



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
adamscountyco.gov

Request for Comments

Case Name: Villalobos Minimum Lot Size Variance

Case Number: VSP2026-00010

April 17, 2026

The Adams County Board of Adjustment is requesting comments on the following application: **Variance from the minimum lot size for a car dealership**. This request is located at 6600 FEDERAL BLVD. The Assessor's Parcel Number is 0182505404003.

Owner Information: VILLALOBOS ROSALIO
ALVIDREZ MARY M

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **May 11, 2026** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CCottrell@adamscountyco.gov.

Once comments have been received and the staff report written, the staff report will be forwarded to you. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

Connor Cottrell
Planner II

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



VARIANCE

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- Development Application Form (pg. 3)
- Written Narrative
- Site Plan
- Proof of Ownership (warranty deed or title policy)
- Proof of Water and Sewer Services
- Legal Description
- Statement of Taxes Paid

Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback:	
Height:	
Lot Coverage:	
Other:	

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential <i>*\$100 per each additional request</i>

Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Narrative:

- A written explanation of the project including the existing and proposed zone district and proposed use of the property.

Scaled Site Plan:

- A site plan prepared to-scale showing at minimum: the request, any existing or proposed structures, existing and proposed setbacks of structures, any hardship, location of well, location of septic field, location of easements, surrounding rights-of-way, north arrow.
- Site plan may be hand-drawn.

Proof of Ownership (warranty deed or title policy):

- A deed may be found in the Office of the Clerk and Recorder; or
- A title commitment is prepared by a professional title company

Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water & sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Legal Description:

- Geographical description used to locate and identify a property.

Statement of Taxes

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or adcotax.com



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

Variance Request Letter

March 11, 2026

Adams County Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601

RE: Variance Request – 6600 Federal Blvd, Denver, Colorado 80221

To Whom It May Concern,

This letter is being submitted as a formal request for a variance for the property located at 6600 Federal Blvd, Denver, Colorado 80221. The property is currently zoned C-5 Retail within Adams County.

The subject property consists of approximately 0.48 acres. Under current zoning requirements, a parcel must contain a minimum of 0.50 acres in order to operate a car dealership. The property therefore falls short of the required lot size by only 0.02 acres.

Due to the minimal difference in acreage, we respectfully request that Adams County grant a variance allowing the property to be used as a car dealership. The requested variance represents a very small deviation from the standard requirement and would allow the property to be utilized in a manner consistent with the surrounding commercial corridor along Federal Boulevard.

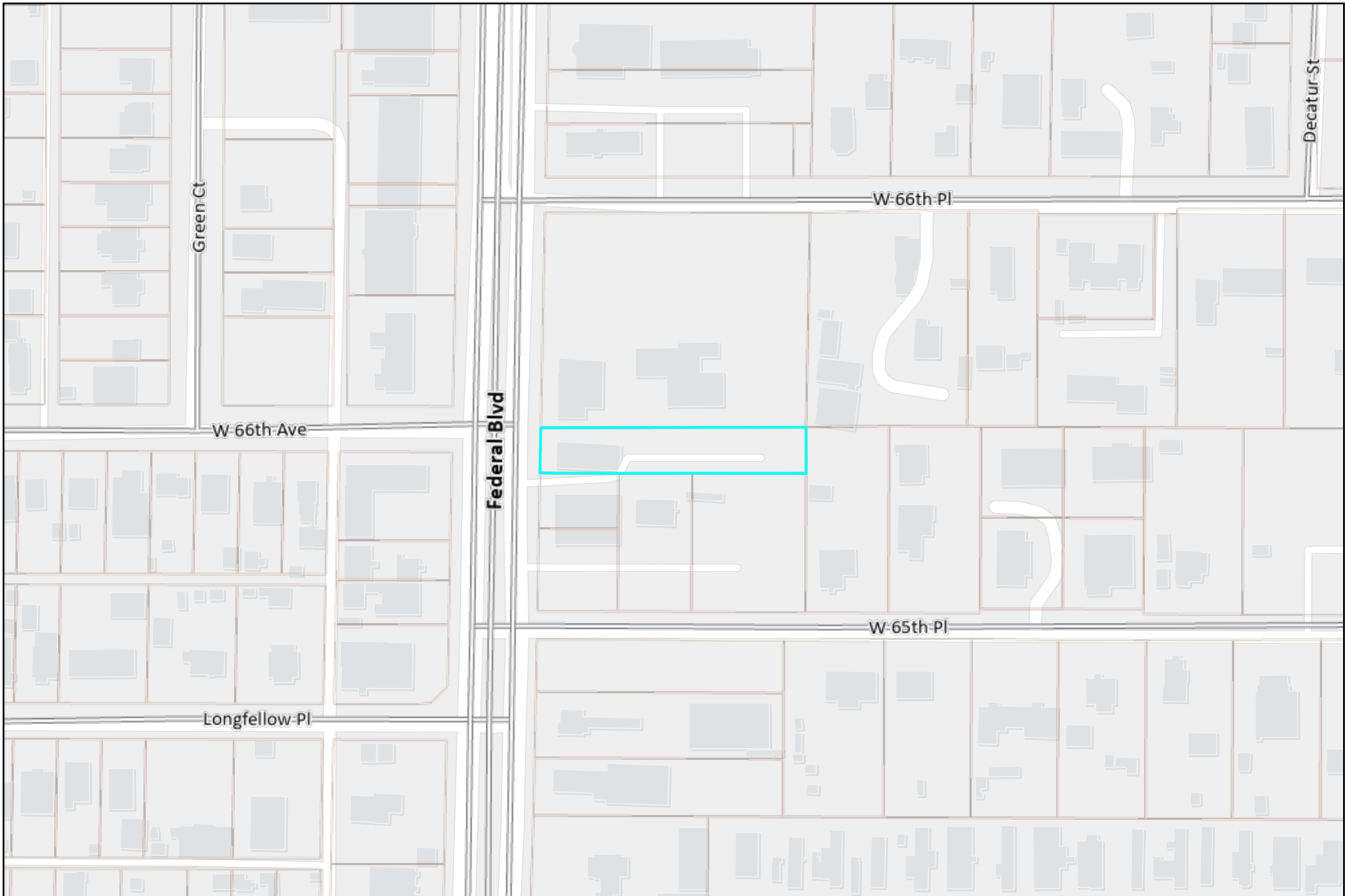
Granting this variance would allow productive use of the property while maintaining the character and intent of the zoning district. The property is well positioned for this type of commercial use and the requested variance would not negatively impact neighboring properties or the surrounding area.

Property Legal Description:
SUB:NORTH LAWN GARDENS BLK:1 LOT:1

Thank you for your time and consideration of this request. Please feel free to contact me if additional information or documentation is required.

Sincerely,

Owner / Authorized Representative



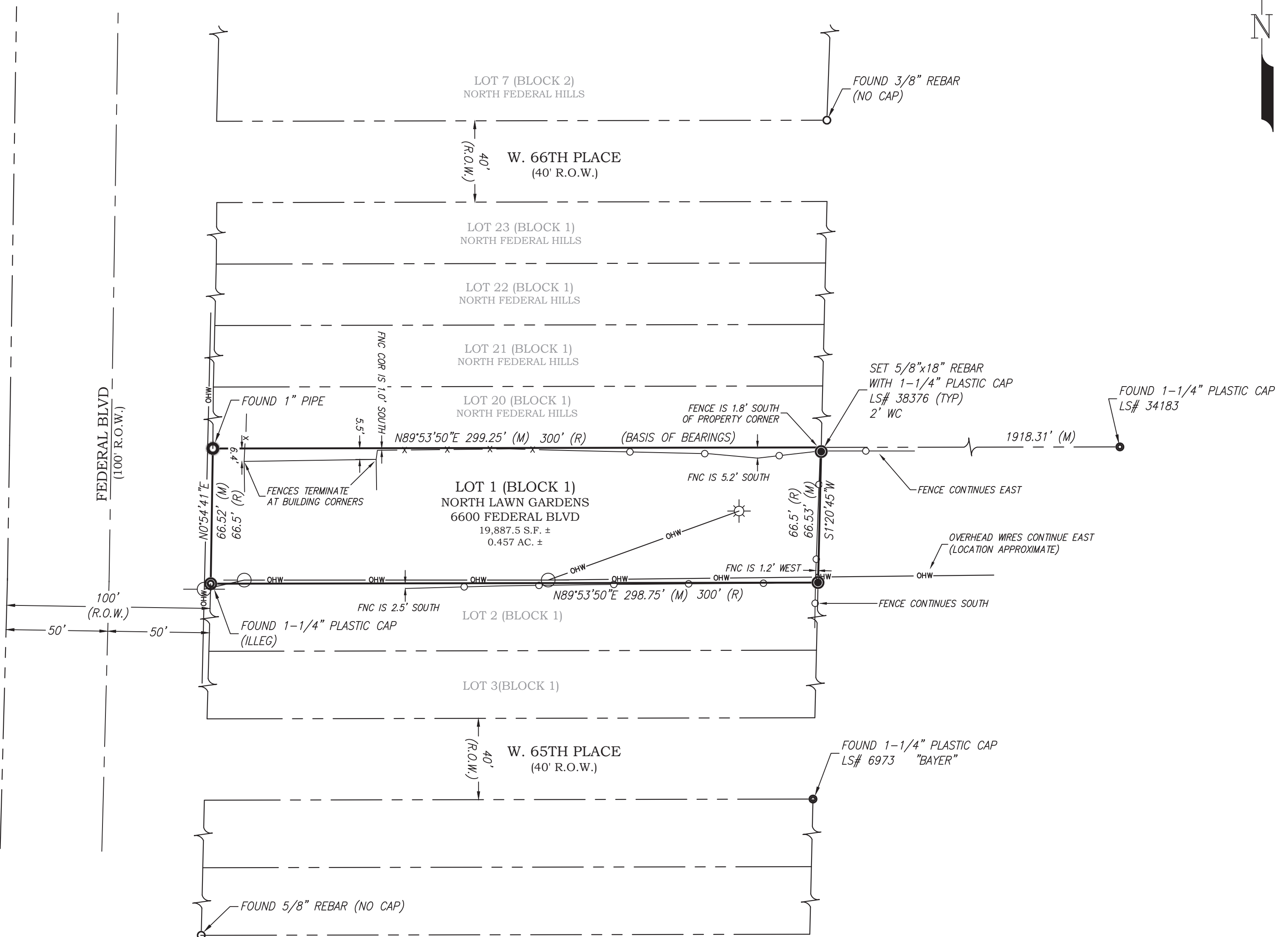
Case Name Simple Map: 6600 Federal Blvd

Case Number VSP2026-00010



LAND SURVEY PLAT

PART OF SECTION 5, T. 3 S, R. 68 W, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO



PROPERTY DESCRIPTION

LOT 1, BLOCK 1, NORTH LAWN GARDENS,
COUNTY OF ADAMS, STATE OF COLORADO

AKA 6600 FEDERAL BLVD, DENVER, CO 80221

CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____, 20____, IN THE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT RECEPTION NUMBER _____, IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER.

SIGNED _____

CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____, 20____, IN THE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT RECEPTION NUMBER _____, IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER.

SIGNED _____

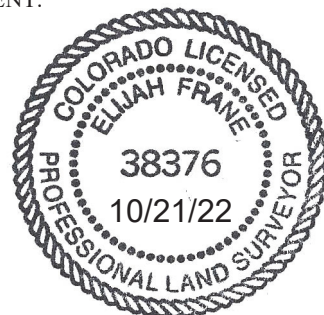
CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY TO LEO "JUNIOR" VILLALOBO THAT ON 10/19/22 A SURVEY WAS MADE UNDER MY DIRECT SUPERVISION, OF THE HEREON DESCRIBED PROPERTY SITUATED IN ADAMS COUNTY, COLORADO. THE SURVEY WAS MADE ON THE GROUND USING THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN ADAMS COUNTY, COLORADO, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. THE LOCATION AND DIMENSIONS OF ALL EASEMENTS AND RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE PREMISES ARE ACCURATELY SHOWN. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ENCOMPASS SERVICES, LLC, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE:

1. OWNERSHIP OF THE TRACT OF LAND.
2. COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND.
3. RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

FOR ALL INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS, AND ENCUMBRANCES OF RECORD, ENCOMPASS SERVICES, LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE IN THE PREPARATION OF THIS SURVEY, ISSUED BY CANYON TITLE COMPANY, LLC, FILE NO. CT310834, HAVING AN EFFECTIVE DATE OF OCTOBER 6, 2022. THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE PROPERTY INTENDED IN SAID TITLE COMMITMENT.

ELIJAH FRANE, COLORADO PLS 38376
FOR AND ON BEHALF OF
ENCOMPASS SERVICES, LLC



BASIS OF BEARINGS:

CONSIDERING THE NORTH LINE OF LOT 1 TO HAVE AN ASSUMED BEARING OF N89°53'50"E AND MONUMENTED AS SHOWN HEREON.

NOTES:

1. UNITS OF MEASUREMENT ARE US SURVEY FEET REFERENCED TO GROUND.
2. IMPROVEMENTS WERE NOT LOCATED PER CLIENT'S REQUEST.
3. "ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

LEGEND & ABBREVIATIONS:

	SUBJECT PROPERTY LINE		SET 5/8"x18" REBAR WITH 1-1/4" PLASTIC CAP LS# 38376	R.O.W.	RIGHT-OF-WAY
	ADJOINER PROPERTY LINE		FOUND PLASTIC CAP (AS DESCRIBED)	S.F.	SQUARE FEET
	EASEMENT		FOUND REBAR (NO CAP, AS DESCRIBED)	AC.	ACRES
	ROAD RIGHT-OF-WAY		FOUND PIPE (AS DESCRIBED)	(M)	MEASURED VALUE
	ROAD CENTER LINE		UTILITY POLE	(R)	RECORDED VALUE
	CHAINLINK FENCE		LIGHT POLE	PROPLINE	PROPERTY LINE
	WOOD FENCE			FNC	FENCE
	OVERHEAD WIRES			COR	CORNER

CLIENT:
LEO "JUNIOR" VILLALOBO

REVISIONS:

NO.	DATE	DESCRIPTION



10901 W. 120TH AVE, SUITE 400
BROOMFIELD, COLORADO 80021
303-955-6080
WWW.ENCOMPASSSERVICES.COM



DRAWN BY: SCC	DATE: 10/20/22	PROJECT NO: 63358-PH106
CHECKED BY: ERF	DATE: 10/20/22	SCALE: 1" = 40'
FIELD WORK COMPLETED: 10/19/22	SHEET 1 OF 1	