



## Request for Comments

Case Name: Trailer World Variances  
Case Number: PRA2021-00001

July 13, 2021

The Adams County Board of Adjustment is requesting comments on the following applications: **1. Variance to allow a commercial vehicle sales use to operate with only access on a local street (VSP2018-00037); 2. Variance to allow a lot to be less than 1 acre in area in the I-1 zone district (VSP2021-00014).** This request is located at 1610 Denver Avenue, on Assessor's Parcel Numbers: 0181936438002 and 0181936438003. The applications are also in connection to an ongoing subdivision application on these properties.

Owner Information: TERRI SUSAN AND DAVID A. COLABELLO  
532 TOLEDO ST  
AURORA, CO 80011

Please forward any written comments on this application to the Community & Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by August 3, 2021 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@adcogov.org](mailto:GJBarnes@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. 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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Greg Barnes  
Planner III

BOARD OF COUNTY COMMISSIONERS

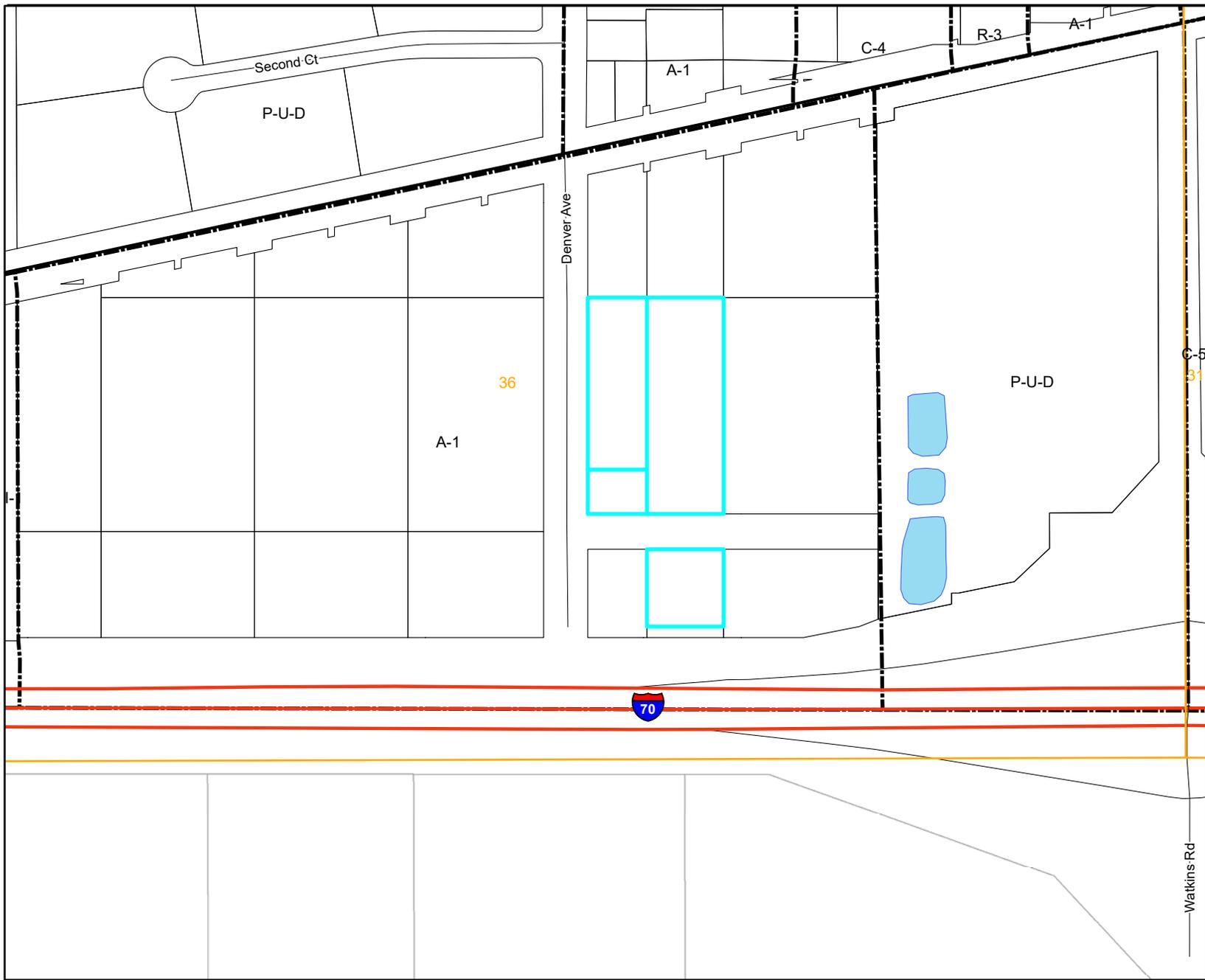
Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



**Legend**

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

**Trailer World Variances**

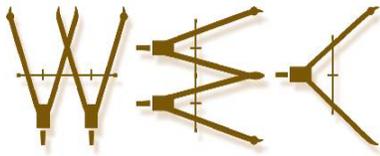
**PRA2021-00001**



For display purposes only.

AD TY

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



**WESTERN ENGINEERING CONSULTANTS,**  
127 S Denver Ave. Fort Lupton, CO 80621  
2501 Mill Street, Brush, CO 80723  
Office: 720-685-9951  
Cell. 303-913-7341, Fax 720-294-1330  
Email: chadwin.cox@westerneci.com  
**Inc LLC**

May 13, 2021

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

**RE: VARIANCE HARDSHIP NARRATIVE LETTER for TRAILER WORLD (1610 Denver Ave. Watkins, CO)**

Dear County Staff:

Western Engineering Consultants Inc. LLC (WEC) is providing this Variance Hardship Narrative on behalf of the Applicant and proposed business Trailer World.

- The Original Watkins Plat is attached for reference – recorded September 1926.
- The second attachment is a Land Survey Plat prepared by American West Land Survey Company dated July 17, 2017 regarding the parcels owned by the Applicant.
- The third attachment is titled “Trailer World”, a proposed re-subdivision of Blocks 29 and 36.

The Applicants property (this project) is separated by existing Fourth Street right of way and proposed on Blocks 29 and 36 of the original Watkins Plat, located in unincorporated Watkins, Adams County.

Specifically for this Variance – Existing Parcels D and E are located in Block 36 and are approximately 0.821 acres.

The property is currently zoned A1. The re-zoning application is for I-1 zoning which is required for the use proposed (RV Trailer Sales), but an I-1 Zone requires a minimum lot size of 1.0 acres (Item 1).

**A Variance from Industrial I-1 Performance Standard 4-11-02-02- item #1 is herein requested.**

The property (Parcels D and E) are bound on the west by open pasture (Ag zone), to the North unimproved Fourth Street and Parcels A-B-C of this project, to the east vacated Elgin Street and an undeveloped and unfarmed Ag zoned parcel, and to the South Interstate I-70.

It is the applicant’s desire to proceed to develop this property for their business. David and Terri Colabello own Parcels A-B-C-D-E and are proposing to replat them as Lots 1 and Lot 2 as shown in the attached plat.

Specifically per the Variance Application, the following items are answers to the provided questions:

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

*Response: The primary physical constraint relates to the original Watkins plat that appears to have been segregated by Interstate 70 creating small parcel sizes for those original blocks that were modified per said CDOT ROW. Block 29 is 775.65 feet in length (3.463 acres in size) whereas Block 36 is only 205.48 feet in length.*

*Lot 2 (Parcels D & E) total only 0.821 acres which disallows said property from meeting Industrial I-1 minimum Lot size of 1.0 acres. An alternative would be if Fourth Street was vacated then proposed Lots 1 and 2 could be combined exceeding the 1.0 acre Industrial criterion. However the parcel east of Block 36 has no other form of public frontage (i.e. Right of Way) and therefore at this time Fourth Street cannot be vacated.*

2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district.

*Response: Yes. The original platted size of Block 36 was reduced by CDOT ROW for Interstate 70, otherwise it would meet Zone I-1 criteria #1. Some other neighboring properties have direct access to Highway 36 (Colfax) and thus could achieve meeting Performance Standard 4-09-02-11-02 Item #2. Circumstance #2 relates to the original Watkins plat parcel sizes and location of undeveloped Fourth Street.*

*The noted physical circumstances are combined with the Zoning Code irregularity explanation that follows. The current Adams County Zoning Code does not have a specific use for RV Sales which relegates RV Sales to be categorized in the County Planning purview to the next similar use which is Auto Sales (a Heavy retail and Heavy Service Use). Heavy retail requires a zoning of I-1.*

3. Granting the variance will not confer on the applicant any special privilege.

*Response: Granting of this variance request will not confer any special privilege to the applicant, and instead will relieve an existing physical constraint created by the Federal Government when Interstate I-70 right of way was acquired at the expense of Block 36 standard size.*

4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with regulations.

*Response: Agreed, the existing physical constraint created by the Federal Government when Interstate I-70 right of way was acquired at the expense of Block 36 standard size and is the sole reason Parcels D and E (proposed Lot 2) do not total 1.0 acre minimum.*

5. The special circumstances or hardship is not self-imposed.

*Response: The hardship is not self-imposed, but rather the culmination of prior platting and Watkins incorporation and ultimately un-incorporation, the State Highway system, and the current Comprehensive Plan. All of which occurred several years if not decades prior.*

6. That the variance, if granted, will be in harmony with the general purpose and the intent of the Adams County regulations and with the Adams County Comprehensive Plan.

*Response: The variance if granted will relieve a Physical constraint that cannot meet a current Performance Standard, due to the fact that lot area is 0.821 acres. The proposed development is consistent with the current Adams County Comprehensive Plan.*

7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.

*Response: The Variance if granted will not cause substantial detriment to the public good or impair the intent of Adams County standards and Regulations. The Variance, if granted will relieve a condition created by the Federal Government.*

*This property and project will provide additional tax revenue for Adams County and provide an improvement to an otherwise vacant and dormant area. Further, the proposed development will add value to a stagnant neighborhood and could be the catalyst for future and additional development and infrastructure improvements.*

8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.

*Response: The Variance, if granted, only resolves a minimum lot size that was originally adequate prior to the capture of Interstate 70 right of way.*

*The Variance if granted would not permit a use that is otherwise not allowed. An RV Sales use by definition does not exist in Adams County Code whereas several RV Sales operations exist in Adams County.*

*Platting and zoning will remain to be completed through Adams County public processes. This Variance request simply resolves a minimum lot size requirement for I-1 Zone District.*

You may have additional questions, please do not hesitate to contact me,



Western Engineering Consultants inc., LLC  
Chadwin F. Cox, P.E.  
Senior Project Manager

Encl:     Watkins Plat (September 1926)  
          Land Survey Plat (July 17, 2017)  
          Trailer World, a Re-subdivision of Blocks 29 and 36

# TRAILER WORLD

A re-subdivision of Block 29 and part of Block 36,  
Town of Watkins, located in the Southeast 1/4 of Section 36,  
Township 3 South, Range 65 West of the 6th P.M.,  
County of Adams, State of Colorado.

Sheet 1 of 2

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT TERRI SUSAN COLABELLO AND DAVID A. COLABELLO, BEING THE SOLE OWNERS OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRICIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF BLOCK 29, TOWN OF WATKINS AS SHOWN ON THE PLAT RECORDED SEPTEMBER 22, 1926 AS RECEPTION NO. 513 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO AND THAT PORTION OF VACATED ALLEY, THIRD STREET AND ELGIN STREET AS DESCRIBED IN DOCUMENT RECORDED JANUARY 10, 2008 AS RECEPTION NO. 2008000055212, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF VACATED ELGIN STREET AND THE SOUTH LINE OF BLOCK 29, TOWN OF WATKINS, THENCE NORTH 00°09'40" WEST, COINCIDENT WITH SAID CENTERLINE TO THE CENTERLINE OF VACATED THIRD STREET; THENCE NORTH 89°54'31" WEST, COINCIDENT WITH SAID CENTERLINE, A DISTANCE OF 307.93 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 29; THENCE SOUTH 00°11'17" EAST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 489.91 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 29; THENCE SOUTH 89°51'35" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID BLOCK 29 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 307.71 FEET TO THE TRUE POINT OF BEGINNING.

AND;

THE EAST HALF OF BLOCK 36, TOWN OF WATKINS AS SHOWN ON THE PLAT RECORDED SEPTEMBER 22, 1926 AS RECEPTION NO. 513 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO AND THAT PORTION OF VACATED ALLEY, THIRD STREET AND ELGIN STREET AS DESCRIBED IN DOCUMENT RECORDED JANUARY 10, 2008 AS RECEPTION NO. 2008000055212, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF VACATED ELGIN STREET WITH THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 70; THENCE NORTH 00°09'40" WEST, COINCIDENT WITH SAID CENTERLINE, A DISTANCE OF 205.48 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 36; THENCE NORTH 89°51'35" WEST, COINCIDENT WITH SAID NORTH LINE AND THE EASTERLY EXTENSION THEREOF, TO THE INTERSECTION OF THE CENTERLINE OF A VACATED ALLEY; THENCE SOUTH 00°12'22" EAST, COINCIDENT WITH SAID CENTERLINE, A DISTANCE OF 206.42 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 70; THENCE NORTH 89°49'52" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 173.50 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 186,611 SQUARE FEET OR 4.284 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT AND PLATTED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TRAILER WORLD.

\_\_\_\_\_

TERRI SUSAN COLABELLO

\_\_\_\_\_

DAVID A. COLABELLO

ACKNOWLEDGEMENT

COUNTY OF \_\_\_\_\_ }  
STATE OF \_\_\_\_\_ } SS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: TERRI SUSAN & DAVID A. COLABELLO

\_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT APPROVAL:

APPROVED BY THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

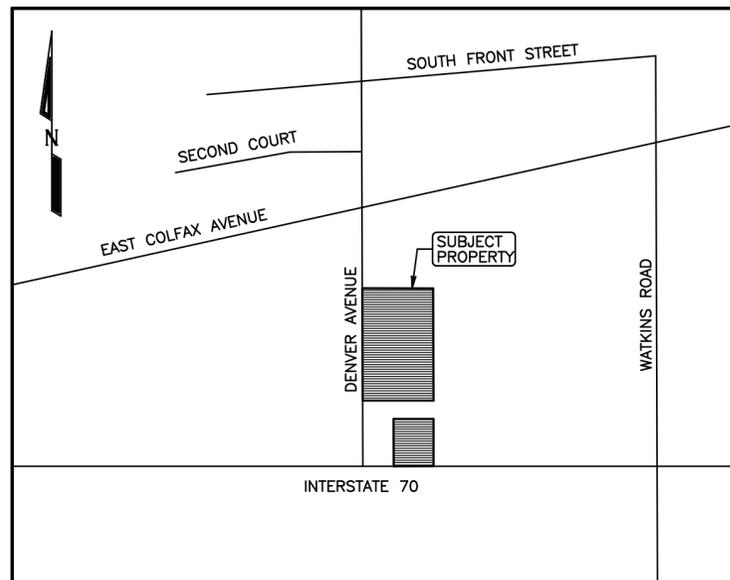
\_\_\_\_\_ DATE \_\_\_\_\_

DEVELOPMENT SERVICES MANAGER

SURVEYOR'S STATEMENT:

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

CURTIS D. HOOS, PLS 37971  
FOR AND ON BEHALF OF:  
AMERICAN WEST LAND SURVEYING CO.  
A COLORADO CORPORATION



VICINITY MAP: NTS

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_

CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_

CHAIRMAN

NOTES:

1) BASIS OF BEARING: THE CENTERLINE OF VACATED ELGIN STREET IS ASSUMED TO BEAR NORTH 00°09'40" WEST AS MONUMENTED HEREON, WITH ALL BEARINGS SHOWN HERON RELATIVE THERETO.

2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.

5) AMERICAN WEST LAND SURVEY CO. RELIED UPON TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY DATED MAY 5, 2021, ORDER NO. K70534133 FOR INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

6) ALL DISTANCES SHOWN HEREON ARE MEASURED GROUND DISTANCES REPORTED IN U.S. SURVEY FEET.  
7) THIRD STREET, ELGIN STREET, AND THE ALLEYS WITHIN BLOCKS 20, 29, AND 36, IN THE TOWN OF WATKINS AS SHOWN HEREON WERE VACATED BY ZONING HEARING DECISION RECORDED JULY 10, 2008 AS RECEPTION NO. 2008000055212 AND RE-RECORDED NOVEMBER 17, 2008 AS RECEPTION NO. 2008000090652.

8) TEN FOOT WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ABUTTING ALL PUBLIC STREETS AND AROUND THE PERIMETER OF EACH LOT. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS WITHIN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

STORM DRAINAGE FACILITIES STATEMENT:

THE POLICY OF THE COUNTY REQUIRES MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

CLERK & RECORDER'S CERTIFICATE:

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO,

AT \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_ COUNTY CLERK AND RECORDER

INSTRUMENT NO. \_\_\_\_\_

PO Box 129, Brighton, CO 80601 \* P:303-659-1532 F:303-655-0575 \* amwestls.com

REVISION	DATE	SCALE 1" = 80'
		DATE: MAY 16, 2021
		DRAWN BY: CDH
		CHECKED BY: MJH
		CLIENT: WECL
		JOB NO: 21-

FILE: F:\SURVEYS\W-Z\Watkins\TRAILER WORLD\_SUB\_REV09082020.pro

