



## Request for Comments

Case Name: QuikTrip at 7320 Pecos Street Sign Height Variance

Case Number: VSP2023-00040

December 1, 2023

The Adams County Board of Adjustment is requesting comments on the following application: **Variance request to allow a freestanding sign to be 70 feet in height within the Commercial-4 zone district, where the maximum height is 24 feet.** This request is located at 7320 PECOS ST. The Assessor's Parcel Number is 0171933415002.

Owner Information: VALLI-HI ON THE TURNPIKE  
8 PHILLIPS RIVER VW  
SNOWMASS, CO 816549049

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 **12/22/2023** 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](mailto:DDeBoskey@adcogov.org).

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](http://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



## 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 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:

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### OWNER

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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**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

**PLEASE REFERENCE THE PROJECT NARRATIVE FOR RESPONSES TO CRITERIA**

**HARDSHIP STATEMENT**

*Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria have been satisfied (see Section Section 2-02-21-06 of the Adams County Development Standards and Regulations for the full text of the criteria). Please feel free to attach your statements using a separate piece of paper.*

1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.
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.
3. Granting the variance will not confer on the applicant any special privilege.
4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.
5. The special circumstances or hardship is not self-imposed.
6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the 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.
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.



To: Adams County  
Community & Economic Development Department, Planning & Development  
Jen Rutter, Planning & Development Manager

From: Galloway & Company, QuikTrip – Project Team

Date: November 21, 2023

Re: **QuikTrip #4262**  
**7320 Pecos St. (Parcel Number 0171933415002)**  
**Signage Height Variance: Project Narrative**

Please accept this project narrative as the submittal request for a Signage Height Variance for QuikTrip store #4262. Galloway and Company are representing QuikTrip Corporation (QT), who are under contract to purchase the subject property located at 7320 Pecos Street, also known as Adams County PIN 0171933415002, and is within the Perl Mack Manor 10<sup>th</sup> Filing Subdivision. As part of the Variance request, QT is also concurrently submitting a Change In Use proposal for a Convenience Store and Fuel Station.

The request is to allow a seventy (70) foot free standing sign where twenty-four (24) feet is permitted within the Commercial – Four (4) District (C-4). The eight (8) Criteria for Approval section 2-02-23-06 is analyzed below.

1. Special physical requirements or circumstances exist which are peculiar to the land, the lot, or some aspect inherent in the land causes the hardship and are not applicable to other lands in the same district.  
***Galloway Response: The subject site has an elevation approximately 25-30 feet below the grade of U.S. Route 36 resulting in poor visibility for signage for vehicular traffic. The perspective exhibits attached with this submittal shows what vehicle traffic would see eastbound and westbound on U.S. Route 36.***
2. The literal interpretation of the provisions of these standards and regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these standards and regulations.  
***Galloway Response: The existing use of the subject property is a motel and a restaurant. The existing sign is approximately 70 feet in height. QuikTrip is requesting a sign that would be the same height, but in a different location.***
3. Granting of the variance requested will not confer on the applicant any special privilege denied by these standards and regulations for other land in the same zone district.  
***Galloway Response: Approving the variance would not confer on the applicant special privilege. The existing sign on the property is a prime example of this and signs directly north of U.S. Route 36 and west and east throughout the Denver-Boulder Turnpike.***
4. Because of physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of the physical requirements of these standards and regulations.  
***Galloway Response: The physical elevation of the subject property is not suitable for a business for advertisement along a prime vehicle corridor (U.S. Route 36).***
5. The special circumstances applicable to the property have not been created by voluntary action or negligence by any person presently having an interest in the property.  
***Galloway Response: The circumstances were not created by any person presently having an interest in the property. The subject property and motel have been around since 1957 according to County records per the assessor's office.***
6. The granting of the variance will be in harmony with the general purpose and intent of these standards and regulations and with the Adams County Comprehensive Plan.



***Galloway Response: Yes, the granting of the variance would align with the Adams County Comprehensive Plan.***

7. The granting of a variance from strict application of these standards and regulations will not cause substantial detriment to the public good or impair the intent of these standards and regulations.

***Galloway Response: The granting of this variance will not cause substantial detriment to the public good or impair the intent of the standards and regulations. The existing sign has been around for ages. The motel and restaurant have utilized the existing sign since they have been around. The QuikTrip sign would essentially replace the existing sign and would not have any detrimental affect on the community.***

8. The variance would not allow a use which (a) is not otherwise permitted in the zone district in which the property is located, (b) would result in the extension of a non-conforming use, or (c) would change the zone classification of any or all of the subject property.

***Galloway Response: The variance request would not qualify for any of the three scenarios mentioned above to occur.***

Please let us know if you have any questions or clarifications. We look forward to working with Adams County staff on this exciting development!

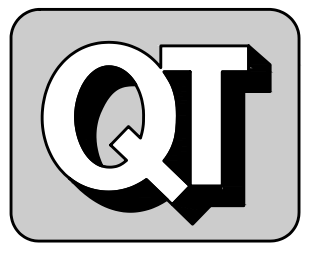
FILE LOCATION: H:\0\Quiktrip\QKT004262-Adams County, CO\OCV\2-Plan\83-4262\_Civil.dwg TAB NAME: Site (18X24) USER: Hannah\_Porter SAVED: 11/20/2023 10:38 PM PLOTTED: 11/20/2023 10:40 PM

### SITE LEGEND

- BOUNDARY LINE
- ==== CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

PROJECT NO.: QKT4262  
**Galloway**  
 5500 Greenwood Plaza Boulevard, Suite 200  
 Greenwood Village, CO 80111  
 303.770.8884  
 GallowayUS.com

**QuikTrip No. 4262**  
 7320 N. PECOS ST.  
 DENVER, CO



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 ANY UNAUTHORIZED USE, REPRODUCTION,  
 PUBLICATION, DISTRIBUTION, OR SALE IN  
 WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

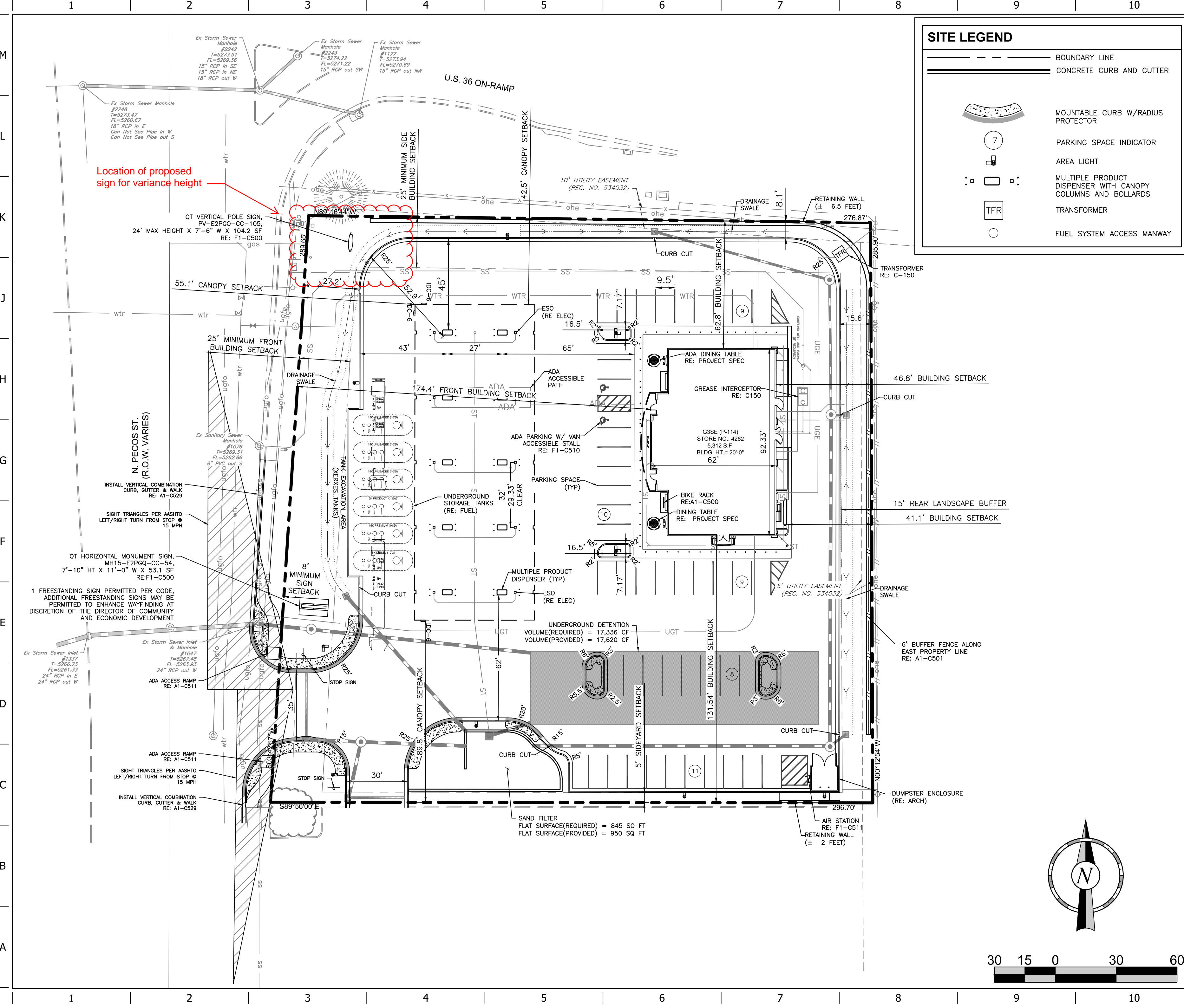
PROTOTYPE: P-114 (08-04-23)  
 DIVISION: 83  
 VERSION: 001  
 DESIGNED BY: HCP  
 DRAWN BY: HCP  
 REVIEWED BY: ACJ

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 11/20/2023

SHEET TITLE:  
 SITE PLAN

SHEET NUMBER:  
**C101**



Location of proposed sign for variance height

N. PECOS ST.  
 (R.O.W. VARIES)

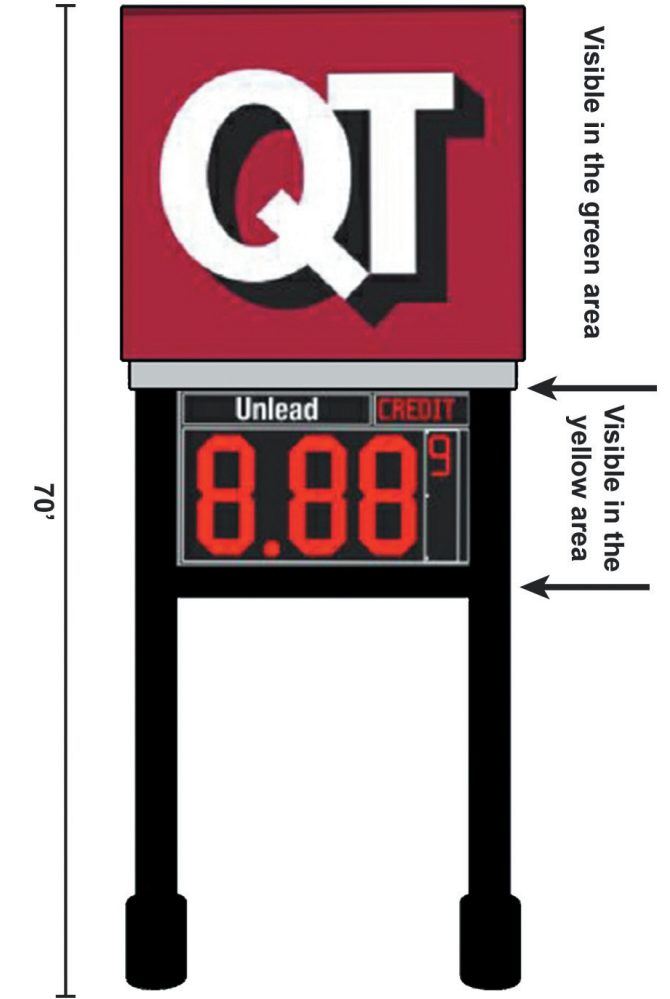
1 FREESTANDING SIGN PERMITTED PER CODE,  
 ADDITIONAL FREESTANDING SIGNS MAY BE  
 PERMITTED TO ENHANCE WAYFINDING AT  
 DISCRETION OF THE DIRECTOR OF COMMUNITY  
 AND ECONOMIC DEVELOPMENT

SAND FILTER  
 FLAT SURFACE(REQUIRED) = 845 SQ FT  
 FLAT SURFACE(PROVIDED) = 950 SQ FT

AIR STATION  
 RE: F1-C511  
 RETAINING WALL  
 (± 2 FEET)



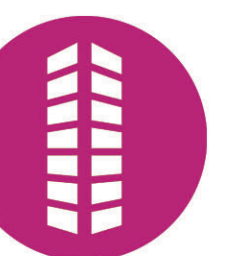
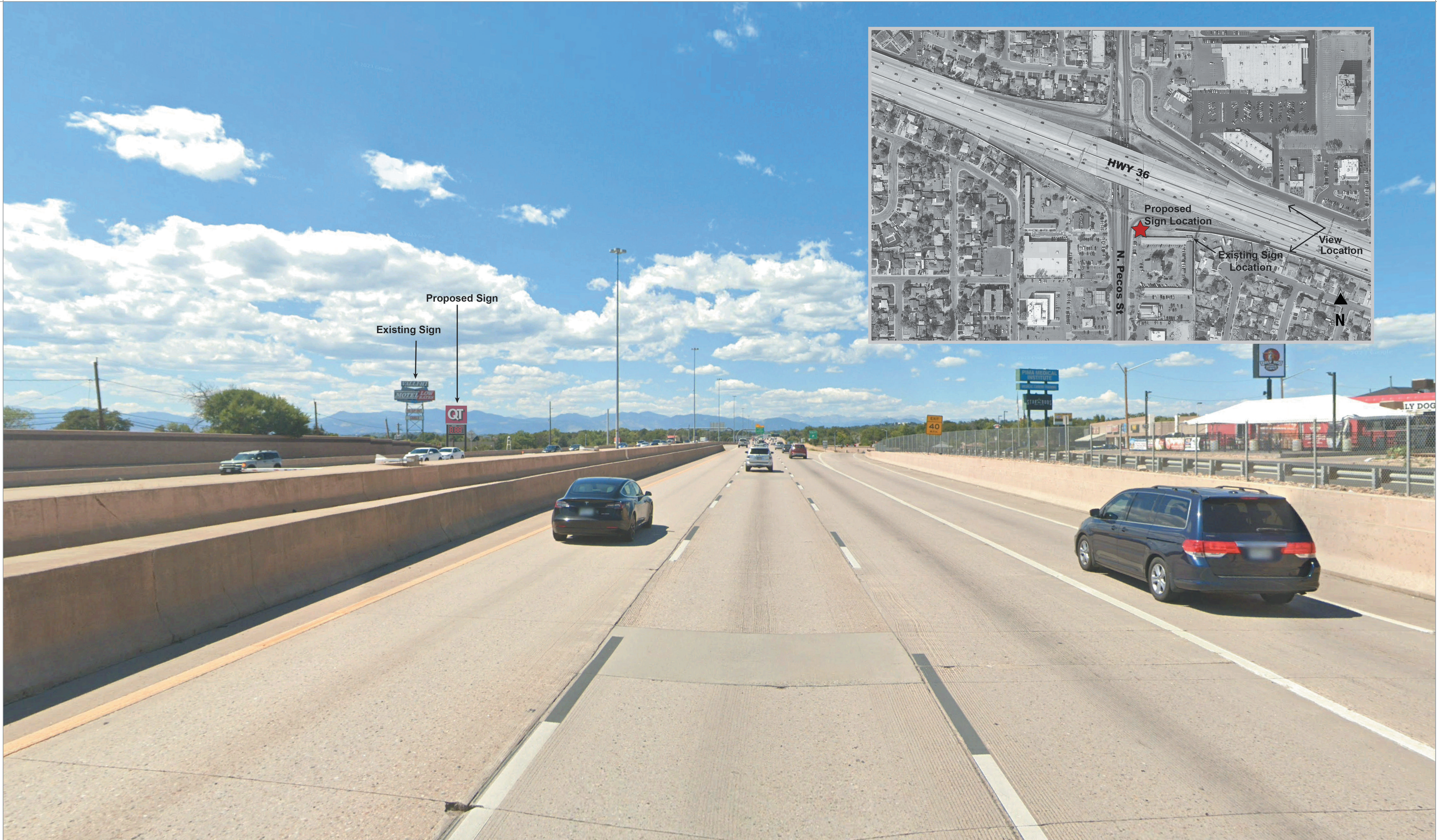




NOTE: THIS EXHIBIT DOES NOT ACCOUNT FOR THE IMPACT & SCREENING CAUSED BY VEGETATION AND STRUCTURES. IT DEPICTS THE EXPECTED VISIBILITY OF THE SIGN AT THE HEIGHT INDICATED AND IS BASED ON PUBLICLY AVAILABLE TOPOGRAPHIC INFORMATION. THIS SHOULD BE CONSIDERED A BEST CASE SCENARIO FOR SIGN VISIBILITY.















**DATE:** April 20, 2023  
**FILE NUMBER:** 100-N0042714-020-TH3  
**PROPERTY ADDRESS:** QT Store 4262 - 7320 Pecos Street, Denver, CO 80221-2764  
**BUYER/BORROWER:** QuikTrip Corporation, an Oklahoma corporation  
**OWNER(S):** Valli-Hi on the Turnpike, a Colorado general partnership  
**YOUR REFERENCE NUMBER:** QT Store #4262  
**ASSESSOR PARCEL NUMBER:** 0171933415002

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

None.

**WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.**

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<b>TO: Escrow Officer</b>	<b>ATTN:</b> Teresa Hott <b>PHONE:</b> (303) 291-9984 <b>FAX:</b> (303) 633-7720 <b>E-MAIL:</b> teresa.hott@fnf.com
<b>Escrow Assistant</b>	<b>ATTN:</b> Jake Samuels <b>PHONE:</b> (303) 942-2206 <b>E-MAIL:</b> jake.samuels@fnf.com
<b>Title Officer</b>	<b>ATTN:</b> Noreen Behringer <b>PHONE:</b> (303) 889-8094 <b>E-MAIL:</b> nbehringer@fnf.com
<b>Sales Executive</b>	<b>ATTN:</b> Geoff Sanders <b>E-MAIL:</b> Geoff.Sanders@fnf.com

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<b>TO: QuikTrip Corporation, an Oklahoma corporation 5725 Foxridge Drive Mission, KS 66202</b>	<b>ATTN: Jason Acord</b> <b>PHONE:</b> <b>FAX:</b> <b>E-MAIL: jacord@quiktrip.com</b>
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<b>TO: Valli-Hi on the Turnpike, a Colorado general partnership 6448 So Acoma St Littleton, CO 80120</b>	<b>ATTN: George Levin</b> <b>PHONE:</b> <b>FAX:</b> <b>E-MAIL: glevin40@gmail.com</b>
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<b>TO: Sullivan Hayes 5570 DTC Pkwy. 100 Greenwood Village, CO 80111</b>	<b>ATTN: Mark Ernster</b> <b>PHONE: (720) 382-7504</b> <b>FAX: (000) 000-0000</b> <b>E-MAIL: MErnster@SullivanHayes.com</b>
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November 17, 2023

RE: 7320 Pecos Street, Denver, CO (Unincorporated Adams County) ("Property")

To Whom It May Concern:

Valli-Hi On The Turnpike ("OWNER") as Owner of the above-reference Property hereby designates Galloway and Company, Inc. ("Galloway") and QuikTrip Corporation ("QuikTrip") as authorized representatives of OWNER to submit on behalf of OWNER all necessary applications as they apply to Adams County for development of the Property. QuikTrip is under contract with OWNER to purchase the Property for development of a Convenience Store and Fueling Station.

Galloway and QuikTrip are not authorized to execute any binding documents on behalf of OWNER.

This letter confirms that the undersigned represents the sole ownership of the Property and that no other party's consent is required to represent said ownership for required development and permitting applications.

Valli-Hi On The Turnpike

By: *George Levin*

Name: George Levin

Its: Authorized Representative

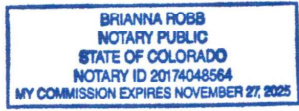
STATE OF Colorado )  
 ) SS.  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 17th day of November, 2023 by George Levin as authorized representative of Valli-Hi On the Turnpike.

Witness my hand and official seal.

My commission expires 11/27/2025

*Brianna Robb*  
Notary Public







## CRESTVIEW WATER & SANITATION DISTRICT

QuikTrip Corporation  
Brittany Sikorski  
12000 Washington Street  
Thornton, CO 80241  
918-951-4174

November 15, 2023

RE: Water and Sanitary Sewer Service, 7320 Pecos Street, Denver, CO 80221

Will-Serve Letter

Ms. Brittany Sikorski,

Please be advised that Crestview Water and Sanitation District (Crestview) currently provides both water and sanitary sewer service to the address of 7320 Pecos Street, parcel no. 01719363415002 in Adams County, Colorado and is willing to provide treated water and sanitary sewer service to said property for a possible future development that is wholly within the Crestview Water and Sanitation District boundaries.

Prior to creating a layout and filing a plat for any future development of this parcel, the petitioning owner/developer (developer) should have a pre-design meeting with Crestview, as the developer MUST allow for the installation of adequate water mains in strict accordance with Denver Water Engineering Standards and Crestview Rules and Regulations and engineering requirements. Crestview provides drinking water to its customers by means of a wholesale water purchasing contract with Denver Water. As part of the Contract, Denver Water requires Crestview and developers within Crestview's service area to adhere to Denver Water's Engineering Standards.

Sanitary sewer mains must also be designed in accordance with Crestview Rules and Regulations and engineering requirements.

For any future development of this parcel, the developer will be responsible for all costs related to the installation of required water and sewer mains and is responsible for all utility modeling, engineering studies and plan development/review costs. Crestview utilizes a consulting engineer to review plans provided to Crestview by developers. Any costs invoiced to Crestview by its consulting engineer pertaining to this development will be assessed to the developer through a Funds Deposit Agreement between the developer and Crestview.

All water and sewer mains and appurtenances for the new development shall be installed at the developer's expense and deeded free and clear to Crestview prior to the issuance of any water or sewer taps.

Any required off-site improvements to Crestview's water distribution system and/or sanitary sewer collection system created by additional system demands from this proposed development will be the responsibility of the owner/developer both financially and physically.

Crestview requires a signature of acceptance of this Will-Serve letter by the developer prior to scheduling a pre-design meeting with Crestview. Please provide a copy of this signed Will Serve letter when scheduling a pre-design meeting to Courtney Salazar, Developer/Project Coordinator, at [clerk@crestviewwater.com](mailto:clerk@crestviewwater.com) and to Crestview's engineer, Clarice O'Hanlon, at [cohanlon@crestviewwater.net](mailto:cohanlon@crestviewwater.net).

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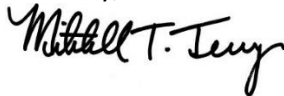
Signature of developer representative

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Date

If you have any questions or require additional information, please contact our office.

Sincerely,



Mitchell T. Terry  
District Manager  
Crestview Water & Sanitation District

**7320 Pecos Street, Tax Assessor Parcel Number 0171933415002**

LEGAL DESCRIPTION OF LAND:

PART OF LOT TWO (2), BLOCK ONE (1), PERL-MACK MANOR, TENTH FILING, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;  
THENCE SOUTH 00°21'30" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 305.0 FEET;  
THENCE SOUTH 89°38'30" EAST A DISTANCE OF 296.70 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2;  
THENCE NORTH 00°04'36" EAST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 285.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;  
THENCE NORTH 85°56'23" WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 295.91 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN WARRANTY DEED RECORDED NOVEMBER 10, 1998 AT RECEPTION NO. C0466146, COUNTY OF ADAMS, STATE OF COLORADO



# Statement Of Taxes Due

Account Number R0069048

Parcel 0171933415002

Assessed To

VALLI-HI ON THE TURNPIKE  
8 PHILLIPS RIVER VW  
SNOWMASS, CO 81654-9049

**Legal Description**

**Situs Address**

SUB:PERL MACK MANOR TENTH FILING BLK:1 DESC: PT OF LOT 2 BLK 1 DESC AS FOL BEG AT NW COR OF LOT 2 TH S 305 FT TH E 296/60 FT TO E LN SD LOT TH N 285/90 FT TO NE COR OF SD LOT TH N 85D 56M W ALG N LN OF SD LOT 295/91 FT TO BEG EXC HIWAY 7320 PECOS ST

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2022	\$50,433.56	\$0.00	\$0.00	(\$50,433.56)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 11/15/2023</b>					<b>\$0.00</b>

Tax Billed at 2022 Rates for Tax Area 495 - 495

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$1,488.66	COMM LND	\$548,298	\$159,010
CRESTVIEW WATER & SANITATIO	3.4340000	\$1,414.12	LODGING		
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$7,228.74	LODGING	\$871,702	\$252,790
GENERAL	22.8430000	\$9,406.74	Total	\$1,420,000	\$411,800
HYLAND HILLS PARK & RECREAT	5.1240000	\$2,110.06			
RETIREMENT	0.3140000	\$129.31			
ROAD/BRIDGE	1.3000000	\$535.34			
DEVELOPMENTALLY DISABLED	0.2570000	\$105.83			
SD 50 BOND (Westminster)	9.0430000	\$3,723.91			
SD 50 GENERAL (Westminster)	55.7340000	\$22,951.26			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$41.18			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$370.62			
SOCIAL SERVICES	2.2530000	\$927.79			
Taxes Billed 2022	122.4710000	\$50,433.56			

\* Credit Levy

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



# Statement Of Taxes Due

Account Number P0001159

Assessed To

Parcel 0171933415002

VALLI HI MOTOR HOTEL  
C/O:C/O KA-EUN INC  
7320 PECOS ST  
DENVER, CO 80221-2764

**Legal Description**

**Situs Address**

7320 PECOS ST

<b>Year</b>	<b>Tax</b>	<b>Interest</b>	<b>Fees</b>	<b>Payments</b>	<b>Balance</b>
<b>Grand Total Due as of 11/15/2023</b>					<b>\$0.00</b>

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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



# Statement Of Taxes Due

Account Number P0018269

Parcel 0171933415002

Assessed To

FREEMAN SIGNS INC  
C/O: C/O JEFF PETERS  
3883 MONACO PKWY  
DENVER, CO 80207-1435

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<b>Legal Description</b>				<b>Situs Address</b>		
				7320 PECOS ST		
<b>Year</b>	<b>Tax</b>	<b>Interest</b>	<b>Fees</b>	<b>Payments</b>	<b>Balance</b>	
<b>Grand Total Due as of 11/15/2023</b>					<b>\$0.00</b>	

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