



## 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.

---

**February 5, 2026**

**Project Number:** PRA2025-00008  
**Case Name:** Kane Pratt Carport Variances  
**Case Manager:** Greg Barnes  
**Location:** 8620 PRATT PL  
**Applicant:** Kane Laura J And  
**Applicant Address:** Kane Ross J Sr, 8620 Pratt Pl, Westminster, CO 80031  
**Request:** Variances to allow 1. an accessory structure to be located six feet from a front property line in the Residential-1-C zone district where a minimum of 26' is required and 2. an accessory structure to be located two feet from a side property line where five feet is required.

**Comments:**

---

**Case Number:** VSP2025-00047  
**Case Name:** Clear Creek Valley Park Bike Park Parking Lot  
**Case Manager:** Jen Rutter  
**Location:** 5900 TENNYSON ST  
**Applicant:** Steve Heger  
**Applicant Address:** 8801 N Pecos St, Federal Heights, CO 80260  
**Request:** Floodplain Use Permit Variance for a proposed parking lot associated with the Clear Creek Valley Park Bike Park. The Variance request proposes the parking lot to have a maximum depth 2.6 feet below the base flood elevation where 1.5 feet above the base flood elevation is required in the Flood Control Overlay (FCO) District.

**Comments:**

---

**Case Number:** VSP2025-00049  
**Case Name:** Cox Harvest Lot Coverage Variance  
**Case Manager:** Greg Barnes  
**Location:** 15849 HARVEST CT  
**Applicant:** Alma Cox  
**Applicant Address:** 15849 Harvest Rd, Brighton, CO 806033890  
**Request:** Variance to allow 15.8% lot coverage in the A-1 Zoning District for an aircraft hangar, where the maximum lot coverage allowed is 7.5%.

**Comments:**

---

**February 19, 2026**

**February 19, 2026**

**Project Number:** PRA2025-00006  
**Case Name:** Hernandez Harvest Hangar Variances  
**Case Manager:** Nick Eagleson  
**Location:** 15989 HARVEST RD  
**Applicant:** Dominic Juan Hernandez  
**Applicant Address:** 15989 Harvest Rd, Brighton, CO 80603  
**Request:** Variances to allow 1.) 14.5% lot coverage within the Agricultural-1 zone district where the maximum lot coverage allowed is 7.5%, 2.) an accessory structure to be 30 feet from a front property line where the minimum required setback is 100 feet (or 10 feet to the rear of the front structure line of the principal dwelling), and 3.) an accessory structure to be 69 feet from a section line where the minimum required setback is 120 feet.

**Comments:**

---



## Planning Commission 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.

---

**February 12, 2026**

**Case Number:** PLN2025-00007

**Case Name:** Welby Junction Metropolitan District Service Plan

**Case Manager:** Nick Eagleson

**Location:** 2401 E 78TH AVENUE

**Applicant:** Joshua Botts

**Applicant Address:** 7900 East Union Avenue, Suite 400, Denver, CO 80237

**Request:** Special District application to allow for the creation of the Welby Junction Metropolitan District Service Plan.

**Comments:**

---

**Case Number:** RCU2024-00010

**Case Name:** Xcel F-641 Regulator Station

**Case Manager:** Nick Eagleson

**Location:** 4279 E 88TH AVE

**Applicant:** Justin Mazur

**Applicant Address:** 505 N. Denver Ave., Loveland, CO 80537

**Request:** Conditional use permit to allow the replacement of a natural gas regulator/meter station within the Agricultural-1 zone district. The site is affected by the Natural Resources Conservation and Mineral Conservation Overlay Districts.

**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.

---

### February 17, 2026

**Case Number:** PUD2024-00006  
**Case Name:** Sherrelwood Village Planned Unit Development, Amendment No. 2  
**Case Manager:** Nick Eagleson  
**Location:** 8000 PECOS ST  
**Applicant:** Robert Palmer  
**Applicant Address:** 2595 Ponderosa Raod, Franktown, CO 80116  
**Request:** Major amendment to the Sherrelwood Village Preliminary Development Plan to increase the number of dwelling units from 47 to 70.  
**Comments:**

---

### March 10, 2026

**Case Number:** PLN2025-00007  
**Case Name:** Welby Junction Metropolitan District Service Plan  
**Case Manager:** Nick Eagleson  
**Location:** 2401 E 78TH AVENUE  
**Applicant:** Joshua Botts  
**Applicant Address:** 7900 East Union Avenue, Suite 400, Denver, CO 80237  
**Request:** Special District application to allow for the creation of the Welby Junction Metropolitan District Service Plan.  
**Comments:**

---

**Case Number:** RCU2024-00010  
**Case Name:** Xcel F-641 Regulator Station  
**Case Manager:** Nick Eagleson  
**Location:** 4279 E 88TH AVE  
**Applicant:** Justin Mazur  
**Applicant Address:** 505 N. Denver Ave., Loveland, CO 80537  
**Request:** Conditional use permit to allow the replacement of a natural gas regulator/meter station within the Agricultural-1 zone district. The site is affected by the Natural Resources Conservation and Mineral Conservation Overlay Districts.  
**Comments:**

---

### March 17, 2026

**March 17, 2026**

**Case Number:** PLT2025-00006  
**Case Name:** SELTZER HEIGHTS FILING NO. 1  
**Case Manager:** Nick Eagleson  
**Location:** 8120 E 168TH AVE  
**Applicant:** John Prestwich  
**Applicant Address:** 3976 West 116th Way, Westminster, CO 80031  
**Request:** Preliminary Plat to create 205 lots and 8 tracts on approximately 227 acres in the Seltzer Heights subdivision  
**Comments:** Continued to February 3, 2026 (5-0). Motion made by Commissioner O'Dorisio, seconded by Commissioner Henson.

---



## Board of Adjustment

## Hearing Results

---

**January 15, 2026**

**Case Number:** VSP2025-00027  
**Case Name:** 1557 W. 150th Place Garcia Fence Variance  
**Case Manager:** David DeBoskey  
**Admin Tech:**  
**Location:** 1557 W 150TH PL  
**Request:** Variance request to allow an existing 7'-4" gate where a maximum of 42 inches is allowed.  
**Hearing Notes:** Denied (5-0) with 7 Findings to the Applicant. Motion made by Board Member Frey, seconded by Board Member Murphy.  
**Disposition:** Denied

---



## Planning Commission

## Hearing Results

---

**January 08, 2026**

<b>Case Number:</b>	PUD2024-00006	<b>Project Number:</b>	PRC2016-00008
<b>Case Name:</b>	Sherrelwood Village Planned Unit Development, Amendment No. 2		
<b>Case Manager:</b>	Nick Eagleson		
<b>Admin Tech:</b>			
<b>Location:</b>	8000 PECOS ST		
<b>Request:</b>	Major amendment to the Sherrelwood Village Preliminary Development Plan to increase the number of dwelling units from 47 to 70.		
<b>Hearing Notes:</b>	Denied (4-1) with one Finding of Fact. Motion made by Commissioner Dupriest, seconded by Commissioner Adcock. Commissioner Hayes was opposed.		
<b>Disposition:</b>	Denied		

---



## Board of County Commissioners

## Hearing Results

---

**January 20, 2026**

**Case Number:** PLT2023-00028  
**Case Name:** Lefor Subdivision Final Plat  
**Case Manager:** Cody Spaid  
**Admin Tech:**  
**Location:** 0  
**Request:** Major subdivision final plat to create three lots on approximately 65 acres in the Agricultural-2 zone district.  
**Hearing Notes:**  
**Disposition:**

---