



Request for Comments

Case Name: Little Mario's Setback Variance

Case Number: VSP2023-00022

September 6, 2023

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow a 10-foot rear setback in the Commercial-5 zone district where a minimum rear setback of 15-feet is required** This request is located at 56841 E COLFAX AVE. The Assessor's Parcel Number is 0181333423006.

Owner Information: VARGAS MANUEL AND
VARGAS DEBBIE
750 S EXMOOR RD
BYERS, CO 801039821

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 **09/29/2023** 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 DDeBoskey@adcogov.org.

Once comments have been received and the staff report written, the staff report 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.

Thank you for your review of this case.

David DeBoskey
Planner II

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

April 18, 2023

Adams County Community & Economic
Development Department.
Building Permit Number # BDP22-1981
Little Mario's Mexican Food
56841 E. Colfax Ave.
Strasburg, CO 80103

To Whom It May Concern,

I am the project manager from EG Studio, LLC. I am in charge of all the building permit due-diligence for the new east building addition, tenant finish, new kitchen, and rear setback encroachment variance for the Little Mario's Mexican Food restaurant project. I'm also acting on behalf of the property and business owners.

This is a formal request of a variance for a 9'-0" rear setback encroachment. The need for this encroachment is due to the original build from the 1950's having been set on the north side of the property, right in the middle. As a result, the addition can only be constructed on the east side with the minimum square footage footprint needed for the adequate operation of the restaurant business, thereby resulting in a 9'-0" encroachment of the rear set back.

This encroachment variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations. On the contrary, the creation of this new restaurant will help in the renovation and beautification of that section of East Colfax Ave. that has been blighted for some time now.

Please see attached:

Land Survey Plat.
Site Plan.

Photo of Existing Building and Conceptual Rendering of the New Restaurant Building.

Please let me know if you have any questions.

Sincerely,



Jorge Eguiarte
Project Manager
EG Studio, LLC
863 Santa Fe Dr.
Denver, CO 80204
jorge@egsfa.com
720-232-5975



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input checked="" type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

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:	56841 E COLFAX AVE
City, State, Zip:	Strasburg, CO 80103
Area (acres or square feet):	0.2200 (9,583.20)
Tax Assessor Parcel Number	0181333423006
Existing Zoning:	C-5
Existing Land Use:	Office
Proposed Land Use:	Restaurant

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

NEW EAST SIDE ADDITION 56841 E. COLFAX AVE. CDOT ACCESS PERMIT

A PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
LOTS 46-48, BLOCK 1, GRANDVIEW ADDITION TO STRASBERG, CITY OF STRASBURG, COUNTY OF ADAMS, STATE OF COLORADO.
(LOCATED AT: 56841 EAST COLFAX AVENUE)



CIVIL | SURVEY | PLANNING | LANDSCAPE
3461 RINGSBY CT., SUITE #125
DENVER, CO 80216

2727 N. CASCADE AVE., SUITE #160
COLORADO SPRINGS, CO 80907

720.594.9494
INFO@ALTITUDELANDCO.COM
WWW.ALTITUDELANDCO.COM

NEW EAST SIDE ADDITION
56841 E. COLFAX AVE.
CDOT ACCESS PERMIT
ADDRESS: 56841 EAST COLFAX AVENUE, STRASBURG, CO 80136
CITY OF STRASBERG, COUNTY OF ADAMS, STATE OF COLORADO

22-059

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NO. DATE REVISION: BY

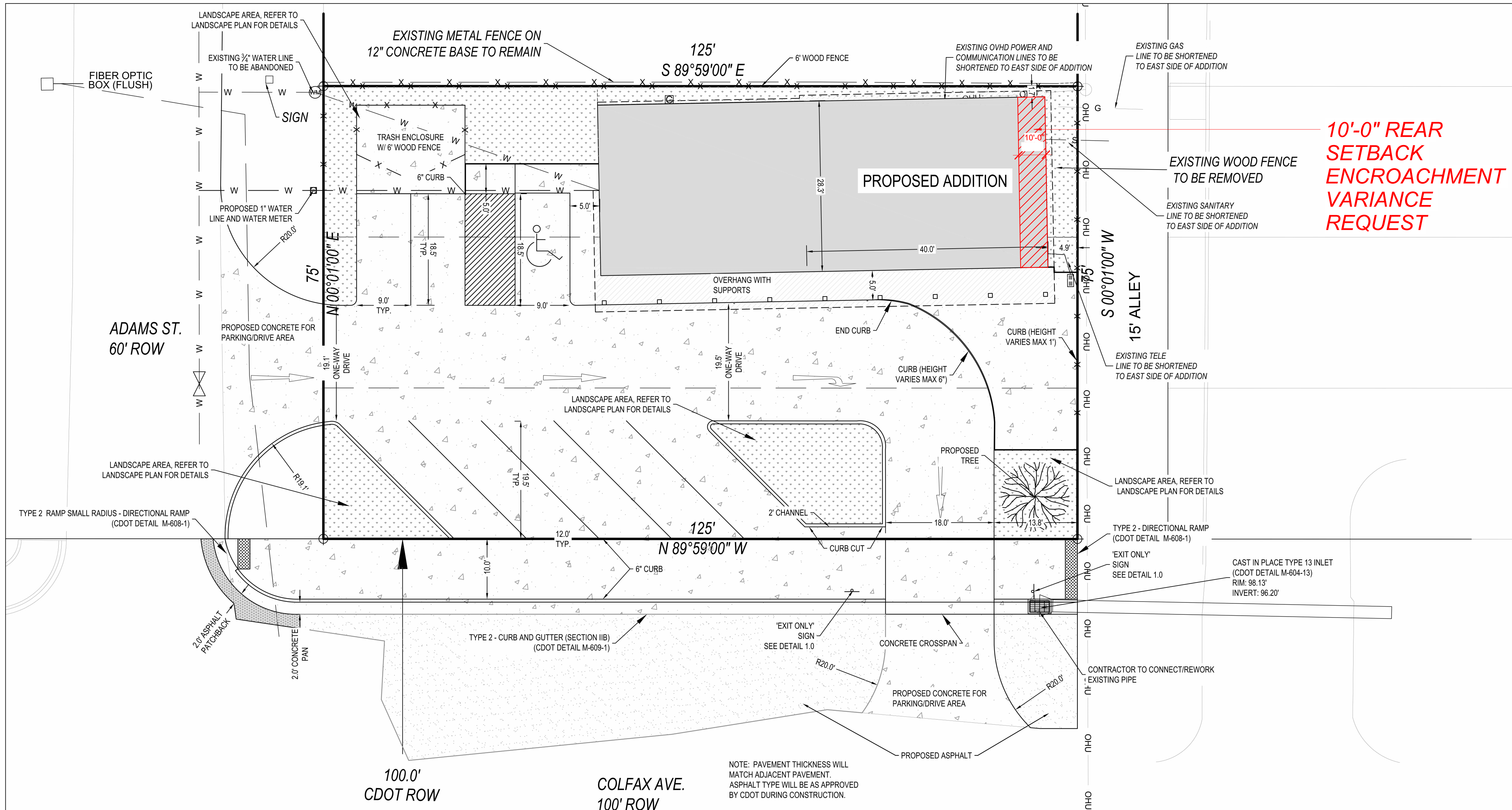
DATE: 06.01.2022
DRAWN BY: MJH
CHECKED BY: SCC

SITE PLAN

CD3.0

SHEET 1 OF 2

NEW ADDITION 56841 E. COLFAX AVE. - SITE DEVELOPMENT PLAN



GENERAL CDOT NOTES:

- ANY WORK WITHIN CDOT RIGHT-OF-WAY MUST BE PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN THE LATEST EDITIONS OF THE STANDARD PLANS, M & S STANDARDS, CDOT COLORADO HIGHWAY SPECIFICATIONS, AND ANY NEW AND REVISED STANDARDS AND SPECIFICATIONS. MOREOVER, ANY SUCH WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROJECT SPECIAL PROVISIONS AND STANDARD SPECIAL PROVISIONS.
- WHERE IT IS REQUIRED TO CUT EXISTING PAVEMENT, THE CUTTING SHALL BE DONE TO A NEAT WORK LINE, FULL DEPTH WITH A PAVEMENT-CUTTING SAW.
- FOR PRELIMINARY PLAN QUANTITIES OF PAVEMENT MATERIAL, THE FOLLOWING RATES OF APPLICATION WERE USED: AGGREGATE BASE COURSE (CLASS 6) @133 LBS / FT3 HMA @110 LBS / SQ. YD. / NCH. TACK COAT DILUTED EMULSIFIED ASPHALT (SLOW SETTING) @0.10 GAL / SQ. YD. (DILUTED)
- A TACK COAT IS REQUIRED BETWEEN LAYERS OF BITUMINOUS PAVEMENT. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 1 PART WATER. RATES OF APPLICATION SHALL BE 0.10 GAL / SQ. YD. (DILUTED) OR AS DETERMINED BY THE ENGINEER AT THE TIME OF APPLICATION.
- ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE A SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED FULL-WIDTH BEFORE A SUCCEEDING LAYER IS PLACED.
- PATCHING SHALL BE TO THE DEPTH OF THE SURROUNDING EXISTING PAVEMENT AS DIRECTED BY THE ENGINEER. THE TOP LIFT OF PATCHING SHALL CONFORM TO THE REQUIREMENTS OF HMA (GRADING SX) (100) (PG 76-28). LOWER LIFTS SHALL CONFORM TO THE REQUIREMENTS OF HMA (GRADING SX) (100) (PG 76-R8) OR HMA (GRADING S) (100) (PG 64-22). THE MINIMUM AND MAXIMUM LIFT THICKNESSES SHALL BE 2 AND 3 INCHES, RESPECTIVELY, FOR HMA (GRADING SX) (100) (PG 76-28) AND 2.25 AND 3.5 INCHES, RESPECTIVELY, FOR HMA (GRADING S) (100) (PG 64-22). THE THICKNESS OF EACH LIFT SHALL BE LESS THAN OR EQUAL TO THE THICKNESS OF LIFT DIRECTLY BENEATH IT. ALL PATCHING SHALL BE PER THE ENGINEER.
- HOT MIX ASPHALT SHALL NOT BE SUBJECT TO INCENTIVE OR DISINCENTIVE PAYMENT.
- PAVEMENT SMOOTHNESS SHALL BE EVALUATED PER SECTION 105.07 HA) 2 OF THE 2019 CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- AGGREGATE BASE COURSE CLASS 6 SHALL BE UNDERLAIN BY TWO FEET OF MINIMUM R-20 MATERIAL.
- AGGREGATE BASE COURSE CLASS 6 SHALL EXTEND FOR A DISTANCE OF ONE FOOT BEHIND THE BACK FACE OF THE CURB AS REQUIRED IN [HTTPS://WWW.CODOT.GOV/BUSINESS/DESIGNSUPPORT/BULLETINS_MANUALS/ROADWAY-SE3IGN-GUIDE/CHAP-4-TYP-SECS-ONLY/VIEW](https://www.codot.gov/business/designsupport/bulletins_manuals/roadway-se3ign-guide/chap-4-typ-secs-only/view).
- BASES OF CUTS AND FILLS SHALL BE MOISTURE CONDITIONED TO A MINIMUM DEPTH OF 6 INCHES BELOW THE BOTTOM OF PROPOSED AGGREGATE BASE COURSE.
- TO PROVIDE FOR ADEQUATE SULFATE RESISTANCE IN ALL CONCRETE SUPPLIED, SEVERITY OF POTENTIAL EXPOSURE SHALL BE CLASS 2 FOR THIS PROJECT. IMPORTED EMBANKMENT/FILL SHALL HAVE SULFATE LEVELS LESS THAN 2 PERCENT (WATER-SOLUBLE SULFATE (SO4) IN DRY SOIL. THE SULFATE LEVELS OF IMPORTED EMBANKMENT SHOULD NOT BE GREATER THAN THOSE CORRESPOND TO THE SEVERITY OF SULFATE EXPOSURE SPECIFIED.
- ALL COMPACTION WITHIN THE SH040C PAVEMENT PRISM AND WITHIN CDOT ROW SHALL BE PER SECTION 203 OF THE 2019 CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL MATERIAL PLACED IN CDOT ROW SHALL FOLLOW THE TESTING PROTOCOL(S) OUTLINED IN THE LATEST FIELD MATERIALS MANUAL WHICH IS AVAILABLE HERE:[HTTPS://WWW.CODOT.GOV/BUSINESS/DESIGNSUPPORT/MATERIALS-AND-GEOTECHNICAL/MANUALS/2021-FMM](https://www.codot.gov/business/designsupport/materials-and-geotechnical/manuals/2021-fmm)

GENERAL NOTES:

- ALL TOPOGRAPHIC AND PLANIMETRIC INFORMATION CONTAINED HEREIN WAS GATHERED IN THE FIELD IN MAY, 2021 BY MORNINGSTAR SURVEYING, LLC.
- UTILITIES SHOWN HEREON ARE BASED ON GRAPHICAL EVIDENCE, UTILITY MAPS FROM THE GOVERNING JURISDICTIONS AND SURVEYED EVIDENCE IN THE FIELD.
- SITE ADDRESS IS: 56481 E. COLFAX AVE. STRASBURG, CO 80136.
- SITE BENCHMARK IS: SITE BENCHMARK IS BASED ON A FOUND SET CHISELED CROSS IN TOP BACK CURB ON NORTHWEST CORNER OF THE INTERSECTION OF ADAMS ST. AND E. COLFAX AVE. ASSUMED ELEVATION= 100.00'.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON PLAT RECORD BEARING BETWEEN FOUND REBARS WITH YELLOW PLASTIC CAPS MARKED "RM BAYER & ASSOC. PLS 6973" AT LOTS 32/33 BLOCK 1.
- CONTRACTOR SHALL SLOPE ALL FINED GRADES DOWN AWAY FROM ALL BUILDING DOOR LOCATIONS, AS SHOWN.
- PAVING SPECIFICATIONS TO BE DETERMINED BY GEOTECHNICAL ENGINEER

DOWNSPOUT / DRAINAGE NOTES:

- RE-GRADING OF THE PRIMARY STREET SETBACK AREA SHALL NOT RESULT IN A DIFFERENCE BETWEEN ORIGINAL AND FINISHED GRADE OF MORE THAN 1 FOOT AT ANY POINT THAT IS WITHIN 10 FEET OF THE PRIMARY STREET ZONE LOT LINE, EXCEPT AS SPECIFICALLY PERMITTED IN SECTION 10.6.5 OF DZC.
- RE-GRADING OF SIDE INTERIOR SETBACK AREAS IS NOT PERMITTED EXCEPT AS DESCRIBED IN SECTION 10.6.6 OF DZC.

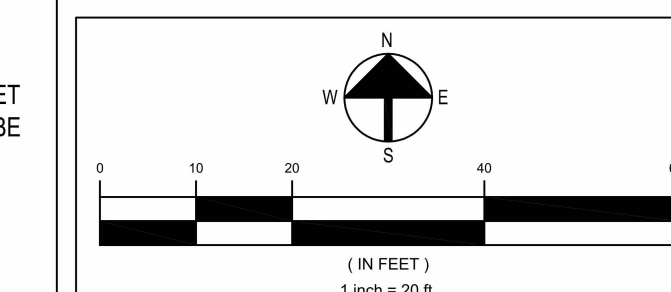
DOWNSPOUT / DRAINAGE NOTES:

- STORM DRAINAGE MUST FOLLOW HISTORIC FLOWS AND FLOWS MAY NOT BE DIRECTED TO ADJACENT PROPERTIES
- ALL DISCHARGE POINTS FOR DOWNSPOUTS AND SUMP PUMP LINES MUST BE AT LEAST 6-INCHES FROM ALLEYS, 3-FEET FROM SIDE YARD PROPERTY LINES, AND 10-FEET BACK OF ANY PUBLIC SIDEWALK ADJACENT PROPERTY LINES AND NOT BE DIRECTED ONTO PEDESTRIAN SIDEWALKS / WALKWAYS.

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INTERIOR PROPERTY LINE
	EASEMENT
	ACCESSIBLE PARKING
	ASPHALT
	BOLLARD
	EXISTING BOLLARD
	CONCRETE
	EXISTING CONCRETE
	DOWNSPOUT
	EXISTING DOWNSPOUT
	FENCE
	EXISTING FENCE
	FIRE HYDRANT
	EXISTING FIRE HYDRANT
	GAS METER
	EXISTING GAS METER
	GRAVEL
	LIGHT POLE
	EXISTING LIGHT POLE
	MANHOLE
	SANITARY CLEANOUT
	EXISTING SANITARY CLEANOUT
	SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	SIGN
	EXISTING SIGN
	STORM MANHOLE
	EXISTING STORM MANHOLE
	TREE
	EXISTING TREE
	UTILITY POLE
	EXISTING UTILITY POLE
	WATER METER
	EXISTING WATER METER
	RIPRAP

ALL PLANAMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.





Adams County Map



Legend

- Address
- Highways
 - Interstate
 - Highway
 - Tollway
- Streets
 - Streets
 - Ramp
- Building
- County Parks and Open Space
- Parcels
- County Boundary

1: 820



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

VSP2023-00022 Simple Map