



# Commerce City

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

## Meeting Agenda - Final Zoning Board of Adjustment

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Tuesday, April 14, 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\\_mZaD0CTfSI6QcacwSU6g3Q](https://c3gov.zoom.us/webinar/register/WN_mZaD0CTfSI6QcacwSU6g3Q)

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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 26-063](#) March 10th, 2026 Meeting Minutes

**Attachments:** [BOA\\_MeetingMinutes 3.10.26](#)

5. **Public Hearings:**

[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 United development (PUD) and located near the southeast corner of Tower Road and Settlers Lane.

**Attachments:** [Use-By-Permit Report](#)

[Applicant Narrative](#)

[PUD Development Permit PUDP25-0018](#)

[Settlers Crossing PUD Zone Document](#)

[Vicinity Map](#)

[Pres 26-361](#) AV26-0004: Jose Alberto Rodriguez Serrano, is seeking a variance approval to reduce the required 70-foot lot width for a single-family dwelling to 50-ft lot width, a 20-foot reduction. The 0.14-acre property is located at 5470-5464 Monaco Street and zoned R-2 (Single Family Attached Residential District).

**Attachments:** [Variance Report](#)  
[Narrative](#)  
[Tiffany Subdivision](#)  
[Vicinity Map](#)

[Pres 26-362](#) AV26-0005: Applicant is seeking a variance approval to reduce the required 8,000 square foot lot size for a single-family dwelling to a 6,037 square foot lot size, a 1,963 square foot reduction. The 0.14-acre property is located at 5470-5464 Monaco Street and zoned R-2 (Single Family Attached Residential District).

**Attachments:** [Variance Report](#)  
[Narrative](#)  
[Tiffany Subdivision](#)  
[Vicinity Map](#)

[Pres 26-356](#) AV25-0016: Harris Kocher Smith, on behalf of the property owner, is requesting a variance to increase the maximum retaining wall height from 4 feet to a maximum of 8 feet, a 4-foot increase, for a proposed retaining wall along Belle Creek Boulevard. The Planned Unit Development (PUD) zoned site is located at 9712 East 110th Avenue & 9713 East 110th Avenue.

**Attachments:** [Variance Report](#)  
[Applicant Narrative](#)  
[Built Environment Rendering](#)  
[Aerial Exhibit](#)  
[Grading Exhibit](#)  
[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.**