



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NO.: RCU2019-00041**

**CASE NAME: Wagner Semi-Truck Parking**

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**March 31, 2020**

<b>CASE No.: RCU2019-00041</b>	<b>CASE NAME: Wagner Semi-Truck Parking</b>
Owner's Name:	Joaquin Castro Jovel
Applicant's Name:	Joaquin Castro Jovel
Applicant's Address:	2880 Wagner Street, Strasburg, CO 80136
Location of Request:	2880 Wagner Street
Nature of Request:	Conditional use permit to allow a 7,000-pound vehicle to be parked on a residential property.
Zone District:	PUD (Planned Unit Development)
Future Land Use:	Estate Residential
Site Size:	2.5 Acres
Proposed Use:	Residential
Existing Use:	Residential
Hearing Date(s):	<b>PC: February 13, 2020 / 6:00 pm</b> <b>BoCC: March 31, 2020 / 9:30 am</b>
Report Date:	March 24, 2020
Case Manager:	Maggie Barringer
Staff Recommendation:	APPROVAL with 8 Findings-of-Fact, and 2 Conditions

**SUMMARY OF APPLICATION**

**Background:**

This case is a result of a code compliance violation that was issued on July 16<sup>th</sup>, 2019. The applicant, Joaquin Castro Jovel, is requesting a conditional use permit to allow a semi-truck to be parked on his property. The subject property is developed with a single-family dwelling that is approximately 2,336 square feet and an accessory structure that is 960 square feet. The single-family home on the property was built in 1975 and the lot is located within the T.L.C. Planned Unit Development (PUD).

**Site Characteristics:**

The subject property has frontage and access on Wagner Street and is located within the T.L.C. Subdivision and PUD. The property is 2.5 acres and developed as a residential lot, with a single-

family dwelling and an accessory structure. The subject property does have an existing landscape buffering on the west side of the property but there is not any existing landscaping on the southwest of the property. There is also some existing landscape buffering to the east of the property.

**Development Standards and Regulations:**

The property is zoned PUD (Planned Unit Development). This PUD states that development shall be consistent with the uses and restrictions of the Residential Estate (RE) land use district of the Adams County Zoning Regulations.

Section 4-03-03-02-12 of the County's Development Standards and Regulations states that "No vehicle in excess of seven thousand (7,000) pounds gross vehicle weight (G.V.W.) shall be kept, stored, or parked in a residential or agricultural zone district except by Conditional Use Permit. This shall include, but is not limited to, tractor trailers, over-the-road semi-trucks, road cleaners, motor graders, tow trucks, and similar maintenance or construction equipment. This prohibition does not apply to recreational vehicles, personal non-commercial vehicles, and agricultural equipment used for agricultural purposes."

Section 4-03-03-02-12 of the County's Development Standards and Regulations also outlines requirements for the storage of vehicles in residential zone districts, specifically that they shall be located on an approved, hard surface of asphalt or concrete and no parking of vehicles is allowed in the back yard or any landscaped area.

The applicant has submitted a site plan with the subject request. The site plan indicates that 2,800 sq. ft. of asphalt will be installed on the driveway, therefore the semi-truck will be located on an approved surface. The site plan submitted also indicates that there will be additional landscape buffering and fencing added to the property. This proposed site plan is in compliance with the Adams County Standards and Regulations.

**Future Land Use Designation/Comprehensive Plan:**

The future land use designation on the property is Estate Residential. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Estate Residential designation is to allow single family housing at a lower density, typically no greater than 1 unit per acre, and compatible uses such as schools and parks. Under certain circumstances, net densities for Estate Residential areas may be as low as one unit per acre, provided that development is clustered so as to preserve a significant amount of open space or agricultural land. This request would not impact the future land use of this property or the surrounding area.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest R-E</b>	<b>North PUD</b>	<b>Northeast PUD</b>
--------------------------	----------------------	--------------------------

<b>Residential</b>	<b>Residential</b>	<b>Residential</b>
<b>West</b>	<b>Subject Property</b>	<b>East</b>
<b>R-E</b>	<b>PUD</b>	<b>PUD</b>
<b>Residential</b>	<b>Residential</b>	<b>Residential</b>
<b>Southwest</b>	<b>South</b>	<b>Southeast</b>
<b>R-E</b>	<b>A-2</b>	<b>A-2</b>
<b>Residential</b>	<b>Residential</b>	<b>Residential</b>

**Compatibility with the Surrounding Area:**

The surrounding properties are zoned PUD, Agricultural-2, or Residential Estate and are developed as single-family residential. The proposed semi-truck parking is considered an industrial use; thus, the applicant is providing substantial screening from the surrounding properties to mitigate any off-site impacts. The site plan that was submitted by the applicant indicates that there will be buffering on the property that will shield the semi-truck from the surrounding properties. The applicant is proposing to park the semi-truck next to the existing four-car garage on the site and will install a 42-inch cedar wood fence that will surround the front of the property and a 72-inch fence that will begin at the front setback line and surround the semi-truck parking area. The site plan indicates that the applicant will also install additional trees on the southeast side of the property to shield the area where there is a clear view of the semi-truck from Wagner Street.

**Planning Commission Update:**

The Planning Commission (PC) considered this case on February 13, 2020 and voted (7-0) to recommend approval of the request. The applicant spoke at the meeting and had no concerns with the staff report or presentation. There were several members from the public in attendance to speak in favor of the request. The Planning Commission asked if the proposed screen fencing was necessary, as it did not appear to be compatible with the surrounding area. Staff confirmed that screening for the semi-truck was encouraged to be provided. The Planning Commission proposed that having only landscaping as screening would be more compatible with the surrounding area than having both landscaping and screen fencing. The applicant resubmitted his site plan after the Planning Commission Meeting to reflect those changes.

**Staff Recommendation:**

**Based upon the application, the criteria for approval of a conditional use permit staff recommends approval of this request with 8 Findings-of-Fact, 4 Conditions, and 1 Note.**

**RECOMMENDED FINDINGS-OF-FACT**

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space,

adequate access, and absence of environmental constraints.

7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the conditional use as designed and proposed.

**Recommended Conditions of Approval:**

1. The Conditional Use Permit shall expire on March 31, 2025.
2. Landscaping shall be installed within 90 days of the approval of this permit.
3. This conditional use permit shall only allow 1 cab and 1 trailer to be stored on the property.
4. No idling shall occur between 9:00 pm and 6:00 am.

**Note to Applicant:**

1. A building permit may be required for the installation of any fence over 42 inches in height on the property.

**CITIZEN COMMENTS**

Notifications Sent	Comments Received
33	9

All property owners and occupants within 750 feet of the subject property were notified of the request. As of writing this report, staff has received nine public comments regarding this case. Eight of the comments were in support of the conditional use permit. There was one comment in opposition, stating that this type of use should not be permitted in a residential area.

**REFERRAL AGENCY COMMENTS**

There was not any opposition from the referral agencies that were notified during the referral period.

**Responding without Concerns:**

Tri-County Health  
Xcel Energy  
Strasburg Fire Protection District

**Notified but not Responding / Considered a Favorable Response:**

Strasburg School District 31J Strasburg  
Parks and Recreation District Strasburg  
Fire Protection District #8  
IREA  
Comcast  
Colorado Division of Wildlife  
Century Link, Inc.  
CDPHE Solid Waste Unit  
CDPHE-Water Quality Protection  
CDPHE





**Legend**

- +— Railroad
- Major Water
- Zoning Line
- Sections

**Case Name: Wagner Semi-Truck Parking**

**Case Number: RCU2019-00041**



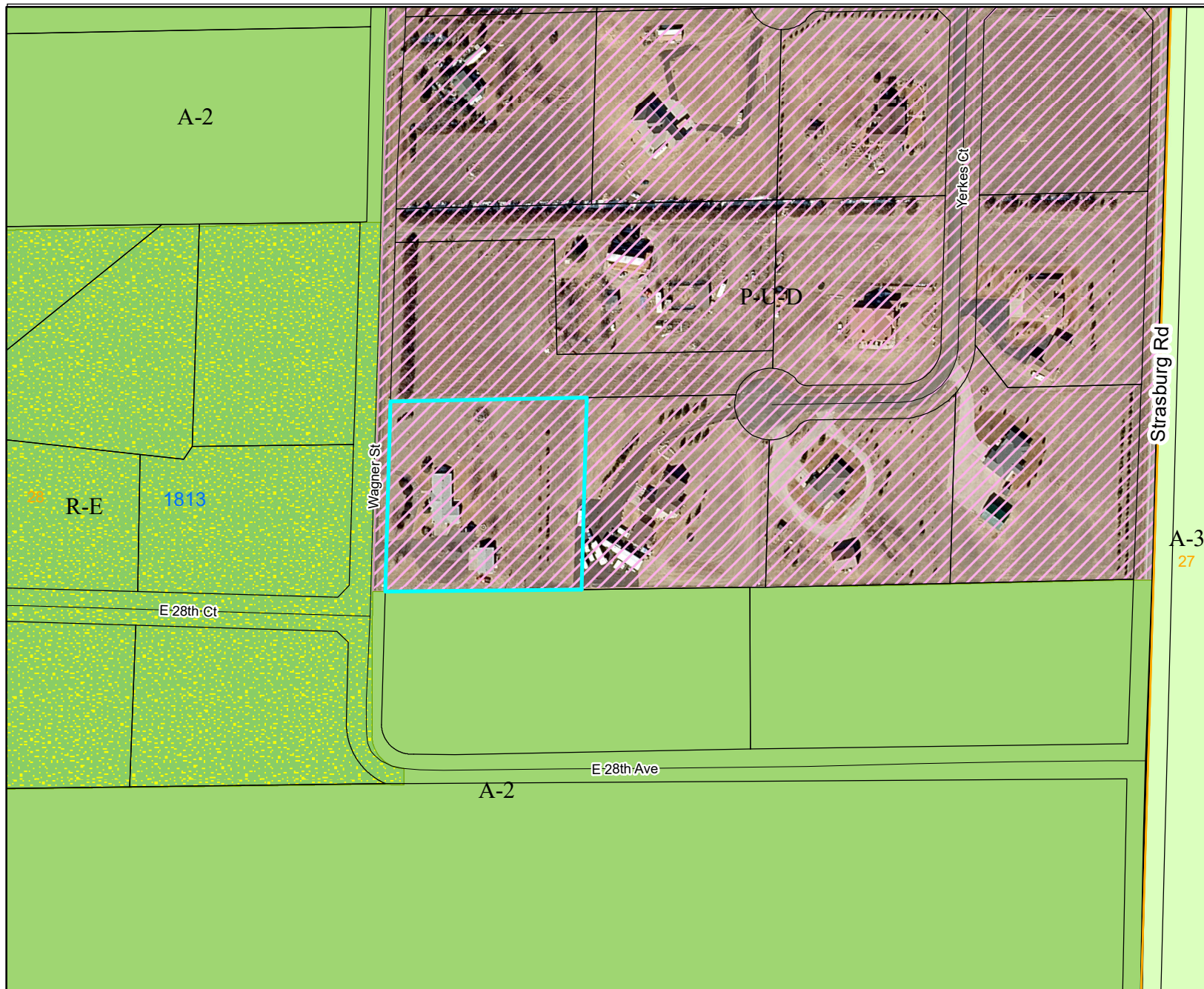
For display purposes only.



**ADAMS COUNTY**  
COLORADO

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responsibility for its accuracy





# Legend

- Railroad
- Major Water
- Zoning Line
- Sections

## Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

Case Name: Wagner Semi-Truck Parking

Case Number: RCU2019-00041



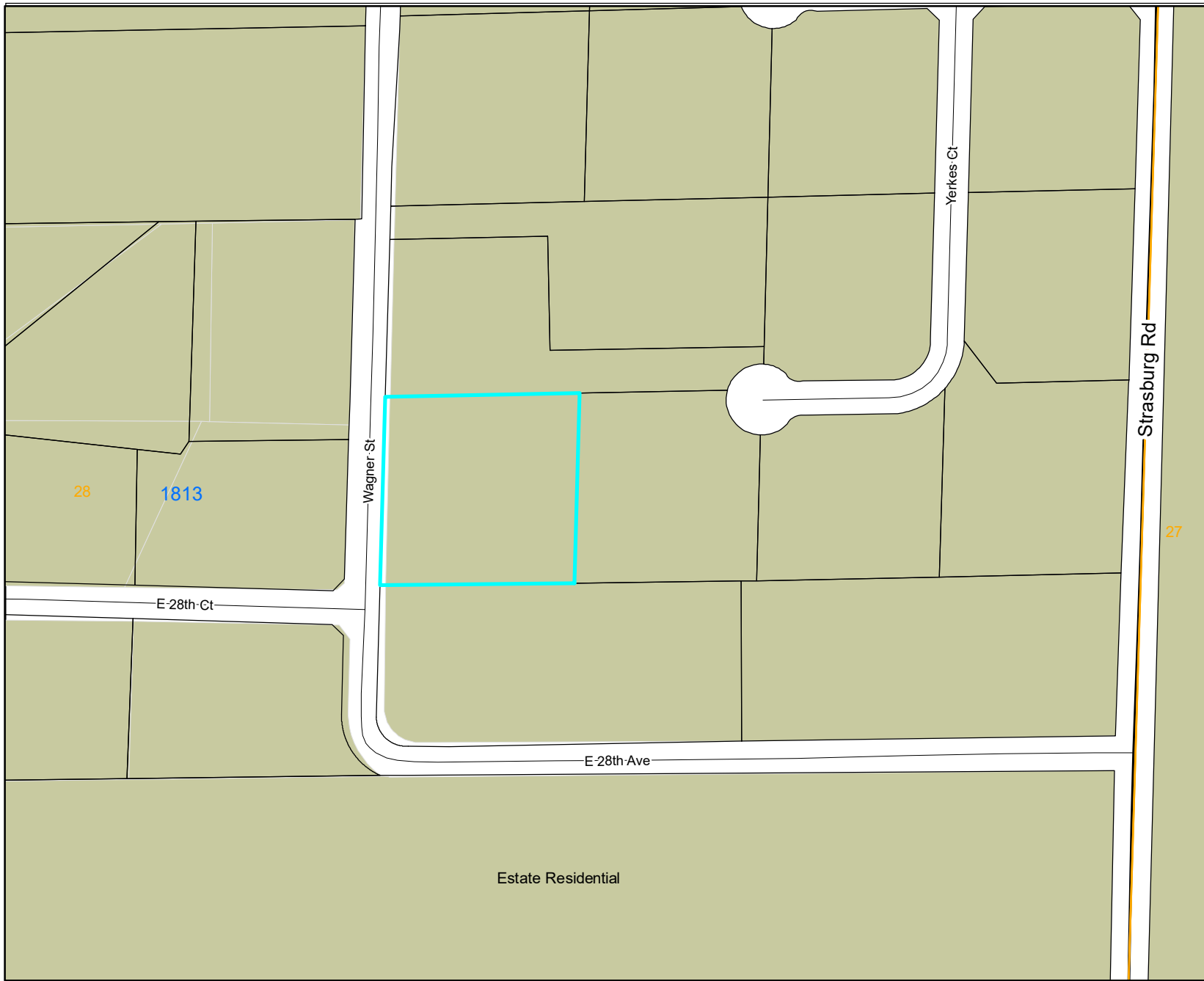
For display purposes only.



ADAMS COUNTY  
COLORADO

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**Legend**

- +— Railroad
- Major Water
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**Case Name: Wagner Semi-Truck Parking**

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**ADAMS COUNTY**  
COLORADO

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7.26.19

3

To whom it may concern:

I Joaquin Castro-Joval, Am an over The-Road Truck Driver, and would like to continue to Bring my Truck and Trailer Home on weekends, AS it is very hard to find Truck parking in my Area. Truck stops Are Alway full and Are for customers only. The Drive to my property on 2880 wagner St. Strasburg, CO 80136 is About 500 ft. From the main Hwy. <sup>Strasburg Rd.</sup> The empty weight is 30,500 lb., but is well distributed on 5 AXLES, 18 wheels, and 65 ft. long. The property is 2.5 Acres

P.S. Not knowing permit was needed, I have been parking at this property since october, 2014.

Please consider my petition.

Thanks,

Joaquin Castro-Joval



AT&T

3:13 PM



Site Plan 2.docx



Joagvin Castro  
2.15.20

Existing Trees

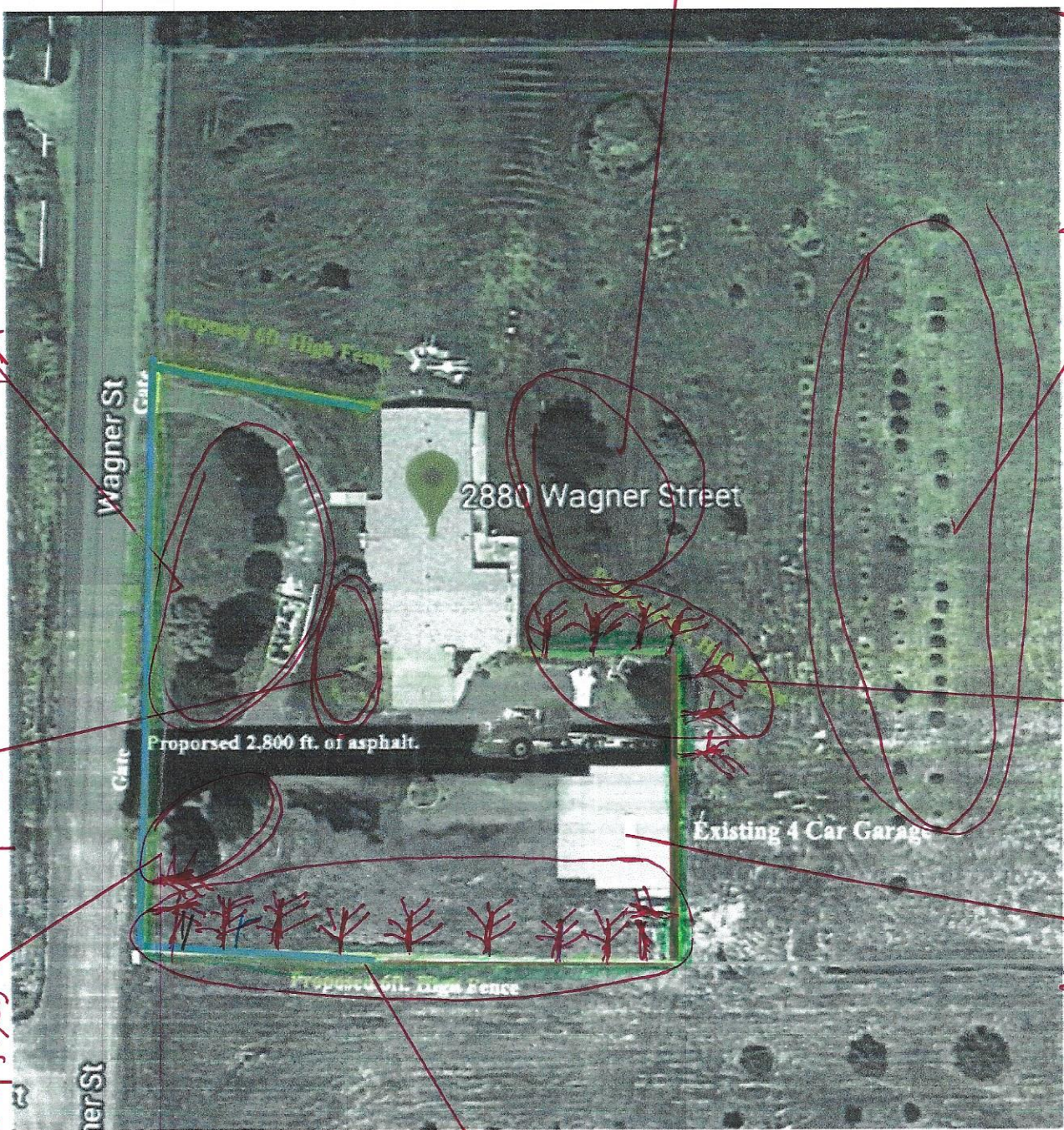
Existing tree line.

Existing  
Traces & Bushes

Existing  
Traces & Bushes

Proposed  
tree line

Existing 4 car  
garage



Proposed  
Tree line.      Pine, Cypress  
Plum Trees & peaches.





September 4, 2019

Maggie Barringer  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Wagner Semi and Trailer Parking, RCU2019-00041  
TCHD Case No. 5805

Dear Ms. Barringer,

Thank you for the opportunity to review and comment on the application to park semi-trucks and trailers on weekends at 2880 Wagner Street, Strasburg. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

**On-site Wastewater Treatment System (OWTS)**

Parking, driving, or heavy foot traffic on a leach field will compact the ground, shortening the life of the OWTS, and may collapse the system leading to costly damage. The site plan indicates parking for the trucks will be located south of the residence, in the southwest corner of the property. According to TCHD's records, the OWTS is located north of the home, and should not be impacted by the proposed parking.

Please feel free to contact me at 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K Boyer", with a long horizontal line extending to the right.

Kathy Boyer, REHS  
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, TCHD





Right of Way & Permits  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

September 5, 2019

Adams County Community and Economic Development Department  
4430 South Adams County Parkway, 3<sup>rd</sup> Floor, Suite W3000  
Brighton, CO 80601

Attn: Maggie Barringer

**Re: Wagner Semi and Trailer Parking, Case # RCU2019-00041**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the conditional use permit plans for **Wagner Semi and Trailer Parking** and has no apparent conflict.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

**From:** [Patrick Conroy](#)  
**To:** [Maggie M. Barringer](#)  
**Cc:** [Gerri Ventura](#)  
**Subject:** Re: For Review: Wagner Semi and Trailer Parking (RCU2019-00041)  
**Date:** Friday, August 23, 2019 9:15:06 PM

Please be cautious: This email was sent from outside Adams County

The Strasburg Fire Protection District has no objections to this request.

Thank you.

Patrick Conroy, CFEI  
ICC Certified Building Official  
ICC Certified Fire Marshal  
Colorado Fire Plans Examiner  
Fire Marshal  
Strasburg Fire Protection District  
Station: 303-622-4444 ☐  
Cell: 720-775-8515

On Tue, Aug 20, 2019 at 12:20 PM Info info <[info@svfd8.org](mailto:info@svfd8.org)> wrote:

----- Forwarded message -----

**From:** **Maggie M. Barringer** <[MBarringer@adcogov.org](mailto:MBarringer@adcogov.org)>

**Date:** Mon, Aug 19, 2019 at 2:29 PM

**Subject:** For Review: Wagner Semi and Trailer Parking (RCU2019-00041)

**To:** Christine Fitch <[CFitch@adcogov.org](mailto:CFitch@adcogov.org)>, Katie Keefe <[KKeefe@adcogov.org](mailto:KKeefe@adcogov.org)>, Marissa Hillje <[MHillje@adcogov.org](mailto:MHillje@adcogov.org)>, Justin Blair <[jblair@adcogov.org](mailto:jblair@adcogov.org)>, Greg Labrie <[GLabrie@adcogov.org](mailto:GLabrie@adcogov.org)>, Aaron Clark <[ACClark@adcogov.org](mailto:ACClark@adcogov.org)>, Rick Reigenborn <[RReigenborn@adcogov.org](mailto:RReigenborn@adcogov.org)>, [smiller@adcogov.org](mailto:smiller@adcogov.org) <[smiller@adcogov.org](mailto:smiller@adcogov.org)>, [gventura@svfd.org](mailto:gventura@svfd.org) <[gventura@svfd.org](mailto:gventura@svfd.org)>, [info@svfd8.org](mailto:info@svfd8.org) <[info@svfd8.org](mailto:info@svfd8.org)>, [kmonti@sd27j.org](mailto:kmonti@sd27j.org) <[kmonti@sd27j.org](mailto:kmonti@sd27j.org)>, [bradley.sheehan@state.co.us](mailto:bradley.sheehan@state.co.us) <[bradley.sheehan@state.co.us](mailto:bradley.sheehan@state.co.us)>, [sean.hackett@state.co.us](mailto:sean.hackett@state.co.us) <[sean.hackett@state.co.us](mailto:sean.hackett@state.co.us)>, [richard.coffin@state.co.us](mailto:richard.coffin@state.co.us) <[richard.coffin@state.co.us](mailto:richard.coffin@state.co.us)>, [patrick.j.pfaltzgraff@state.co.us](mailto:patrick.j.pfaltzgraff@state.co.us) <[patrick.j.pfaltzgraff@state.co.us](mailto:patrick.j.pfaltzgraff@state.co.us)>, [Andrew.Todd@state.co.us](mailto:Andrew.Todd@state.co.us) <[Andrew.Todd@state.co.us](mailto:Andrew.Todd@state.co.us)>, [brandyn.wiedrich@centurylink.com](mailto:brandyn.wiedrich@centurylink.com) <[brandyn.wiedrich@centurylink.com](mailto:brandyn.wiedrich@centurylink.com)>, [eguenther@state.co.us](mailto:eguenther@state.co.us) <[eguenther@state.co.us](mailto:eguenther@state.co.us)>, [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) <[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)>, [eliza.hunholz@state.co.us](mailto:eliza.hunholz@state.co.us) <[eliza.hunholz@state.co.us](mailto:eliza.hunholz@state.co.us)>, [serena.rocksd@state.co.us](mailto:serena.rocksd@state.co.us) <[serena.rocksd@state.co.us](mailto:serena.rocksd@state.co.us)>, [frankdoyle@tds.net](mailto:frankdoyle@tds.net) <[frankdoyle@tds.net](mailto:frankdoyle@tds.net)>, [thomas\\_lowe@cable.comcast.com](mailto:thomas_lowe@cable.comcast.com) <[thomas\\_lowe@cable.comcast.com](mailto:thomas_lowe@cable.comcast.com)>, [dmartinelli@c3gov.com](mailto:dmartinelli@c3gov.com) <[dmartinelli@c3gov.com](mailto:dmartinelli@c3gov.com)>, [CSIMMONDS@MWRD.DST.CO.US](mailto:CSIMMONDS@MWRD.DST.CO.US) <[CSIMMONDS@mwr.dst.co.us](mailto:CSIMMONDS@mwr.dst.co.us)>, Joaquin Flores <[JFlores@adcogov.org](mailto:JFlores@adcogov.org)>, [chris.quinn@rtd-denver.com](mailto:chris.quinn@rtd-denver.com) <[chris.quinn@rtd-denver.com](mailto:chris.quinn@rtd-denver.com)>, [amoreno@sacwsd.org](mailto:amoreno@sacwsd.org) <[amoreno@sacwsd.org](mailto:amoreno@sacwsd.org)>, [landuse@tchd.org](mailto:landuse@tchd.org) <[landuse@tchd.org](mailto:landuse@tchd.org)>, [mdeatrich@tchd.org](mailto:mdeatrich@tchd.org) <[mdeatrich@tchd.org](mailto:mdeatrich@tchd.org)>, [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com) <[Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)>

Adams County has received an application for a conditional use permit, please review the attached information. If you have comments on this case, we will need them by September 6, 2019. The full application packet will be posted to our website by the end of the day on Friday August 23th, 2019

Thank you,



**Maggie Barringer**

Planner I, Community and Economic Development

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1<sup>st</sup> Floor

Brighton, CO 80601

O: 720.523.6800 | D: 720-523-6855

[MBarringer@adcogov.org](mailto:MBarringer@adcogov.org) | [www.adcogov.org](http://www.adcogov.org)

**From:** [Loeffler - CDOT, Steven](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** Re: For Review: Wagner Semi and Trailer Parking (RCU2019-00041)  
**Date:** Monday, August 19, 2019 2:59:01 PM

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Please be cautious: This email was sent from outside Adams County

Maggie,

I have reviewed the referral for Wagner Semi and Trailer Parking located at 2880 Wagner Street and have no objections. This will have no impact to any State Highway in the area.

Thank you,

**Steve Loeffler**  
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9886  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

On Mon, Aug 19, 2019 at 2:29 PM Maggie M. Barringer <[MBarringer@adcogov.org](mailto:MBarringer@adcogov.org)> wrote:

Adams County has received an application for a conditional use permit, please review the attached information. If you have comments on this case, we will need them by September 6, 2019. The full application packet will be posted to our website by the end of the day on Friday August 23th, 2019

Thank you,



**Maggie Barringer**

Planner I, Community and Economic Development

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1<sup>st</sup> Floor

Brighton, CO 80601

Community & Economic  
Development Department  
[www.adcogov.org](http://www.adcogov.org)



4430 South Adams County Parkway  
1st Floor, Suite W2000  
Brighton, CO 80601-8204  
PHONE 720.523.6800  
FAX 720.523.6998

## **Development Review Team Comments**

**Date:** 9/24/2019

**Project Number:** RCU2019-00041

**Project Name:** Wagner Semi and Trailer Parking

---

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5



---

**Commenting Division:** Planner Review

**Name of Reviewer:** Maggie Barringer

**Date:** 09/24/2019

**Email:**

**Resubmittal Required**

PLN01: This request is to allow the applicant to park a semi-truck and trailer on their property that weights more than 7,000 pounds. This site is located in a PUD zone district.

PLN02: Criteria for CUP Approval

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a conditional use permit, shall find:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

PLN03: 4-03-03-02-12 Prohibited Vehicles: No vehicle in excess of seven thousand (7,000) pounds gross vehicle weight (G.V.W.) shall be kept, stored, or parked in a residential or agricultural zone district except by Conditional Use Permit. This shall include, but is not limited to, tractor trailers, over the-road semi-trucks, road cleaners, motor graders, tow trucks, and similar maintenance or construction equipment. This prohibition does not apply to recreational vehicles, personal non-commercial vehicles, and agricultural equipment used for agricultural purposes.

PLN04: 4-12-02-05 Surface of Parking Area: The surface of the parking area shall be maintained with the following minimum requirements:

1. Potholes shall not exceed six (6) inches deep or six (6) inches wide.
2. Cracks shall not exceed three (3) inches in width.
3. The parking area shall be maintained in a weed free condition pursuant to Section 4-16.
4. All striping shall be evident at the property line.

PLN05: It does appear that a paved parking area is being proposed, the site plan should indicate where the semi-truck will be parked on the property.

PLN06: Will there be any additional landscaping or fencing being proposed to shield the neighbors? If there is any existing landscaping or fencing on the property, this should be indicated on the site plan.

---

**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Greg Labrie

**Date:** 09/10/2019

**Email:** glabrie@adcogov.org

**Complete**

ENG1: If the applicant is installing over 3,000 square feet of new asphalt on the property a drainage letter written by a professional engineer is required to be submitted to Adams County for review and approval.

---

**Commenting Division:** ROW Review

**Name of Reviewer:** Marissa Hillje

**Date:** 08/22/2019

**Email:** mhillje@adcogov.org

**Complete**

ROW1: Wagner Street is classified as a local road which requires 25-30 ft for the ½ street. If there is a rational nexus to acquire additional right of way it needs to be equal to the impact of the development. This can be determined by a traffic impact study and/or public improvement requirements for the development.

**From:** [Darlene Gerstenberger](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** Case No. RCU2019-00041  
**Date:** Monday, September 2, 2019 4:09:45 PM

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Please be cautious: This email was sent from outside Adams County

We believe Joaquin Castro Jovel should be allowed to park his semi-trucks and trailers on his property at 2880 Wagner St., Strasburg, CO 80136. He has adequate space to do so! Thank you for your consideration in this matter!

Donald E. and L. Darlene Gerstenberger  
3041 Wagner St.  
Strasburg, Colorado 80136

**From:** [Rachel Safe](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** Request for Comments re Joaquin Castro Jovel  
**Date:** Sunday, September 1, 2019 10:20:57 AM

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Please be cautious: This email was sent from outside Adams County

I am a neighbor of Mr Castro Jovel and have been asked to provide comments about him parking his truck on his own property. This does not affect me or any of us at all. His truck is his livelihood and how he supports his family. He is not rude or obnoxious with it. He is considerate of all of us. We live out here on acreage to do what he is doing. If the vehicle was not licensed or Mr. Castro Jovel was being inconsiderate then I could see why there would be an issue but this is not the case. I think the person who complained is not being very neighborly.

Sincerely,  
Rachel Safe

Sent from my iPhone



**From:** [Eileen Piller](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** Applicant Joaquin Castro-Jovel (semi-trucksparked on property on weekends)  
**Date:** Thursday, August 22, 2019 4:07:42 PM

---

Please be cautious: This email was sent from outside Adams County

Adams County Planning Commission

Attention: Maggie Barringer Planer 1

Dear Ms. Barringer,

In response to your letter of Application from JoaquinCastro-Jovel residing at 2880 Wagner Street.Strasburg

80136 8009. To allow his Semi -Truck too park on his 2 acre property on week-ends. We Ben,Eileen & John Piller;

living at 2941 Wagner St. have known Joaquin Castro-Jovel since he purchased this property. This man is a hard

working individual providing for his family and a respected member of the community.

His time at home is very very limited to one and a half days at most. One to and a half days depending on his

schedule. One would be remiss to cause him to waste his time trying to find a safe and secure place to park

his Semi elsewhere.

It is expected, he be able to park his truck on his 2 acre property. He has made every effort to make this vesicle

unobtrusive. Parking it next to his garage, that is painted the same color. In the 5 years the family has lived in this

community they have truly been an asset to the community. Living in close proximity, directly across the street

we certainly do not have any objections to Joaquin Castro-Jovel parking his

semi truck on his property. We sincerely hope you will consider this letter to be in favor of this Application.

Sincerely,

Ben, Eileen and John Piller

**From:** [pp4187@gmail.com](mailto:pp4187@gmail.com)  
**To:** [Maggie M. Barringer](#)  
**Subject:** RCU2019-00041  
**Date:** Monday, August 19, 2019 9:11:52 PM

---

Please be cautious: This email was sent from outside Adams County

Dear Ms. Barringer,

I am a neighbor of Mr. Jovel. He has occasionally driven his truck into the neighborhood and he is ALWAYS respectful of other traffic and pedestrians. He probably drives slower than I can walk (which I can't say for the construction trucks from 56620 E 28th Court and the trash trucks that have totally destroyed 28th Court and the road right at the corner of Wagner and 28th Court). I have NO issues with Mr. Jovel's driving or parking in the neighborhood.

I appreciate that Mr. Jovel has gone through the trouble of putting in an application. I support Mr. Jovel as he is a very hard working and respectful neighbor.

Thanks!

Sincerely,

Paula Hull  
56400 E. 28th Court  
Strasburg, CO 80136

**From:** [Maggie M. Barringer](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** RCU2019-00041 Public Comment  
**Date:** Tuesday, September 24, 2019 3:22:00 PM

---

Linda and Richard Ackerman- No Objection

Thank you,

**Maggie Barringer**

Planner I, Community and Economic Development

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1<sup>st</sup> Floor

Brighton, CO 80601

o: 720.523.6800 | D: 720-523-6855

[MBarringer@adcogov.org](mailto:MBarringer@adcogov.org) | [www.adcogov.org](http://www.adcogov.org)



## Request for Comments

Case Name: Wagner Semi and Trailer Parking  
Case Number: RCU2019-00041

August 15, 2019

The Adams County Planning Commission is requesting comments on the following application: **To allow semi-trucks and trailers to be parked on the property on the weekends.** This request is located at 2880 WAGNER ST. The Assessor's Parcel Number is 0181328401011.

Applicant Information:

JOAQUIN CASTRO JOVEL  
2880 WAGNER ST  
STRASBURG, CO 801368009

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 09/06/2019 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 MBarringer@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. 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.

Maggie Barringer  
Planner I

Please:  
Do not approve this request. Semi's not allowed in residential areas ever!

Do I know it May Concern:  
Semi's + Semi Trailers  
should not be allowed  
in residential areas,  
period. What an eyesore  
plus the weight of the  
trailer is problematic.  
Plus the odor of the  
semi emits -  
Jim & Cheryl Drummond

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5

Thank you



**From:** [Darlene Gerstenberger](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** Case Number: RCU2019-00041  
**Date:** Saturday, January 11, 2020 4:02:56 PM

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Please be cautious: This email was sent from outside Adams County

Case Name: Joaquin Castro Jovel

Attn: Maggie Barringer

We aren't sure we totally understand the diagram sent with your Revised Request for Comments dated December 26, 2019. It appears Joaquin Castro Jovel would have to lay 2800 feet of asphalt. Is this linear feet or square feet? Would he also have to install a fence and plant additional trees?

This sounds terribly expensive for someone who is only parking his personal vehicles on his property not actually running a business from his property.

We have lived at 3041 Wagner for 35 years and we believe this is excessive for what he is doing.

Would you please reconsider these options?

Thank you for your consideration in this matter.

Donald E. and L. Darlene Gerstenberger  
3041 Wagner Street  
Strasburg, CO 80136

**From:** [hpvp@tds.net](mailto:hpvp@tds.net)  
**To:** [Maggie M. Barringer](#)  
**Subject:** Case # RCU2019-00041  
**Date:** Saturday, January 4, 2020 9:06:32 AM

---

Please be cautious: This email was sent from outside Adams County

Hello. I am writing in support of Joaquin Castro Jovel 2880 Wagner Street, Strasburg, Colorado. We are neighbors of the above mentioned person. We have absolutely no problem with him parking his semi-truck on his property. He has been very respectful of the neighborhood and creates no noise or other issues to create any disturbance. Please allow him the permit to park on his property.

Mary and Terry Erlenborn  
2965 Wagner Street  
Strasburg, Colorado 80136

**From:** [Ben Piller](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** Fwd: Fwd: Jovel-Castro/2880 Wagner St. Strasburg  
**Date:** Saturday, January 4, 2020 5:22:02 PM

---

Please be cautious: This email was sent from outside Adams County

----- Forwarded Message -----

**Subject:** Fwd: Jovel-Castro/2880 Wagner St. Strasburg  
**Date:** Sat, 4 Jan 2020 11:55:45 -0700  
**From:** Ben <[ben9@tds.net](mailto:ben9@tds.net)>  
**To:** [MBarringer@adcogov.org](mailto:MBarringer@adcogov.org)

----- Forwarded Message -----

**Subject:** Jovel-Castro/2880 Wagner St. Strasburg  
**Date:** Fri, 3 Jan 2020 11:36:06 -0700  
**From:** Ben <[ben9@tds.net](mailto:ben9@tds.net)>  
**To:** [MBarringer@adcogov.org](mailto:MBarringer@adcogov.org)

To Those Concerned:

FROM: Ben, Eileen, & John Piller

2941 Wagner St., Strasburg, 80136

303 622 9503

We have resided at this location since 1982/83. Several families have resided at 2880 Wagner Street, directly across street from subject, Jovel-Castro residence, thru the years. None have more desirable

than the Jovel-Castro family. . These folk have children in our local schools, and Mr. Jovel is as devoted, hard-working, sober an individual as a

neighbor could want. His truck is used like any of the rest of us, ie: he leaves on a trip and returns home several days later. His truck is extremely quiet. He has operated in this fashion for five years

with no problems. Even the streets show no deterioration, until another construction site

started mid- 2019.

There should be no continued harassment of Mr. Jovel-Castro. We have no concerns relative to him parking his truck on his property.



## Revised Request for Comments

Case Name: Wagner Semi-Truck Parking  
Case Number: RCU2019-00041

December 26, 2019

The Adams County Planning Commission is requesting comments on the following application: **A Conditional Use permit to allow a semi-truck to be parked on the property.** This request is located at 2880 WAGNER ST. The Assessor's Parcel Number is 0181328401011.

Applicant Information:

JOAQUIN CASTRO JOVEL  
2880 WAGNER ST  
STRASBURG, CO 801368009

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 09/06/2019 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 [MBarringer@adcogov.org](mailto:MBarringer@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.

Maggie Barringer  
Planner I

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5





## Revised Public Hearing Notification

Case Name:	Wagner Semi-Truck Parking
Case Number:	RCU2019-00041
Planning Commission Hearing Date:	02/13/2020 at 6:00 p.m.
Board of County Commissioners Hearing Date:	03/31/2020 at 9:30 a.m.

February 14, 2020

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

**A Conditional Use Permit to allow a semi-truck to be parked on the property.**

The proposed use will be Other. This request is located at 2880 WAGNER ST on undetermined parcel size.  
The Assessor's Parcel Number(s) 0181328401011

Applicant Information:

JOAQUIN CASTRO JOVEL  
2880 WAGNER ST  
STRASBURG, CO 801368009

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

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.

Maggie Barringer  
Planner I

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5

# **PUBLICATION REQUEST**

## **Wagner Semi-Truck Parking**

**Case Number:** RCU2019-00041

**Planning Commission Hearing Date:** 02/13/2020 at 6:00 p.m.

**Board of County Commissioners Hearing Date:** 03/31/2020 at 9:30 a.m.

**Request:** A Conditional Use Permit to allow a semi-truck to be parked on the property.

**Location:** 2880 WAGNER ST.

**Parcel Number:** 0181328401011

**Case Manager:** Maggie Barringer

**Applicant:** JOAQUIN CASTRO JOVEL  
2880 WAGNER ST  
STRASBURG, CO 801368009

**Owner:** JOAQUIN CASTRO JOVEL  
2880 WAGNER ST  
STRASBURG, CO 801368009

**Legal Description:** SUB:T.L.C. SUBD LOT:1



Referral Listing  
Case Number RCU2019-00041  
Wagner Semi-Truck Parking

Agency	Contact Information
Adams County Attorney's Office	Christine Fitch CFitch@adcogov.org 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Environmental Services Division	Katie Keefe 4430 S Adams County Pkwy Brighton CO 80601 720-523-6986 kkeefe@adcogov.org
Adams County CEDD Right-of-Way	Marissa Hillje 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 mhillje@adcogov.org
Adams County Community Safety & Wellbeing, Neighborhood Services	Gail Moon  gmoon@adcogov.org 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Parks and Open Space Department	Aaron Clark (303) 637-8005 aclark@adcogov.org
Adams County Parks and Open Space Department	Marc Pedrucci 303-637-8014 mpedrucci@adcogov.org
Adams County Sheriff's Office: SO-HQ	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org

Agency	Contact Information
Adams County Sheriff's Office: SO-SUB	-- 303-655-3283 CommunityConnections@adcogov.org
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 sean.hackett@state.co.us
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 30 sean.hackett@state.co.us
CDPHE - AIR QUALITY	Richard Coffin 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303.692.3127 richard.coffin@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us
COLORADO DIVISION OF WILDLIFE	Matt Martinez 6060 BROADWAY DENVER CO 80216-1000 303-291-7526 matt.martinez@state.co.us
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com

Agency	Contact Information
IREA	Brooks Kaufman PO Box Drawer A 5496 North US Hwy 85 Sedalia CO 80135 303-688-3100 x105 bkaufman@intermountain-rea.com
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org
STRASBURG FIRE PROTECTION DIST #8	GERRI VENTURA PO BOX 911 STRASBURG CO 80136 303-622-4814 gventura@svfd8.org
STRASBURG PARKS AND REC DIST.	Angie Graf P.O. BOX 118 STRASBURG CO 80136 (303) 622-4260 angie@strasburgparks.org
STRASBURG SCHOOL DISTRICT 31J	Monica Johnson 56729 E Colorado Ave STRASBURG CO 80136 303-622-9211 mjohnson@strasburg31j.org
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com



GERSTENBERGER DONALD E AND  
GERSTENBERGER DARLENE  
PO BOX 13 / 3041 WAGNER STREET  
STRASBURG CO 80136

CASTRO JOVEL JOAQUIN  
OR CURRENT RESIDENT  
2880 WAGNER ST  
STRASBURG CO 80136-8009

HULL PAULA  
56400 E 28TH AVE  
STRASBURG CO 80136-8007

DRUMMOND JAMES H AND  
DRUMMOND SHERYL A  
OR CURRENT RESIDENT  
2890 YERKES COURT  
STRASBURG CO 80136

INNOVATIVE PROPERTY STRATEGIES LTD  
2302 CHANDLER ST  
FORT COLLINS CO 80528-7088

EDDY DAVID K AND  
EDDY JULIA K  
OR CURRENT RESIDENT  
2960 WAGNER ST  
STRASBURG CO 80136-8010

NELSON JOHN AND  
NELSON ROWENA  
PO BOX 438  
STRASBURG CO 80136

ERLENBORN TERRENCE G AND  
ERLENBORN MARY A  
OR CURRENT RESIDENT  
2965 WAGNER ST  
STRASBURG CO 80136-8003

RIED LOUIS JR  
203 HOOVER AVE  
LOUISVILLE CO 80027-2166

FRANKLIN SCOTT AND  
FRANKLIN ALLISA  
OR CURRENT RESIDENT  
56375 E 28TH COURT  
STRASBURG CO 80136

ROCHA MAGDIEL  
56620 E 28TH AVE  
STRASBURG CO 80136-8007

HENDRIX RICHARD DEAN/DONNA LEE  
REVOCABLE TRUST THE  
OR CURRENT RESIDENT  
2977 YERKES CT  
STRASBURG CO 80136-8142

SWENSON KEITH AND  
DINSMOOR TRICIA  
922 S COUNTY ROAD 173  
BYERS CO 80103-9704

HUMBERT EUGENE I AND HUMBERT PATRICIA A  
AND HUMBERT SEANDRA  
OR CURRENT RESIDENT  
56360 E 28TH CT  
STRASBURG CO 80136-8036

ACKERMAN THEODORE CHARLES AND  
RICKARD LINDA A  
OR CURRENT RESIDENT  
2930 YERKES CT  
STRASBURG CO 80136-8142

HUMPHREY STEVEN G AND  
HUMPHREY MARY K  
OR CURRENT RESIDENT  
56295 E 28TH COURT  
STRASBURG CO 80136

BIBEAU CHARLES R AND  
BIBEAU GERYL L  
OR CURRENT RESIDENT  
56280 E 28TH COURT  
STRASBURG CO 80136

MARTIN LOWELL W AND  
MARTIN DORIS N  
OR CURRENT RESIDENT  
3040 WAGNER ST  
STRASBURG CO 80136-8011

CASTILLO MIGUEL A AND  
CASTILLO OLGA  
OR CURRENT RESIDENT  
2933 YERKES CT  
STRASBURG CO 80136

PFEIFFER LYNDA SUE AND  
PFEIFFER PAUL E  
OR CURRENT RESIDENT  
56701 E 28TH AVE  
STRASBURG CO 80136

PILLER FAMILY TRUST THE  
OR CURRENT RESIDENT  
2941 WAGNER ST  
STRASBURG CO 80136-8003

CURRENT RESIDENT  
2911 YERKES CT  
STRASBURG CO 80136-8142

SAFE JEFFERY A AND  
SAFE RACHEL A  
OR CURRENT RESIDENT  
56145 E 28TH CT  
STRASBURG CO 80136-8008

STAFFORD MATTHEW D  
OR CURRENT RESIDENT  
2940 WAGNER ST  
STRASBURG CO 80136-8010

TOTSCH RANDALL W AND  
ADAIR LINDA C  
OR CURRENT RESIDENT  
56605 E 30TH AVENUE  
STRASBURG CO 80136

WINTON DONALD KRISTIN AND  
WINTON GLENNE ALICIA  
OR CURRENT RESIDENT  
2840 YERKES CT  
STRASBURG CO 80136-8142

YEOMAN DUSTIN A/EDWIN B/KERRIE M  
OR CURRENT RESIDENT  
2840 WAGNER ST  
STRASBURG CO 80136-8009

CURRENT RESIDENT  
3041 WAGNER ST  
STRASBURG CO 80136-8011

CURRENT RESIDENT  
56400 E 28TH CT  
STRASBURG CO 80136-8036

CURRENT RESIDENT  
56600 E 30TH AVE  
STRASBURG CO 80136-8139

CURRENT RESIDENT  
2860 YERKES CT  
STRASBURG CO 80136-8142

# CERTIFICATE OF POSTING



I, Maggie Barringer do hereby certify that I posted the subject property on February 13th, 2020 in accordance with the requirements of the Adams County Development Standards and Regulations.

A handwritten signature in black ink, appearing to read 'Maggie Barringer', written over a horizontal line.

**Maggie Barringer**