

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 26, 2026

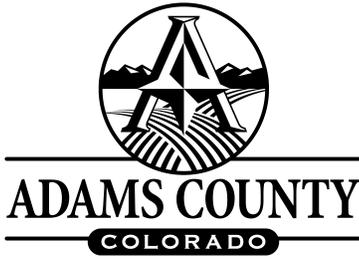
Case Number: RCU2026-00002
Case Name: Lighthouse on Florence CUP Extension
Case Manager: Cody Spaid
Location: 14040 FLORENCE CT
Applicant: Carlson Edward R And
Applicant Address: 14040 Florence Ct, 11741 Kearney Cir, Brighton, CO 80602
Request: Extension of Approval for a Conditional Use Permit for a group home exceeding five residents in the Residential Estate zone district. The group home would be an assisted living facility.
Comments:

March 12, 2026

Case Number: PLT2024-00035
Case Name: Acres of Promise Subdivision – Amendment No. 1
Case Manager: Greg Barnes
Location: 15100 WATKINS RD
Applicant: Tyler Bursten
Applicant Address: 15100 Watkins Road, Brighton, CO 80603
Request: Minor subdivision final plat to create two 4.43-acre lots in the Agricultural-1 (A-1) zone district.
Comments:

December 31, 2055

Project Number: PRC2025-00019
Case Name: Huron Industrial Tract Plat Corrections
Case Manager: Greg Barnes
Location: 730 W 62ND AVE
Applicant: Michael Fiore
Applicant Address: 80 E 62nd Ave Suite 101, Denver, CO 80216
Request: 1. Plat Correction (Lot Line Vacation) to combine several previously platted lots into a single lot; 2. Plat Correction is to vacate the utility easement between Lot 1 on the east and Lots 1-5 on the west. The easement has never been used.
Comments:



Board of County Commissioners Upcoming Hearings

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Request: Extension of Approval for a Conditional Use Permit for a group home exceeding five residents in the Residential Estate zone district. The group home would be an assisted living facility.

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:

Project Number: PRC2025-00019
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Applicant: Michael Fiore
Applicant Address: 80 E 62nd Ave Suite 101, Denver, CO 80216
Request: 1. Plat Correction (Lot Line Vacation) to combine several previously platted lots into a single lot; 2. Plat Correction is to vacate the utility easement between Lot 1 on the east and Lots 1-5 on the west. The easement has never been used.

Comments:

March 10, 2026

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

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'Doriso, seconded by Commissioner Henson.

March 24, 2026

Case Number: PLT2024-00018
Case Name: Grove Street Major Subdivision Final Plat
Case Manager: Greg Barnes
Location: 3075 W 53rd AVE
Applicant: Tom Spaeth
Applicant Address: 3278 S. Wadsworth Blvd 1-137, Lakewood, CO 80227
Request: Major Subdivision Final Plat to create 8 lots from the existing 3 parcels within the Residential-2 zone district.
Comments:

April 28, 2026

Case Number: PLT2024-00035
Case Name: Acres of Promise Subdivision – Amendment No. 1
Case Manager: Greg Barnes
Location: 15100 WATKINS RD
Applicant: Tyler Bursten
Applicant Address: 15100 Watkins Road, Brighton, CO 80603
Request: Minor subdivision final plat to create two 4.43-acre lots in the Agricultural-1 (A-1) zone district.
Comments:



Board of Adjustment Hearing Results

February 19, 2026

Case Number: PRA2025-00006
Case Name: Hernandez Harvest Hangar Variances
Case Manager: Nick Eagleson
Admin Tech:
Location: 15989 HARVEST RD
Request: Variances to allow 1.) 13.5% lot coverage within the Agricultural-1 zone district where the maximum lot coverage allowed is 7.5%, and 2.) an accessory structure to be 41 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).
Hearing Notes: Approved (4-1) with three Findings of Fact, two conditions, and two notes to the Applicant. Motion made by Member Frey, seconded by member Volland. Member Green was opposed.
Disposition: Approved

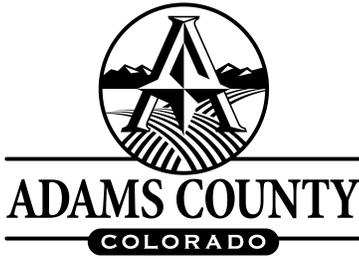
February 05, 2026

Case Number: PRA2025-00008
Case Name: Kane Pratt Carport Variances
Case Manager: Greg Barnes
Admin Tech:
Location: 8620 PRATT PL
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.
Hearing Notes: Denied (3-0) with 7 Findings to the Applicant. Motion made by Mr. Frey, seconded by Ms. Lapperre.
Disposition: Denied

February 05, 2026

Case Number: VSP2025-00047
Case Name: Clear Creek Valley Park Bike Park Parking Lot
Case Manager: Jen Rutter
Admin Tech:
Location: 5900 TENNYSON ST
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.
Hearing Notes: Approved (3-0) with 9 findings of fact, 1 condition, and 2 notes to the Applicant. Motion made by Mr. Frey, seconded by Ms. Lapperre.
Disposition: Approved

Case Number: VSP2025-00049
Case Name: Cox Harvest Lot Coverage Variance
Case Manager: Greg Barnes
Admin Tech: Kevin Mills
Location: 15849 HARVEST CT
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%.
Hearing Notes: Denied (3-0) with 7 Findings to the Applicant. Motion made by Mr. Green, seconded by Ms. Lapperre.
Disposition: Denied

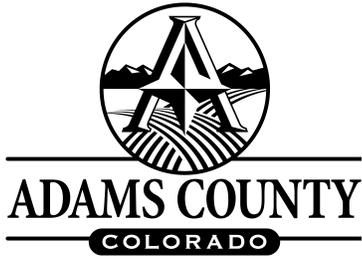


Planning Commission Hearing Results

February 12, 2026

Case Number: PLN2025-00007
Case Name: Welby Junction Metropolitan District Service Plan
Case Manager: Nick Eagleson
Admin Tech: Kevin Mills
Location: 2401 E 78TH AVENUE
Request: Special District application to allow for the creation of the Welby Junction Metropolitan District Service Plan.
Hearing Notes: Approved (7-0) with 9 Findings of Fact, and one Condition. Motion made by Commissioner Richardson, seconded by Commissioner Williams.
Disposition: Approved

Case Number: RCU2024-00010
Case Name: Xcel F-641 Regulator Station
Case Manager: Nick Eagleson
Admin Tech:
Location: 4279 E 88TH AVE
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.
Hearing Notes: Approved (7-0) with 8 Findings of Fact, 2 Conditions, and 1 Note to the Applicant. Motion made by Commissioner Thompson, seconded by Commissioner Richardson.
Disposition: Approved



Board of County Commissioners

Hearing Results

February 17, 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:	Approved (4-0) with eight Findings of Fact, two Conditions, and one note to the Applicant. Motion made by Commissioner Pinter, seconded by Commissioner Baca.		
Disposition:	Approved		
