



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.

July 18, 2024

Case Number: VSP2023-00036
Case Name: Tucker Lot Coverage Variance
Case Manager: Cody Spaid
Location: 13150 E 148TH AVE
Applicant: Christian Overbey
Applicant Address: 700 Colorado Blvd, #767, Denver, CO 80206
Request: Variance to allow a lot coverage of 13%, where the maximum lot coverage allowed is 7.5% within the Agricultural-1 zone district.

Comments:

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:



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.

July 25, 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: RCU2022-00018
Case Name: A Better Place Conditional Use Permit
Case Manager: Brayon 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:

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:

August 8, 2024

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:

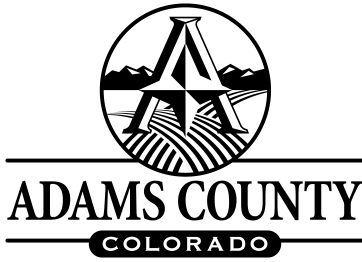
Case Number: RCU2023-00066
Case Name: Kamerra Industrial Rezoning
Case Manager: Nick Eagleson
Location: 34025 E 48TH AVE
Applicant: Kristyn Jessop
Applicant Address: 2438 W Nature View, Cedar City, UT
Request: Zoning map amendment (rezone) to change the zone district designation of approximately 11.1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

Comments:

September 12, 2024

Case Number: PUD2023-00002
Case Name: VanPelt Planned Unit Development, Amendment No. 2
Case Manager: Brayan 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 16, 2024

Case Number: PLT2023-00022
Case Name: Birch Leaf Subdivision Final Plat
Case Manager: Braylan Marin
Location: 2751 W 55TH AVE
Applicant: Alec Sowers
Applicant Address: 1335 Inca St., Denver, CO 80223
Request: Major subdivision final plat to create ten residential lots and two nonresidential tracts
Comments:

Case Number: RCU2024-00007
Case Name: Granite World of Colorado Rezoning
Case Manager: Greg Barnes
Location: 6600 FRANKLIN ST
Applicant: Brian Blasco
Applicant Address: 1780 E 66th Ave, Denver, CO 80229
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.
Comments: Approved (4-0) with 4 Findings. Motion made by Commissioner Baca, seconded by Commissioner Henry.

July 23, 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:

July 30, 2024

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:

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: Continued (4-0) to the July 30, 2024 BoCC agenda. Motion made by Commissioner O'derisio. Second by Commissioner Henry.

August 6, 2024

Project Number: PRC2023-00013
Case Name: Oaks Ridge on 64th (Inner Circle Capital)
Case Manager: Brayan 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 20, 2024

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

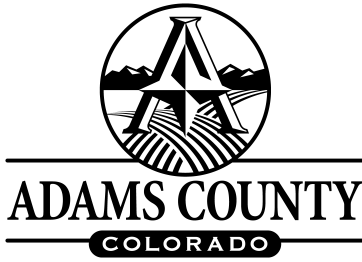
Case Number: RCU2023-00066
Case Name: Kamerra Industrial Rezoning
Case Manager: Nick Eagleson
Location: 34025 E 48TH AVE
Applicant: Kristyn Jessop
Applicant Address: 2438 W Nature View, Cedar City, UT
Request: Zoning map amendment (rezone) to change the zone district designation of approximately 11.1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

Comments:

September 10, 2024

Project Number: PRC2023-00022
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:



Board of Adjustment Hearing Results

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

June 20, 2024

Case Number: PRA2023-00005
Case Name: Zink Pole Barn Variances on Dillon Street
Case Manager: Cody Spaid
Admin Tech: Sophia Swanson
Location: 13291 DILLON ST
Request: 1. Variance to allow 11% structure coverage of a lot where the maximum allowed is 10%; 2. Variance to allow a side corner setback of 75 feet where the minimum required setback is 100 feet. The property is zoned Agricultural-1.
Hearing Notes: Approved (5-0) with 8 Findings and 4 Notes to the Applicant. Motion made by Mr. Green, seconded by Mr. Volland.
Disposition: Approved



Planning Commission

Hearing Results

July 11, 2024

Case Number: PRC2023-00013

Case Name: Oaks Ridge on 64th (Inner Circle Capital)

Case Manager: Brayan 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 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:
Disposition:

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

July 09, 2024

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

Case Number: RCU2023-00025
Case Name: Wiegart Conditional Use Permit
Case Manager: Brayan 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
