



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: La Paiza Tire & Service Outdoor Storage

Case Number: RCU2026-00026

June 25, 2026

The Adams County Board of Adjustment is requesting comments on the following application: **A Conditional Use Permit to allow outdoor storage in an area equal to 100% of the building area within the Commercial-5 zone district.**

This request is located at 7000 Pecos St. The Assessor's Parcel Number is 0182504100003.

Owner Information: Alberto Rocha  
7000 Pecos St

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 July 22, 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 ECohee@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](http://www.adamscountyco.gov/landuse).

*Si usted tiene preguntas, por favor escribanos un correo electrónico a [cedespanol@adamscountyco.gov](mailto:cedespanol@adamscountyco.gov) 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.

*Erin Cohee*

Erin Cohee  
Planner I

---

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



# CONDITIONAL USE PERMIT

Conditional uses are those uses which are presumptively compatible with other land uses authorized or permitted in a zone district, but, if approved, will require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, conditional uses may require the imposition of conditions to ensure the number and type of conditional uses and their location, design, and configuration are appropriate at a particular location.

## Required Checklist Items

- Development Application Form (pg. 5)
- Written Explanation
- Site Plan
- Landscape Plan
- Proof of Ownership (warranty deed or title policy)
- Proof of Water, Sewer Services, and Utilities
- Legal Description
- Statement of Taxes Paid
- Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. **\*Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day ([CEDD-Plan@adcogov.org](mailto:CEDD-Plan@adcogov.org)) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day ([CEDD-ENG@adcogov.org](mailto:CEDD-ENG@adcogov.org)) to determine whether a Level 1 Storm Drainage Study is necessary

If you are applying for any of the following applications, please contact the Planner of the Day:

- Solid waste transfer station
- Scrap tire recycling facility
- Inert fill

| Fees Due When Application is Deemed Complete |                                                                                                                    |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| Conditional Use Permit                       | Residential Use: \$1,200 (Additional Requests: \$400)<br>Non-Residential Use: \$1,400 (Additional Requests: \$600) |

## **Conditional Use - Guide to Development Application Submittal**

This application shall be submitted electronically to [epermitcenter@adcogov.org](mailto: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](http://www.permits.adcogov.org).

### **Written Explanation**

- A clear and concise description of the proposal. Please include description of use, time frame, purpose of project, proposed improvements, and all other relevant details.

### **Site Plan**

- A detailed drawing of existing and proposed improvements, including:
  - Streets, roads, and intersections
  - Driveways, access points, and parking areas
  - Existing and proposed structures, wells, and septic systems,
  - Easements, utility lines, and no build or hazardous areas
  - Scale, north arrow, and date of preparation
- Parking: must meet the quantity, dimensional standards and other requirements outlined in Section 4-15
- An Improvement Location Certificate or Survey may be required during the official review
- Elevations

### **Landscape Plan**

- Landscaping must meet the requirements outlined in Section 4-19 of the Adams County Development Standards and Regulations
- Landscape plan must include:
  - Number, installation size, and location of each plant type
  - Landscape maintenance plan
  - Bufferyards: identify the uses of adjacent properties and incorporate the correct bufferyard between existing and proposed use

### **Proof of Ownership**

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

### **Proof of Water/Sewer/Utilities**

#### **Water**

- A written statement from the appropriate water district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

#### **Sewer**

- A written statement from the appropriate sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

#### **Utilities (Gas, Electric, etc.)**

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

### **Legal Description**

- Geographical description used to locate and identify a property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

**Statement of Taxes Paid**

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office or visit ADCOTAX.COM

**Trip Generation Analysis (TGA)**

- This analysis should be conducted by a traffic engineer and should include total vehicle trips per day and peak hour volumes generated by the proposed development.
- A Traffic Impact Study may be required after the first review.

**SUPPLEMENTAL:****Neighborhood Meeting Summary**

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.

**Level 1 Storm Drainage Study**

- If the proposed conditional use permit involves paving, construction of any structures, grading of property, outdoor storage of materials (gravel piles included) or otherwise increasing the impervious area of a site, a Level 1 Storm Drainage Study will be required.
- This plan should be prepared in accordance with the "Level 1 Storm Drainage Plan" criteria as defined in Appendix item B-3 of the Adams County Development Standards and Regulations. Most importantly, it needs to clearly identify a viable storm outfall location, and floodplain/floodway boundaries.



## 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:                     | 7000 Pecos St                              |
| City, State, Zip:            | Denver CO 80221                            |
| Area (acres or square feet): | 0.4300                                     |
| Tax Assessor Parcel Number   | 0182504100003                              |
| Existing Zoning:             | C-5                                        |
| Existing Land Use:           | Storage                                    |
| Proposed Land Use:           | Storage 100% 237.19ft Perimeter (3087sqft) |

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

## Conditional Permit Application

Case #: VIO2025-01685

Property: 7000 Pecos St 80221

We are applying for the Conditional Permit for storage. Currently the code we are violating is code 3-24-02. This is a commercial zone 5. In a commercial zone 5 we are only allowed to use 25% our building area. The approximate perimeter of the building 237.19ft. Currently 25% of this is 59.29ft. We would like to apply for the 100% storage that would make it 237.19ft. The total storage are is 314.86ft. This is all for our tires that we sell for retail. We do not hold any other items in these storage areas.

Robin Rocha

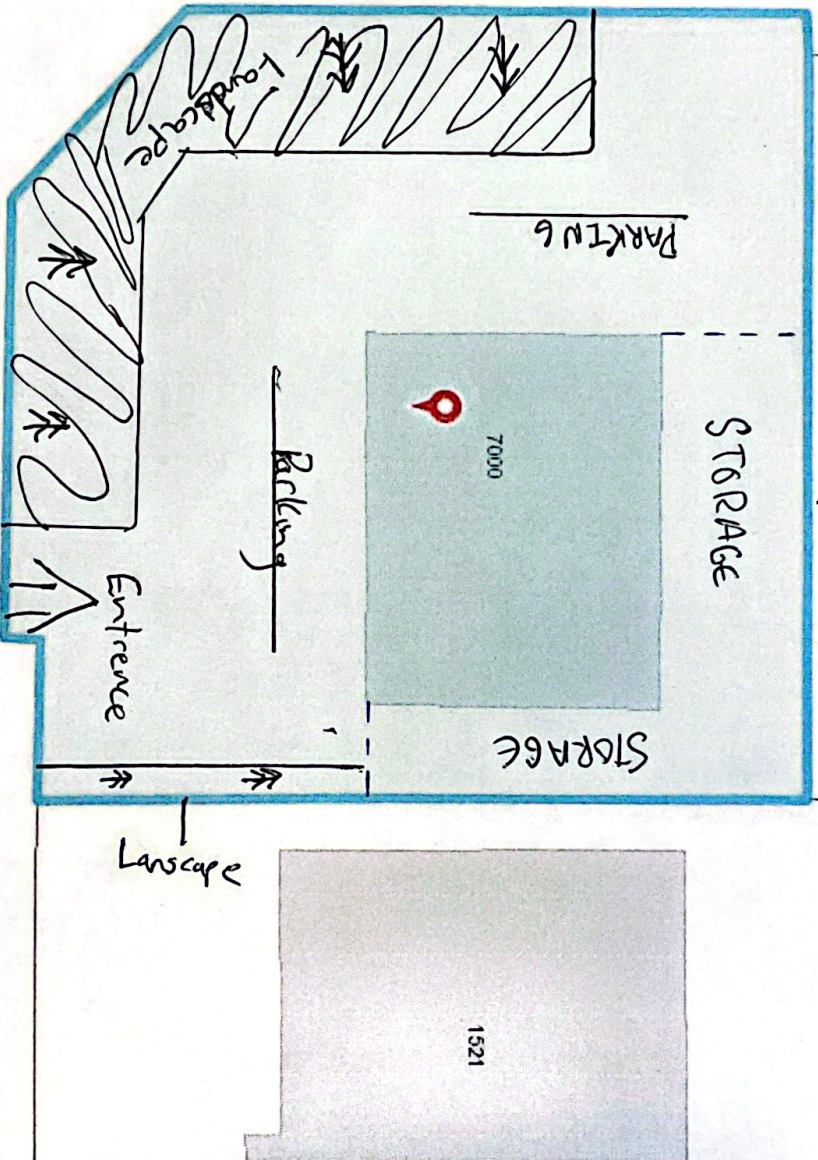


ADAMS COUNTY  
COLORADO

## Adams County Map

Fence = - - - -  
Tree =

Building Perimeter Approximately 237.19 Ft



-Samuel Dr

Pecos St

W 70th Ave

0.0

0

0.01

0.0 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

1: 381



- ☐ Parcels
- ☐ County Boundary

### Legend

- Address
- Highways (< 1,000)
- Interstate
- Highway
- Tollway
- Building
- County Parks and Open Space
- Cities
  - Arvada
  - Aurora
  - Bennett
  - Brighton
  - Commerce City
  - Federal Heights
  - Lochbuie
  - Northglenn
  - Thornton
  - Westminster
- Small Lakes
- Major Lakes
- Rivers
  - Canal
  - Ditch
  - Primary Creek
  - River
  - Secondary Creek
  - Stream

