



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

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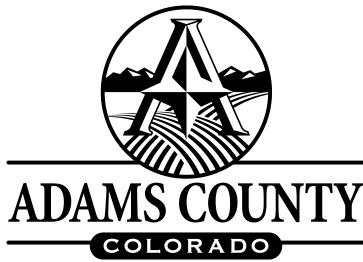
February 12, 2026

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

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