Notes: No BOA required - administratively approved
Disposition: Approved



Planning Commission Hearing Results

July 25, 2024

Case Number: PRC2023-00024
Case Name: Brannan Sand & Gravel Conditional Use Permit
Case Manager: Nick Eagleson
Admin Tech:
Location: 0
Request: 1. Conditional use permit to allow recycling operations in the Industrial-3 zone district; 2. Conditional use permit to allow stockpiles that exceed the height of screen fencing.
Hearing Notes: Approved (7-0) with 14 Findings-of-Fact, 4 Conditions Precedent, 14 Conditions and 1 Note to the Applicant. Motion made by Commissioner Thompson, seconded by Commissioner Richardson.
Disposition: Approved

Case Number: RCU2022-00018
Case Name: A Better Place Conditional Use Permit
Case Manager: Brayan Marin
Admin Tech:
Location: 7261 WASHINGTON ST
Request: Conditional use permit to allow a Funeral home/mortuary to include cremation in the Commercial-3 zone district
Hearing Notes: Denied (5-2) with 1 Findings. Motion made by Richardson, seconded by Rose. Commissioner Thompson and Dupriest was opposed.
Disposition: Denied

Case Number: RCU2024-00013
Case Name: Riverdale Regional Park Rezoning
Case Manager: Greg Barnes
Admin Tech:
Location: 9600 HENDERSON RD
Request: Zoning map amendment (rezone) to change the zone district designation of approximately 1,100 acres to Regional Park (RP). The site is currently zoned Agricultural-3. The site is impacted by the Natural Resources Conservation and the Mineral Conservation Overlays.
Hearing Notes: Approved (7-0) with 4 Findings to the Applicant. Motion made by Commissioner Garner, seconded by Commissioner Richardson.
Disposition: Approved

July 11, 2024

July 11, 2024

Case Number: PRC2023-00013
Case Name: Oaks Ridge on 64th (Inner Circle Capital)
Case Manager: Braylan Marin
Admin Tech:
Location: 3214 W 64TH AVE
Request: 1. Comprehensive Plan Amendment to change the future land use designation of approximately 5 acres from Residential Medium to Residential High; 2. Zone Map Amendment (Rezone) to change the zoning designation of approximately 5 acres from Residential-2 and Residential-1-C to Residential-4; 3. Minor Subdivision Final Plat to create one lot of approximately 5 acres within the Residential-4 zone district.
Hearing Notes: Approved (7-0) with 15 Findings, 1 Notes to the Applicant. Motion made by Garner, seconded by Fitzjarrald.
Disposition: Approved



Board of County Commissioners

Hearing Results

July 30, 2024

Case Number: PLN2023-00009
Case Name: Wolf Creek Run West Metropolitan District Service Plan
Case Manager: Greg Barnes
Admin Tech:
Location: 0 E. 26th Ave.
Request: Application for the establishment of a special district to serve portions of the Wolf Creek Run West Subdivision, excluding Filing No. 1.
Hearing Notes:
Disposition:

Case Number: PLT2024-00004
Case Name: Oak Park Drive Estates Final Plat
Case Manager: David DeBoskey
Admin Tech: Sarahi Mijares Rivas
Location:
Request: Major subdivision final plat to create three lots on 35 acres within the Agricultural-2 zone district. An associated preliminary plat and rezoning was approved by the Board of County Commissioners on February 27, 2024.
Hearing Notes: Motion made by Comm. O'Doriso, 2nd by Comm, Baca
Disposition: Approved

July 16, 2024

Case Number: PLT2023-00022
Case Name: Birch Leaf Subdivision Final Plat
Case Manager: Brayan Marin
Admin Tech: Rayleen Swarts
Location: 2751 W 55TH AVE
Request: Major subdivision final plat to create ten residential lots and two nonresidential tracts
Hearing Notes: Approved (4-0) with 7 Findings, , and 1 Notes to the Applicant. Motion made by Commissioner Henry, seconded by Commissioner Tedesco.
Disposition: Approved

July 16, 2024

Case Number: RCU2024-00007
Case Name: Granite World of Colorado Rezoning
Case Manager: Greg Barnes
Admin Tech:
Location: 6600 FRANKLIN ST
Request: Zoning map amendment (rezone) of approximately 0.95 acres from Agricultural-1 to Industrial-1. The site is also affected by the Mineral Conservation Overlay zone district.
Hearing Notes: Approved (4-0) with 4 Findings. Motion made by Commissioner Baca, seconded by Commissioner Henry.
Disposition: Approved

July 09, 2024

Case Number: PLN2023-00010
Case Name: A House of Pots Comprehensive Plan Amendment
Case Manager: Ella Gleason
Admin Tech:
Location: 1620 W 74TH WAY
Request: Comprehensive Plan Amendment to change the future land use designation on the property from Residential Medium to Mixed Use.
Hearing Notes: The comprehensive plan amendment was NOT ratified.

A motion to ratify was made by Commissioner Baca and seconded by Commissioner Pinter, however the motion failed by a 2-2 vote. No subsequent motion was made, and the case ended without a formal decision.
Disposition: Denied

Case Number: RCU2022-00016
Case Name: VIP PARKING CONDITIONAL USE PERMIT
Case Manager: Lia Campbell
Admin Tech:
Location: 23905 E 26TH AVE
Request: Conditional Use Permit to allow RV and Boat Storage and a Commercial Parking Lot in the Agricultural-3 zone district.
Hearing Notes: Approved (4-0) with 8 findings-of-fact, 2 Conditions Precedent, 11 Conditions of Approval, and 1 note to the applicant. Motion made by Commissioner Henry, seconded by Commissioner Tedesco.
Disposition: Approved

July 09, 2024

Case Number: RCU2023-00025
Case Name: Wiegart Conditional Use Permit
Case Manager: Brayán Marin
Admin Tech:
Location: 33503 E 152ND AVE
Request: Conditional Use Permit to allow the parking of four (4) semi trucks and trailers in the Agricultural-3 Zone District.
Hearing Notes: Approved (4-0) with 8 Findings, 3 Conditions, and 1 Notes to the Applicant. Motion made by Commissioner Bacca, seconded by Commissioner Henry.
Disposition: Approved
