



Commerce City

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

Meeting Minutes - Draft

Zoning Board of Adjustment

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

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

A regular meeting of the Zoning Board of Adjustment was called to order at 6:05 PM.

2. Roll Call

Board Member Poe Absence:

A motion was made by Board Member Valtakis, seconded by Board Member Douglas, that this Absence be recorded as Excused. VOTE:

Ayes: 4 - Board Member Joanne Hernandez, Board Member Steve Douglas, Alternate Board member Aaron Valtakis, Board Member Gene Leffel.

Board Member Frey-Waite Absence:

A motion was made by Board Member Valtakis, seconded by Board Member Douglas, that this Absence be recorded as Excused. VOTE:

Ayes: 4 - Board Member Joanne Hernandez, Board Member Steve Douglas, Alternate Board member Aaron Valtakis, Board Member Gene Leffel.

Present 4 - Board Member Joanne Hernandez, Alternate Board Member Aaron Valtakis, Board Member Steven J. Douglas, and Board Member Gene Leffel

Excused 2 - Board Member Joe Frey-Waite, and Board Member Shawn Poe

3. Pledge of Allegiance

4. Approval of Minutes:

[Min 26-063](#)

March 10th, 2026 Meeting Minutes

Attachments: [BOA MeetingMinutes 3.10.26](#)

A motion was made by Board Member Gene Leffel, seconded by Alternate Board Member Aaron Valtakis, that this Minutes be approved. VOTE:

Ayes: 4 - Board Member Hernandez, Alternate Board Member Valtakis, Board Member Douglas and Board Member Leffel

Excused: 2 - Board Member Frey-Waite and Board Member Poe

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](#)

Kelton McCoy requested a continuance on behalf of the Applicant.

A motion was made by Board Member Douglas, seconded by Alternate Board Member Valtakis, that the Board of Adjustment continue the public hearing of the requested variance, for the property located at 9880 Tower Road contained in case AU25-0004, to next Board of Adjustment regular meeting scheduled for May 12th, 2026. VOTE:

Ayes: 4 - Board Member Hernandez, Alternate Board Member Valtakis, Board Member Douglas and Board Member Leffel

Excused: 2 - Board Member Frey-Waite and Board Member Poe

[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](#)

City Planner Omar Yusuf presented on behalf of Staff.

A motion was made by Alternate Board Member Valtakis, seconded by Board Member Douglas, that the Board of Adjustment enter a finding that the requested variance, for the property located at 5470 Monaco Street contained in case AV26-0004, meets the criteria of the Land Development Code and based upon such finding, approve the variance. VOTE:

Ayes: 4 - Board Member Hernandez, Alternate Board Member Valtakis, Board Member Douglas and Board Member Leffel

Excused: 2 - Board Member Frey-Waite and Board Member Poe

[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](#)

A motion was made by Alternate Board Member Valtakis, seconded by Board Member Douglas, that the Board of Adjustment enter a finding that the requested variance, for the property located at 5470 Monaco Street contained in case AV26-0005, meets the criteria of the Land Development Code and based upon such finding, approve the variance. VOTE:

Ayes: 4 - Board Member Hernandez, Alternate Board Member Valtakis, Board Member Douglas and Board Member Leffel

Excused: 2 - Board Member Frey-Waite and Board Member Poe

[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](#)

City Planner Nathan Chavez presented on behalf of Staff.

Henry Dixon addressed the Board on behalf of the Applicant.

A motion was made by Alternate Board Member Valtakis, seconded by Board

Member Leffel, that the Board of Adjustment enter a finding that the requested variance, for the properties located at 9713 E. 110th Ave. & 9712 E. 110th Ave. contained in case AV25-0016, meets the criteria of the Land Development Code and based upon such finding, approve the variance. **VOTE:**

Ayes: 4 - Board Member Hernandez, Alternate Board Member Valtakis, Board Member Douglas and Board Member Leffel

Excused: 2 - Board Member Frey-Waite and Board Member Poe

6. Board Business:

7. Attorney Business:

8. Staff Business:

9. Adjournment

The meeting adjourned at 6:47 PM.

Frank Magdaleno, Zoning Board of Adjustment Liaison

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.