



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: 6499 Federal Parking Variance
Case Number: VSP2026-00014

April 13, 2026

The Adams County Board of Adjustment is requesting comments on the following application: **Variance from the minimum parking standards to allow four parking spaces where 10 is required.** This request is located at 6499 Federal Blvd. The Assessor's Parcel Number is 0182505321026. The property owner is Deena, LLC.

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 3, 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 GJBarnes@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.adamscountyco.gov/landuse.

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.

Greg Barnes
Principal Planner

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



DEVELOPMENT APPLICATION FORM

PROJECT NAME:

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



Property Consultants, llc

March 17, 2026

Adams County
Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

**Re: 6499 Federal Blvd. Variance Request for Parking
Written Explanation**

6499 Federal Blvd. (the "Property") is a 0.13-acre site located at the northwest corner of E. 65th Ave. and Federal Blvd., rezoned C-5. The existing 1,944-sf building was constructed in 1977.

Request

This application is to request a parking variance for the Property, which per Section 4-15 of the Adams County Development Standards and Regulations, requires 10 parking spaces onsite.

Background

The physical nature of the site simply cannot accommodate 10 parking spaces and never has according to historical aerial photographs, due to the narrow width and ratio of building to site area.

Two parking spaces can be accommodated on the east side of the building adjacent to Federal Blvd., while another two parking spaces can be accommodated on the alley side of the building for a total of four, including one ADA compliant space.

This request will have no negative impact upon the neighboring properties or surrounding community.

Also enclosed with this letter are the checklist items including the Development Application, a Site Plan, Proof of Ownership, Proof of Water and Sewer, Legal Description of the Property, and a Certificate of Taxes Due.

If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at Aaron@aperiopc.com .

Sincerely,

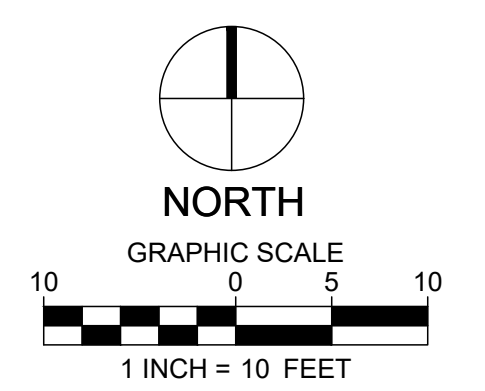
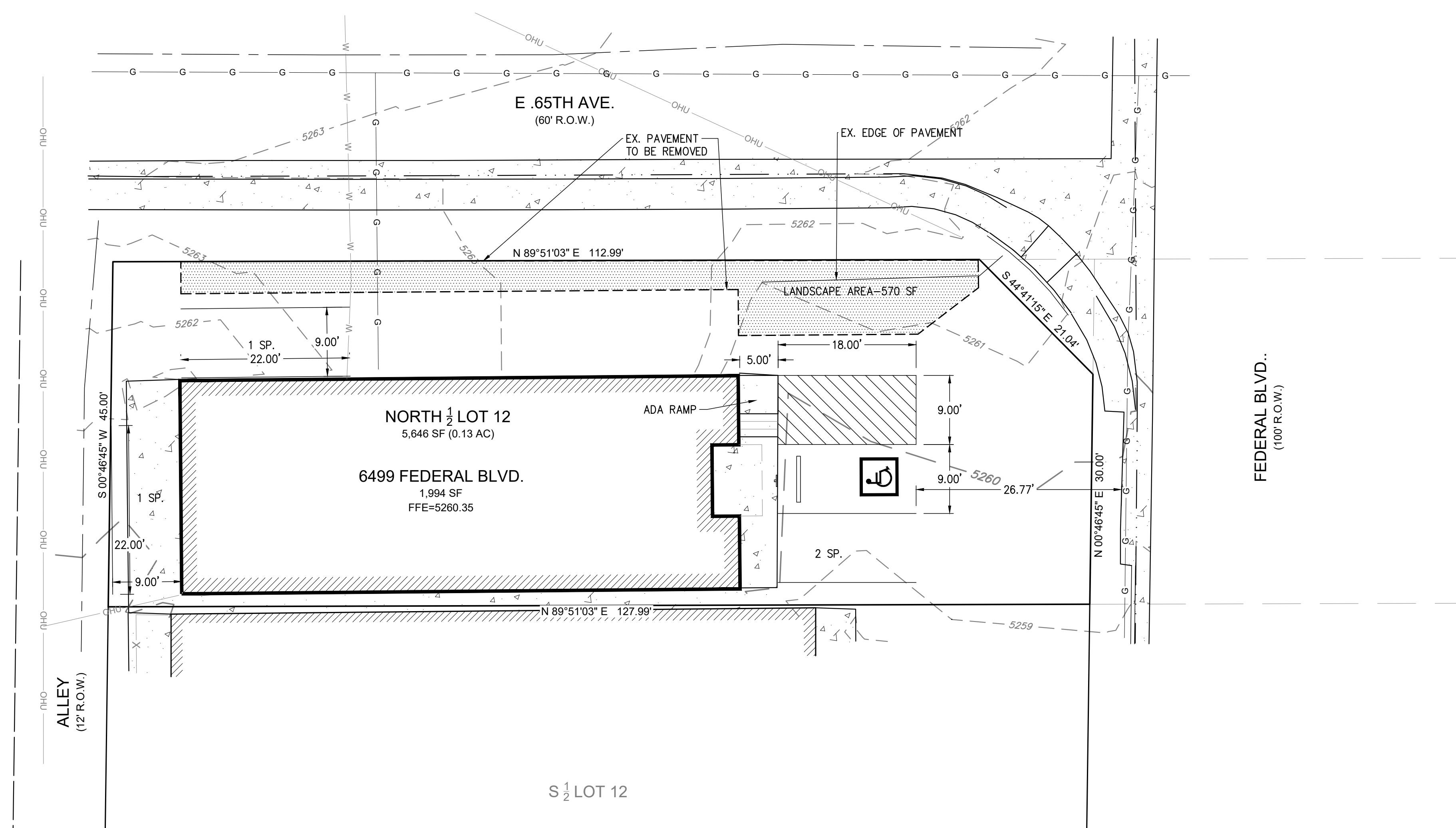
A handwritten signature in blue ink, appearing to read 'A. Thompson', with a long horizontal flourish extending to the right.

Aaron Thompson

Cc: Andy Bouayad, Deena, LLC

6499 FEDERAL BLVD. SITE PLAN

NORTH 1/2 LOT 12, BLOCK 3 HILLSBOROUGH
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



Aperio
Property Consultants, llc
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000
MARCH 16, 2026
SITE PLAN
1

WARRANTY DEED

THIS DEED, Made this **May 22, 2015** between

Sharon L. Mercado

of the County of Adams, State of Colorado, grantor and

SDF \$20.00

Deena LLC, a Colorado limited liability company

whose legal address is: 7299 South Flanders Street, Centennial, CO 80016 of the County of Arapahoe, State of Colorado, grantee(s).

WITNESSETH, That the grantor for and in consideration of the sum of **TWO HUNDRED THOUSAND DOLLARS AND NO/100'S (\$200,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Adams**, and State of **COLORADO**, described as follows::

North Half of Lot 12, Block 3, Hillsborough, according to plat recorded March 21, 1928, in Plat Book 3 at Page 78,

EXCEPT that portion conveyed to the County of Adams, State of Colorado by Warranty Deed at Page 405 of Resolution Accepting Deed recorded May 08, 1990 at Reception No. 942862 in Book 3672, Pages 404-406,

County of Adams, State of Colorado.

also known by street and number as **6499 Federal Blvd., Denver, CO 80221**


TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, **except for taxes for the current year, a lien but not yet due and payable, and subject only to the matters described in Exhibit A attached hereto and incorporated herein by this reference.**

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

SELLER:


Sharon L. Mercado

STATE OF COLORADO
COUNTY OF DENVER

}SS:

The foregoing instrument was acknowledged before me this **May 22, 2015**, by **Sharon L. Mercado**

Witness my Hand and Official Seal
My Commission expires: **7-21-2015**


Notary Public

KATE DENNIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034024145
MY COMMISSION EXPIRES JULY 21, 2015

EXHIBIT A

1. Taxes and assessments for the year 2015 and subsequent years, a lien not yet due and payable.
2. Any and all notes, easements and recitals as disclosed on the recorded plat of Hillsborough recorded March 21, 1928 in Plat Book 3 at Page 78.

LEGAL DESCRIPTION

6499 FEDERAL BLVD.

THE NORTH ½ OF LOT 12, BLOCK 3, HILLSBOROUGH SUBDIVISION, ACCORDING TO PLAT RECORDED MARCH 21, 1928, IN PLAT BOOK 3 AT PAGE 78.

EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF ADAMS, STATE OF COLORADO, BY WARRANTY DEED AT PAGE 405 OF RESOLUTION ACCEPTING DEED RECORDED MAY 8, 1990 AT RECEPTION NO. 942862 IN BOOK 3672, PAGES 404-406, COUNTY OF ADAMS, STATE OF COLORADO.



Statement Of Taxes Due

Account Number R0100557

Parcel 0182505321026

Assessed To

DEENA LLC
7299 S FLANDERS ST
CENTENNIAL, CO 80016-2119

Legal Description

SUB:HILLSBOROUGH BLK:3 DESC: N2 LOT 12 EXC RD

Situs Address

6499 FEDERAL BLVD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2025	\$14,043.22	\$0.00	\$0.00	(\$7,021.61)	\$7,021.61
Total Tax Charge					\$7,021.61
First Half Due as of 03/17/2026					\$0.00
Second Half Due as of 03/17/2026					\$7,021.61

Tax Billed at 2025 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.7150000	\$452.52	COMM LND MERCHANDIS	\$56,030	\$15,130
CRESTVIEW WATER & SANITATIO	3.0010000	\$365.55	MERCHANDISING	\$395,117	\$106,680
ADAMS COUNTY FIRE PROTECTIO	17.2700000	\$2,103.66	Total	\$451,147	\$121,810
GENERAL	23.3550000	\$2,844.88			
HYLAND HILLS PARK & RECREAT	5.1530000	\$627.69			
RETIREMENT	0.3140000	\$38.25			
ROAD/BRIDGE	1.3000000	\$158.35			
DEVELOPMENTALLY DISABLED	0.2570000	\$31.31			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$12.18			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$109.63			
SOCIAL SERVICES	2.2530000	\$274.44			
Taxes Billed 2025	57.6180000	\$7,018.46			

Tax Billed at 2025 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
SD 50 BOND (Westminster)	7.0190000	\$854.98	COMM LND MERCHANDIS	\$56,030	\$15,128
SD 50 GENERAL (Westminster)	50.6510000	\$6,169.78	MERCHANDISING	\$395,117	\$106,682
Taxes Billed 2025	57.6700000	\$7,024.76	Total	\$451,147	\$121,810

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160