



Commerce City

7887 E. 60th Ave.
Commerce City, CO 80022
c3gov.com

Meeting Agenda - Final Zoning Board of Adjustment

Tuesday, March 10, 2026

6:00 PM

Council Chambers,
7887 E. 60th Ave Commerce City, CO 80022.
The public can participate virtually by
registering in advance with the Zoom
Registration:
https://c3gov.zoom.us/webinar/register/WN_7YOZkCcFT6KsUIJsXHt6dQ

Meetings occur in person in the City Council Chambers (location above). The public can watch the meeting live on the city's public access TV or Xfinity cable channels 8 and 881 or on our YouTube channel. The Zoom link above allows virtual participation.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Approval of Minutes:

[Min 26-039](#) February 10th, 2026 Meeting Minutes

Attachments: [February 10th, 2026 Meeting Minutes](#)

5. Public Hearings:

[Pres 26-086](#) **AV25-0010:** Joseph Rubio, is seeking variance approval to reduce an attached carport setback from the front façade of the home from 5-ft. to 1-ft., a 4-ft. reduction. The 0.04-acre property is located at 6388 E. 78th Avenue and is zoned PUD (Planned Unit Development)

Attachments: [Supplemental Staff Report](#)
[Variance Report](#)
[Carport Drawings](#)
[Site Plan](#)
[Applicant Narrative](#)
[Leyden Townhome PUD Zone Document](#)
[Vicinity Map](#)

[Pres 26-232](#) AV25-0017: Freeman Signs, on behalf of the E-470 Public Highway Authority, is requesting a variance to increase the Freestanding Sign size maximum from 60 square feet to 242 square feet, a 182 square foot increase, for a proposed freestanding sign along E-470. The 4.4-acre site is zoned Regional Commercial (C-3) District and is located at 9022 E-470.

Attachments: [Staff Report](#)
[Narrative](#)
[Site Plan](#)
[Renderings](#)

[Pres 26-233](#) AV26-0001: Freeman Signs, on behalf of the E-470 Public Highway Authority, is requesting a variance to increase the Freestanding Sign size maximum from 60 square feet to 242 square feet, a 182 square foot increase, for a proposed freestanding sign along E-470. The 4.75-acre site is zoned Regional Commercial (C-3) District and is located at 9021 E-470.

Attachments: [Staff Report](#)
[Narrative](#)
[Site Plan](#)
[Renderings](#)

[Pres 26-234](#) AV26-0002: Freeman Signs, on behalf of the E-470 Public Highway Authority, is requesting a variance to increase the Freestanding Sign height maximum from 8 feet to 30 feet, a 22-foot increase, for a proposed freestanding sign along E-470. The 4.4-acre site is zoned Regional Commercial (C-3) District and is located at 9022 E-470.

Attachments: [Staff Report](#)
[Narrative](#)
[Site Plan](#)
[Renderings](#)

[Pres 26-235](#) AV26-0003: Freeman Signs, on behalf of the E-470 Public Highway Authority, is requesting a variance to increase the Freestanding Sign height maximum from 8 feet to 30 feet, a 22-foot increase, for a proposed freestanding sign along E-470. The 4.75-acre site is zoned Regional Commercial (C-3) District and is located at 9021 E-470.

Attachments: [Staff Report](#)
[Narrative](#)
[Site Plan](#)
[Renderings](#)

[Pres 26-238](#) AU25-0002: Vertical Bridge is seeking a Use-By-Permit approval to allow for a 70-foot tall communications tower and associated 2,500 square foot compound. The 4.7-acre property is located at 4304 East 60th Avenue and is zoned I-3 (Heavy-Intensity Industrial).

Attachments: [Staff Report](#)
[Applicant Narrative](#)
[Photo Simulation](#)
[Vicinity Map](#)

[Pres 26-237](#) AV25-0015: Raptor Civil, on behalf of Elliot Equipment Company, is seeking variance approval for a retaining wall which is 8 feet tall, where the Land Development Code allows a 4-foot-tall wall, a 4-foot increase. The 1.03-acre property is located at 4400 East 60th Avenue and is zoned I-3 (Heavy-Intensity Industrial)

Attachments: [Variance Report](#)
[Vicinity Map](#)
[Applicant Narrative](#)
[Engineering Variance Approval](#)
[Retaining Wall Exhibit](#)
[Development Plan](#)

6. Board Business:

7. Attorney Business:

8. Staff Business:

9. Adjournment

Any member of the public requesting accommodations, with respect to rights under the Americans with Disabilities Act, to attend or participate in any public meeting, and/or to obtain this notice in alternate formats, is asked to please contact 303-289-3611 at least 48 hours before the meeting. Para servicios de traducción al español, llame al 303-289-3611.