



Commerce City

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

Meeting Agenda - Final Zoning Board of Adjustment

Tuesday, May 12, 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_h6Q4UZpRTUGnxokuv9A9gg

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:

[Pres 26-418](#) April 14th, 2026 Meeting Minutes

Attachments: [April 14th, 2026 Meeting Minutes](#)

5. Public Hearings:

[Pres 26-394](#) AV26-0007: The property owner is requesting a variance to increase the maximum shade structure size from 200 square feet to 540 square feet, a 340 square foot increase. The 0.17-acre property is zoned R-1 (Single-Family Detached Residential) and is located at 7050 East 75th Place.

Attachments: [Staff Continuance Memo](#)
[Applicant Request for Continuance](#)
[Variance Report](#)
[Applicant Narrative](#)
[Photos of the Structure](#)
[Site Plan](#)
[Elevations & Structural Drawings](#)
[Vicinity Map](#)

[Pres 26-357](#) AU25-0004: K2 Civil Consultants, Inc., on behalf of the property owner, is requesting Use-by-Permit approval to allow for an Automobile Washing Facility within the Settlers Crossing Planned Unit Development. The 1.37-acre site is zoned Planned Unit development (PUD) and located near the southeast corner of Tower Road and Settlers Lane.

Attachments: [May Supplemental Staff Report](#)
[April Use-By-Permit Report](#)
[Updated Applicant Narrative](#)
[Updated Site Plan](#)
[PUD Development Permit PUDP25-0018](#)
[Settlers Crossing PUD Zone Document](#)
[Updated Public Comment - Opposed](#)
[Updated Public Comment - Support](#)
[Updated Settlers Crossing Pedestrian Pathways](#)
[Vicinity Map](#)

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.