



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
303-441-3930 • www.BoulderCounty.gov

BOULDER COUNTY BOARD OF ADJUSTMENT PUBLIC HEARING

January 7, 2026, at 4:00 p.m.

Boulder County Courthouse, 3rd Floor,
1325 Pearl Street, Boulder
Virtual and in-person

STAFF RECOMMENDATION RE: DOCKET VAR-25-0005: TREVARTON SETBACK REDUCTION

DATE PUBLISHED: December 31, 2025

STAFF PLANNER: Pete L'Orange, Senior Planner

Docket VAR-25-0005: Trevarton Setback Reduction

Proposal: Variance request to reduce the 60-foot front setback to approximately 45 feet and the rear 20-foot setback to zero feet for the construction of a 10-foot fence at 260 S. Sunset Street.

Location: 260 S. Sunset Street, an approximately 2.46-acre parcel, located approximately 0.2 mile north of the intersection of Nelson Road and S. Sunset Street, in Section 9, Township 2N, Range 69W.

Zoning: General Industrial (GI) Zoning District

Applicant: David L. Trevarton

Agent: Luke Embree

PACKET CONTENTS:

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SUMMARY AND RECOMMENDATION:

The applicants request a reduction in the General Industrial zoning district’s required 60-foot front setback to approximately 45 feet and the required 20-foot rear setback to zero feet to allow for the construction of a 10-foot fence around the property. Staff recommend that this variance request be denied because the applicable review criteria in Article 4-1202.B.2 of the Boulder County Land Use Code (the Code) cannot all be met.

DISCUSSION:

The subject parcel is an enclave property, located on the east side of S. Sunset Street, surrounded entirely by the City of Longmont (see Figure 1 below). It is approximately 2.46 acres in size and is zoned General Industrial (GI). The current use on the subject parcel is a junk yard, defined as a “General Industrial Use” in Article 4-506.B of the Code.

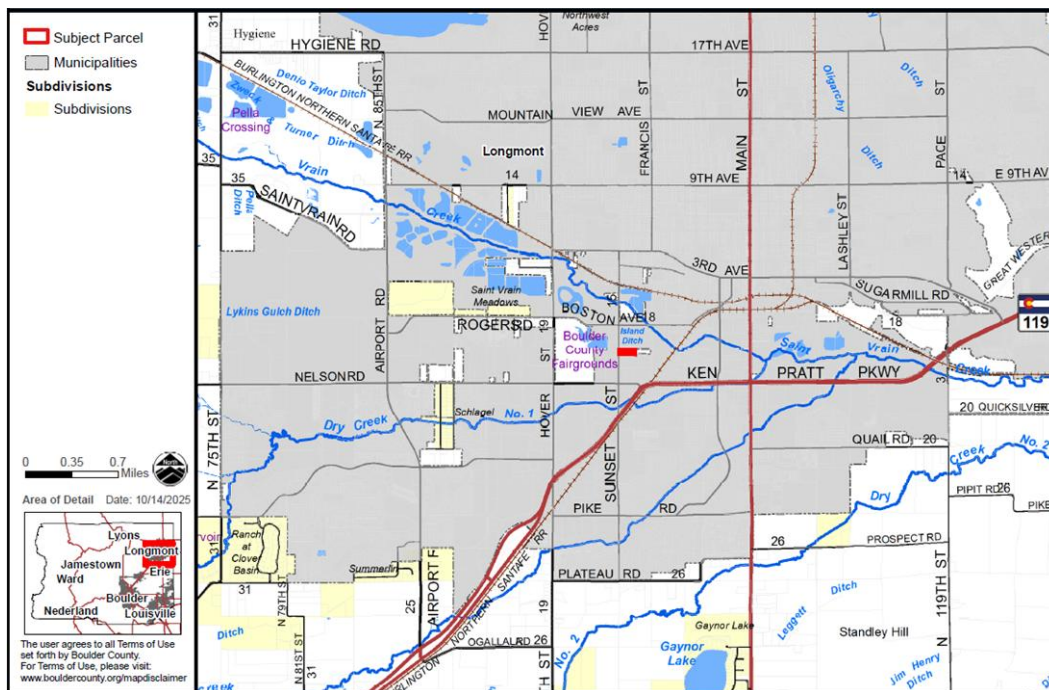


Figure 1: Vicinity Map showing location of the subject parcel indicated in red; parcels in dark gray are incorporated into the City of Longmont.

The Boulder County Comprehensive Plan does not indicate that there are any environmental resources on the subject parcel; there are Viewshed Protection scores along S. Sunset Street, with ratings ranging from zero to 1 out of 5 (see Figure 2 below).

The properties around the subject parcel are generally office or commercial in nature, with a school (Twin Peaks Charter Academy) to the southeast and an industrial gravel yard (Colorado Materials) to the north/northeast (see Figure 3 below).

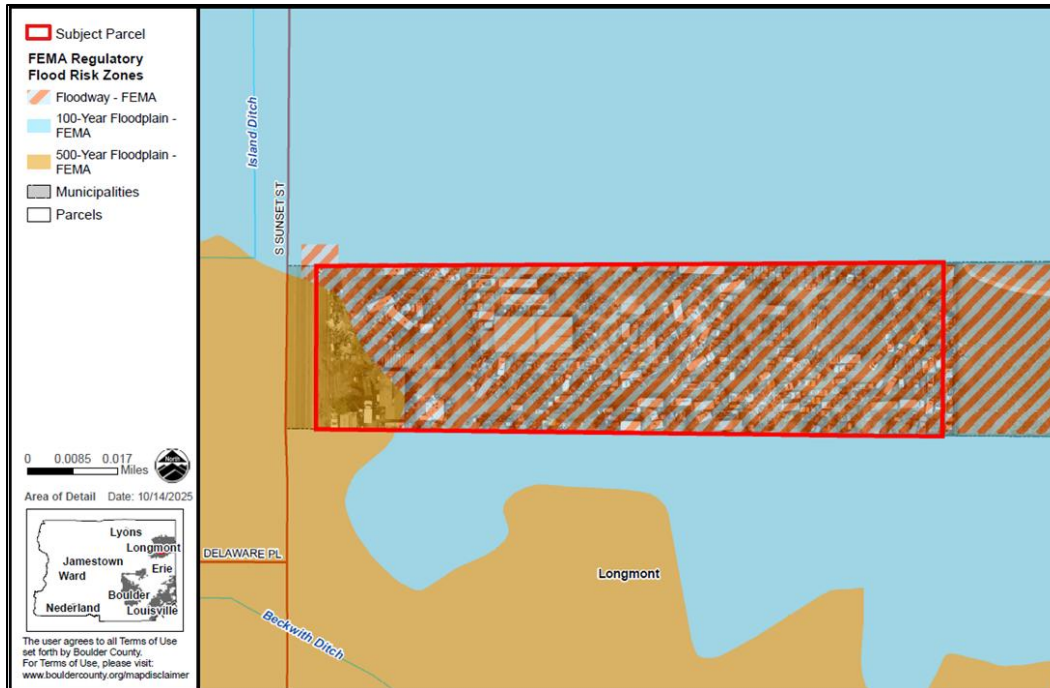


Figure 4: Floodplain map, with the subject parcel indicated in red.

PROPOSAL:

There is an existing junk yard on the subject parcel. Junk yards are considered a General Industrial Use (Article 4-506.B) and are allowed in the General Industrial zoning district (Article 4-112.B.6.b). The use was established in 1977; at that time, the use was allowed by right. With the 2005 updates to the Code, however, the use was required to be approved through a Special Use Review. Since the use pre-dates that requirement, the General Industrial use is allowed to continue as a nonconforming use.

As part of the original approval for the use in 1977, however, Boulder County required the installation of a 10-foot solid fence around the subject parcel to screen the junk yard from adjacent properties. While county records do not indicate why the 10-foot fence was not installed at the time, the applicants have proposed to install the 10-foot fence now. Fences over six feet in height are considered structures and so require a building permit and must meet required setbacks. The applicant proposes to construct the fence on the side and rear lot lines and approximately 45 feet from the centerline of S. Sunset Street. In the General Industrial zoning district, the front setback is 60 feet from the centerline of the public right-of-way (S. Sunset Street), the rear setback is 20 feet, and the side setbacks are zero feet; the setback requirements in 1977 were the same as they are presently. As such, the proposed fence requires a variance for the front and rear setbacks, but does not require a variance for the side setbacks.

In support of this variance request, the applicants provided a hardship statement which indicates that they want to keep the current location of the fence, noting that having the

fence meet setbacks would create a hardship by reducing the amount of land they have available for their business activities. The existing fencing on the south, east, and north sides of the parcel is six feet in height or less, so it may be located on the parcel line and does not require a building permit; the applicants have installed an 8-foot wall on the western side of the parcel, which requires a variance and building permit.

REFERRALS:

This application was referred to the typical agencies, departments, and nearby property owners within 1,500 feet of the subject parcel. All responses received are attached (Attachment B) and summarized below.

Boulder County Building Safety and Inspection Services Team: Boulder County Building Safety and Inspection Services reviewed the proposal and noted that a building permit will be required for the proposed fence and provided information on the applicable building code requirements.

Boulder County Development Review Team – Access & Engineering: Boulder County Development Review Team – Access & Engineering Group (A&E) reviewed the proposal and noted that the subject parcel has legal access and stated they had no conflicts with the proposal.

Boulder County Floodplain Program: The Boulder County Floodplain Program reviewed the application materials and stated that the proposed fence is located in the Saint Vrain Creek Floodway. As such, it requires a Floodplain Development Permit, which the applicant has already applied for, and which has been issued. They also noted that solid fences are prohibited in the floodway, so the applicant as proposed leaving the bottom portion of the fence open to allow the passage of floodwaters below the Flood Protection Elevation.

Agencies that sent a response indicating no conflicts: Boulder County Historic Preservation; Boulder County Parks & Open Space – Natural Resources Planner; Boulder County Public Health; Boulder County Stormwater Team; and Public Service Company of Colorado.

Agencies that did not respond: Boulder County Assessor; Boulder County Sheriff's Office; Boulder County Surveyor; Boulder County Code Compliance; Boulder County Long Range Planning; Northern Colorado Water Conservancy District; City of Longmont Power; City of Longmont Planning and Development Services; City of Longmont Fire; Lumen Communications; Island Ditch Company; Beckwith Ditch Company; and Colorado Parks & Wildlife.

Adjacent Property Owners: Notices were mailed to the 183 property owners within 1,500 feet of the subject parcel. Staff received one phone inquiry requesting details on the proposed fencing but did not receive any official public comments on the proposal.

CRITERIA ANALYSIS

Per Article 3-100.A.18 of the Code the Board of Adjustment (BOA) may approve a variance from the terms of the Code as set forth in Article 4-1200. To grant a variance, the BOA must find that all of the following criteria of Article 4-1202.B.2 of the Code are satisfied:

(a) *There exist exceptional or extraordinary physical circumstances of the subject property such as irregularity, narrowness, shallowness, or slope;*

Staff find that the subject parcel is not encumbered by any exceptional or extraordinary physical circumstances. The subject parcel is approximately 2.46 acres in size, is a regular shape, and is flat. Staff find that it would be possible for the applicants to install the 10-foot fence such that it meets the required setbacks. And while the majority of the subject parcel is located within the Floodway, as described in the referral response from the Boulder County Floodplain team, that does not preclude them from building the fence provided the bottom portion of the fence is left open to allow the passage of floodwaters below the Flood Protection Elevation.

Therefore, staff find this criterion is not met.

(b) *Because of these physical circumstances, the strict application of the Code creates an exceptional or undue hardship upon the property owner;*

As there are no exceptional or extraordinary physical circumstances on the subject parcel, staff find the strict application of the Code does not create an exceptional or undue hardship. As discussed above, there are other portions of the subject parcel in which the fence could be installed that comply with the setback requirements.

Therefore, staff find this criterion is not met.

(c) *The hardship is not self-imposed;*

As the strict application of the Code does not create an exceptional or undue hardship, staff find there is no hardship which is self-imposed. In 1977 when the county imposed the 10-foot fence requirement, the front and rear setback requirements were the same. Thus, the fence would have been required to meet those setbacks or obtain a variance at the time.

Therefore, staff find this criterion is not met.

- (d) *The variance, if granted, will not adversely affect the uses of adjacent property as permitted under this code;***

Staff do not anticipate that the requested variance would adversely affect the uses of adjacent properties as permitted under the Code. The variance as requested will not change the use of the subject parcel or any of the surrounding land. Additionally, no referral agency responded with any such concerns.

Therefore, staff find this criterion is met.

- (e) *The variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of the Code and the Boulder County Comprehensive Plan;***

Staff do not have concerns that the variance would change the character of the General Industrial zoning district in which the property is located if granted. As discussed above, the area surrounding the subject parcel is generally commercial and industrial in nature. Additionally, the City of Longmont Zoning Code, which applies to nearly all the surrounding parcels, requires a front setback of 20 feet from the property line. A 20-foot setback from a property line along S. Sunset Street is approximately 50 feet from the centerline of the street. This is minimally more than the proposed 45 feet from the centerline proposed by the applicants. As such, the proposed 45-foot setback from the centerline for the 10-foot fence would not be out of character with the surrounding properties. Staff find the variance, if granted, will not result in any change of character for the area.

Therefore, staff find that this criterion is met.

- (f) *The variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County and is in accordance with the Comprehensive Plan and any applicable intergovernmental agreement affecting land use or development.***

Staff have not identified any adverse impacts to the health, safety, and welfare of the citizens of Boulder County which might result from the granting of the variance as requested. Additionally, staff have not identified any conflicts with the Boulder County Comprehensive Plan. No referral agencies have responded with any such concerns.

Therefore, staff find this criterion is met.

RECOMMENDATION

As discussed above, staff find that three of the criteria for a variance are not met. Therefore, Community Planning & Permitting staff recommend that the Board of Adjustment **Deny** Docket VAR-25-0005: Trevarton Setback Reduction.



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930 • Fax: 303-441-4856
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
 Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Only
Intake Stamp

Application Form

Project Number		Project Name	
<input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other:	Application Deadline: First Wednesday of the Month <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal	Application Deadline: Second Wednesday of the Month <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP	<input type="checkbox"/> Rezoning <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change
Location(s)/Street Address(es) 260 S Sun set St, Longmont, CO, 80501			
Subdivision Name TR, NBR 201, 202, 204, 205, 241-256 LGT			
Lot(s)	Block(s)	Section(s)	Township(s)
Area in Acres 2.42	Existing Zoning GI	Existing Use of Property Junk yard	Number of Proposed Lots
Proposed Water Supply	Proposed Sewage Disposal Method		

Applicants:

Applicant/Property Owner David L. Trevarton		Email Address DS CAMOEOS@MSN.COM	
Mailing Address 303 Mumford Ave			
City Longmont	State CO	Zip Code 80501	Phone 303 776 9674
Applicant/Property Owner/Agent/Consultant Luke Embree		Email Address Camel Shoe@gmail.com	
Mailing Address 839 S Gay St			
City Longmont	State Colorado	Zip Code 80501	Phone 303 505 4377
Agent/Consultant		Email Address	
Mailing Address			
City	State	Zip Code	Phone
			Fax

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval. I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner <i>David L. Trevarton</i>	Printed Name DAVID L. TREVARTON	Date 10-29-25
Signature of Property Owner	Printed Name	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



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Vicinity

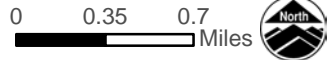
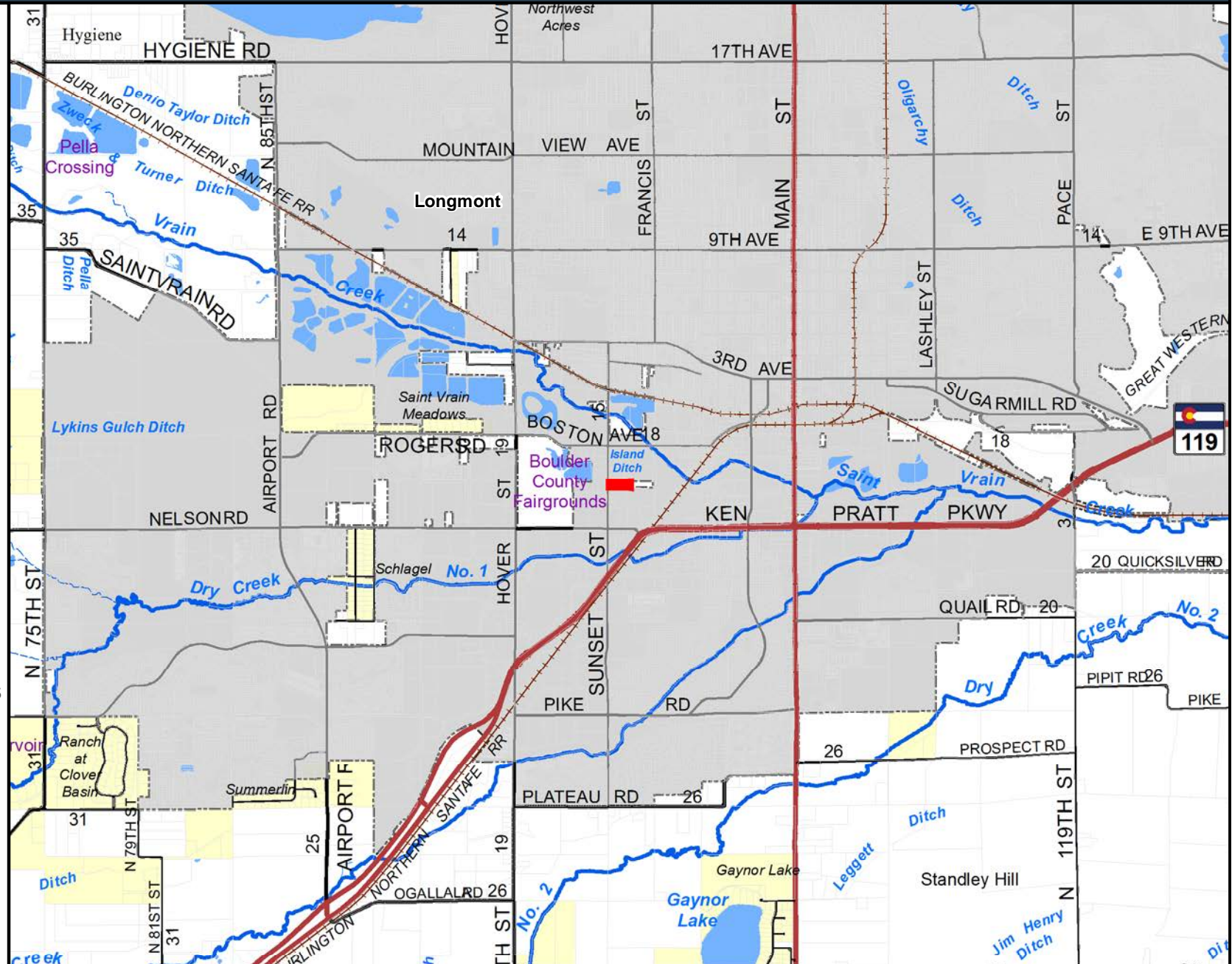
260 SUNSET ST

Subject Parcel

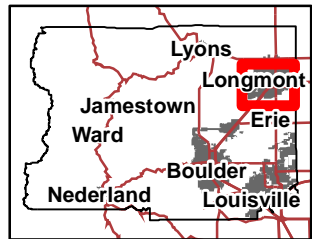
Municipalities

Subdivisions

Subdivisions



Area of Detail Date: 10/14/2025



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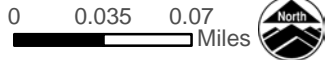
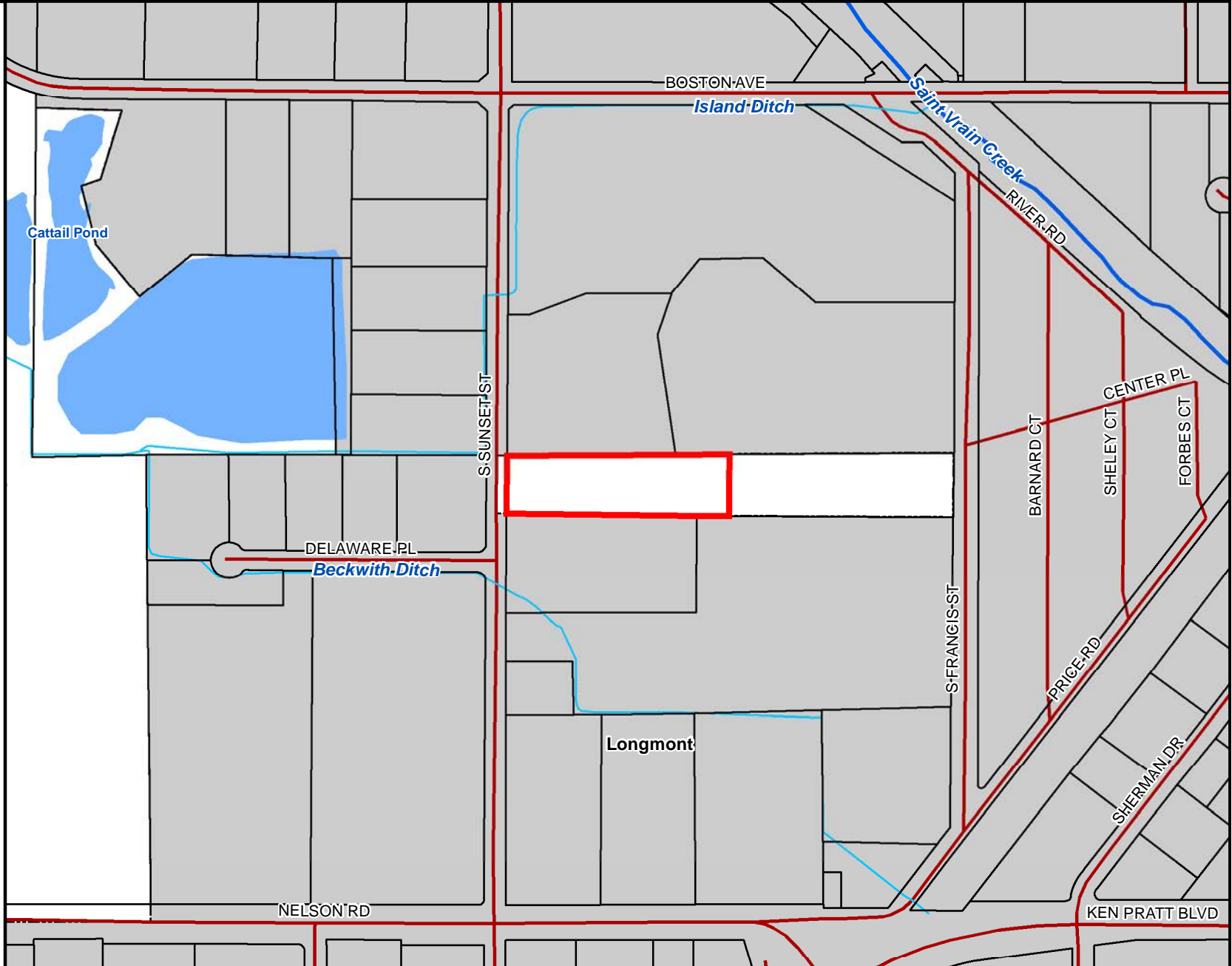
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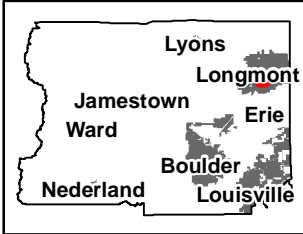
Location

260 SUNSET ST

Subject Parcel



Area of Detail Date: 10/14/2025



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Aerial
260 SUNSET ST

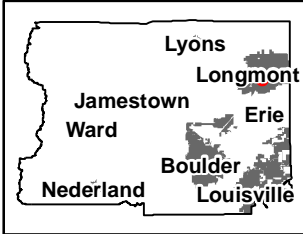
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0 0.0085 0.017 Miles



Area of Detail Date: 10/14/2025



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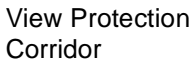


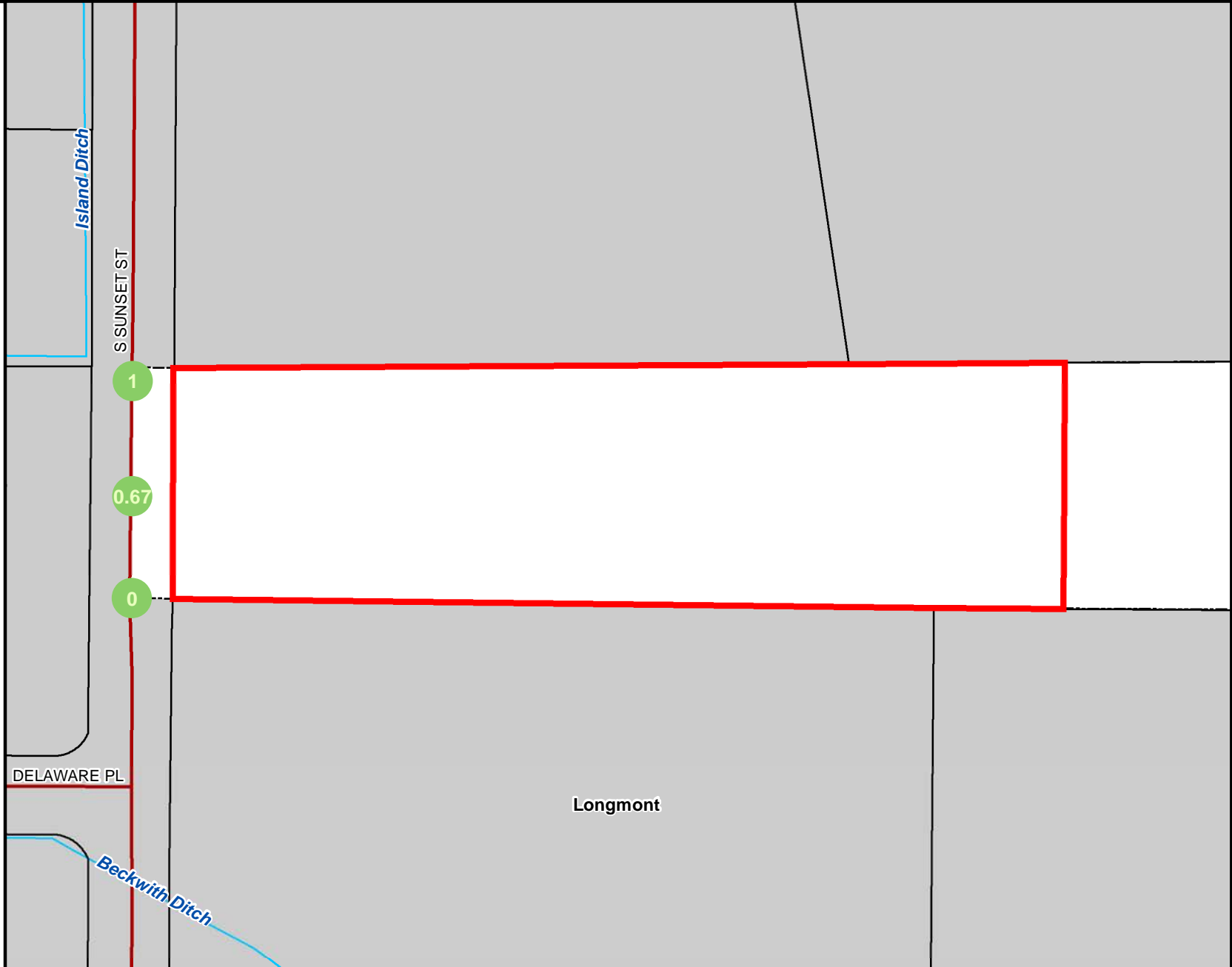
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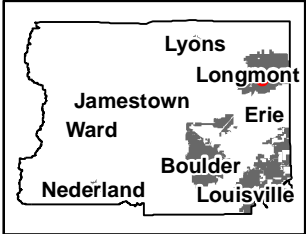
Comprehensive Plan

260 SUNSET ST

-  Subject Parcel
-  View Protection Corridor



Area of Detail Date: 10/14/2025



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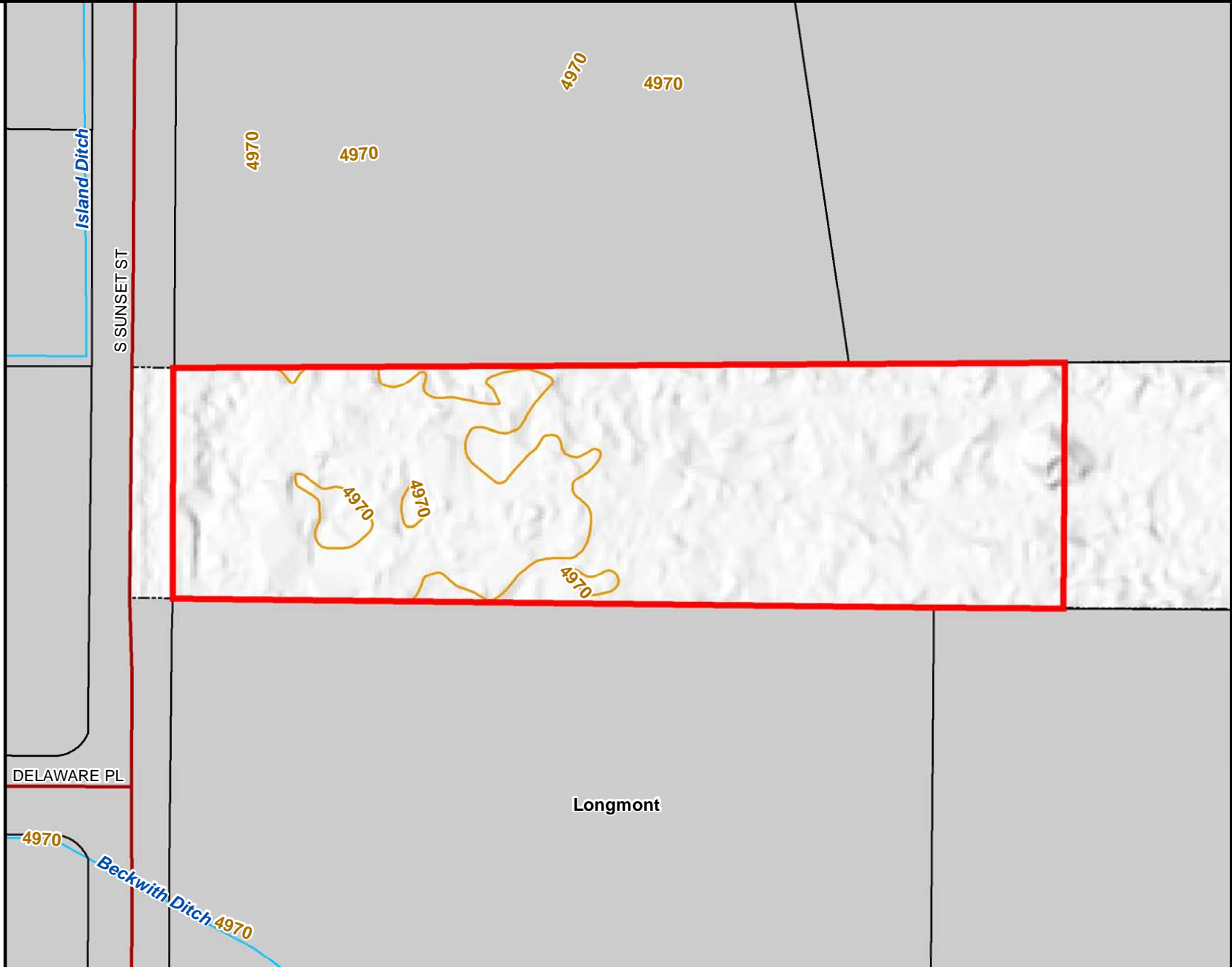
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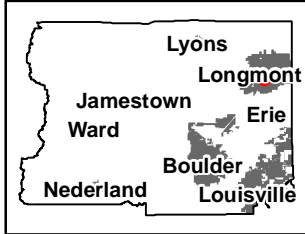
Elevation Contours

260 SUNSET ST

- Subject Parcel
- Contours 10'



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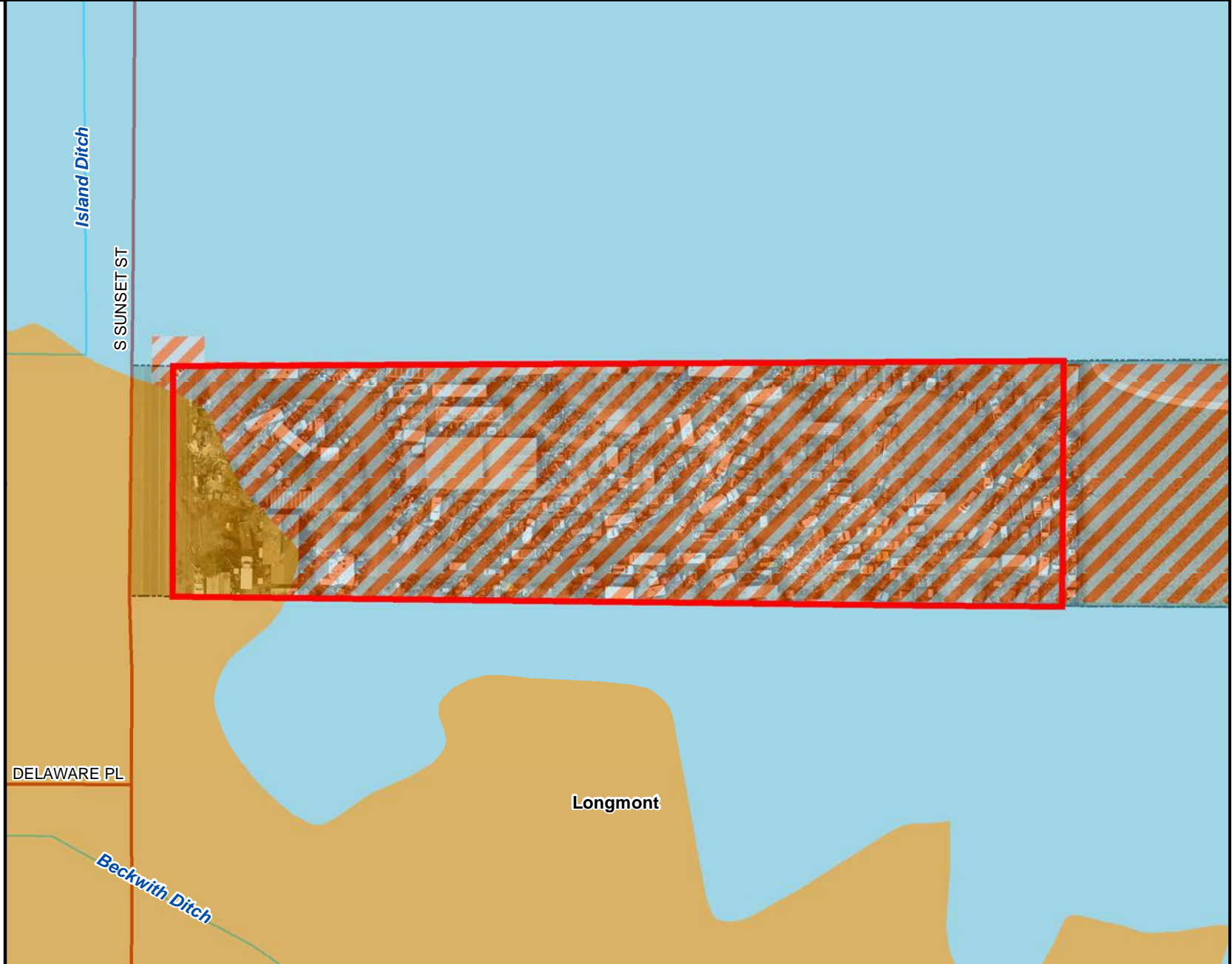
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Floodplain
260 SUNSET ST

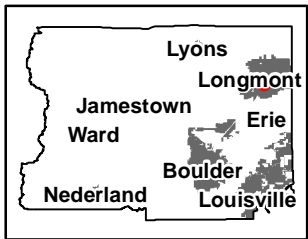
Subject Parcel

FEMA Regulatory Flood Risk Zones

- Floodway - FEMA
- 100-Year Floodplain - FEMA
- 500-Year Floodplain - FEMA
- Municipalities
- Parcels



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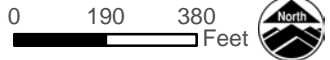
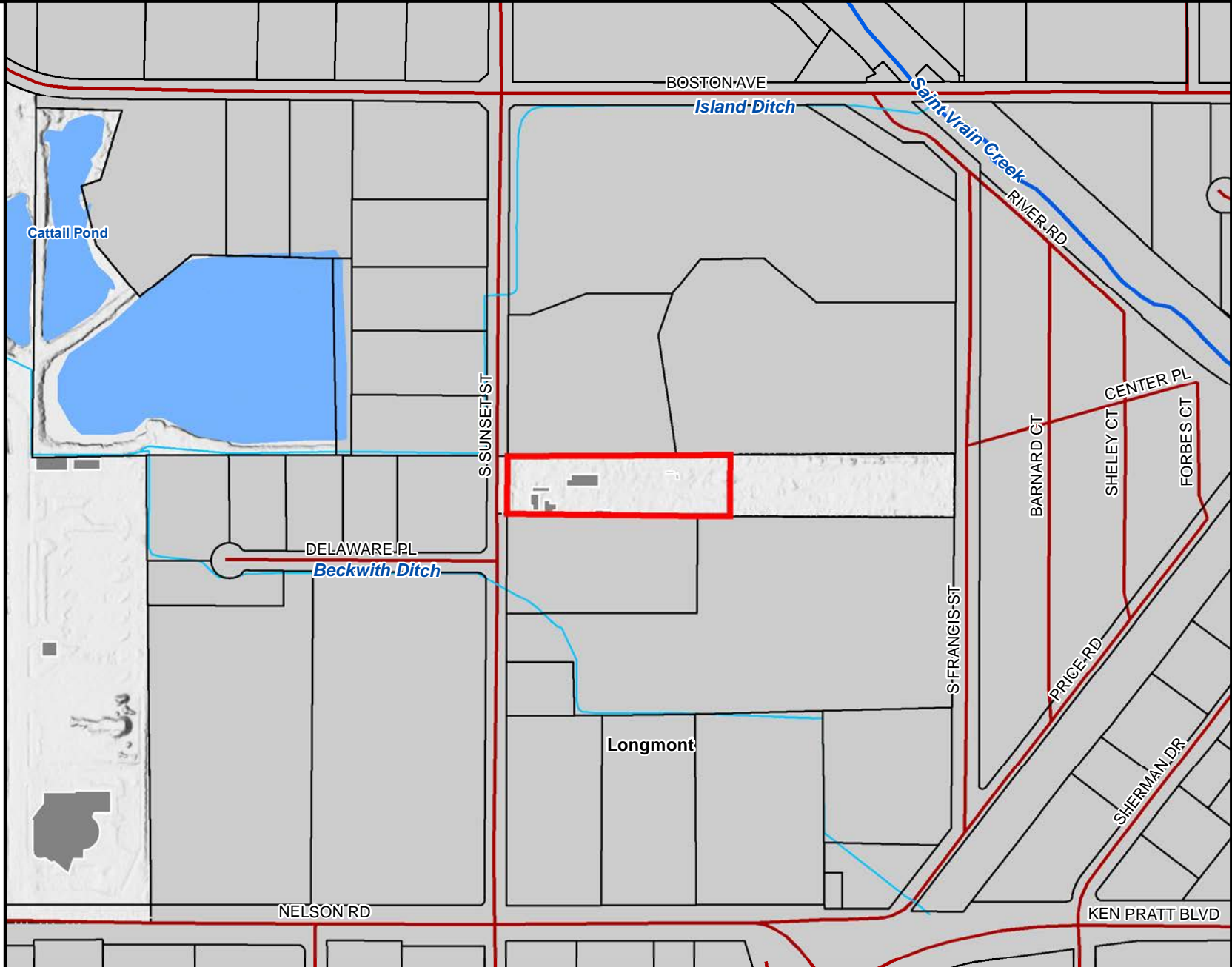
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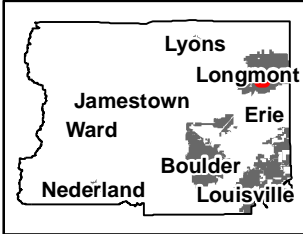
Geologic Hazards

260 SUNSET ST

Subject Parcel



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Planning Areas

260 SUNSET ST

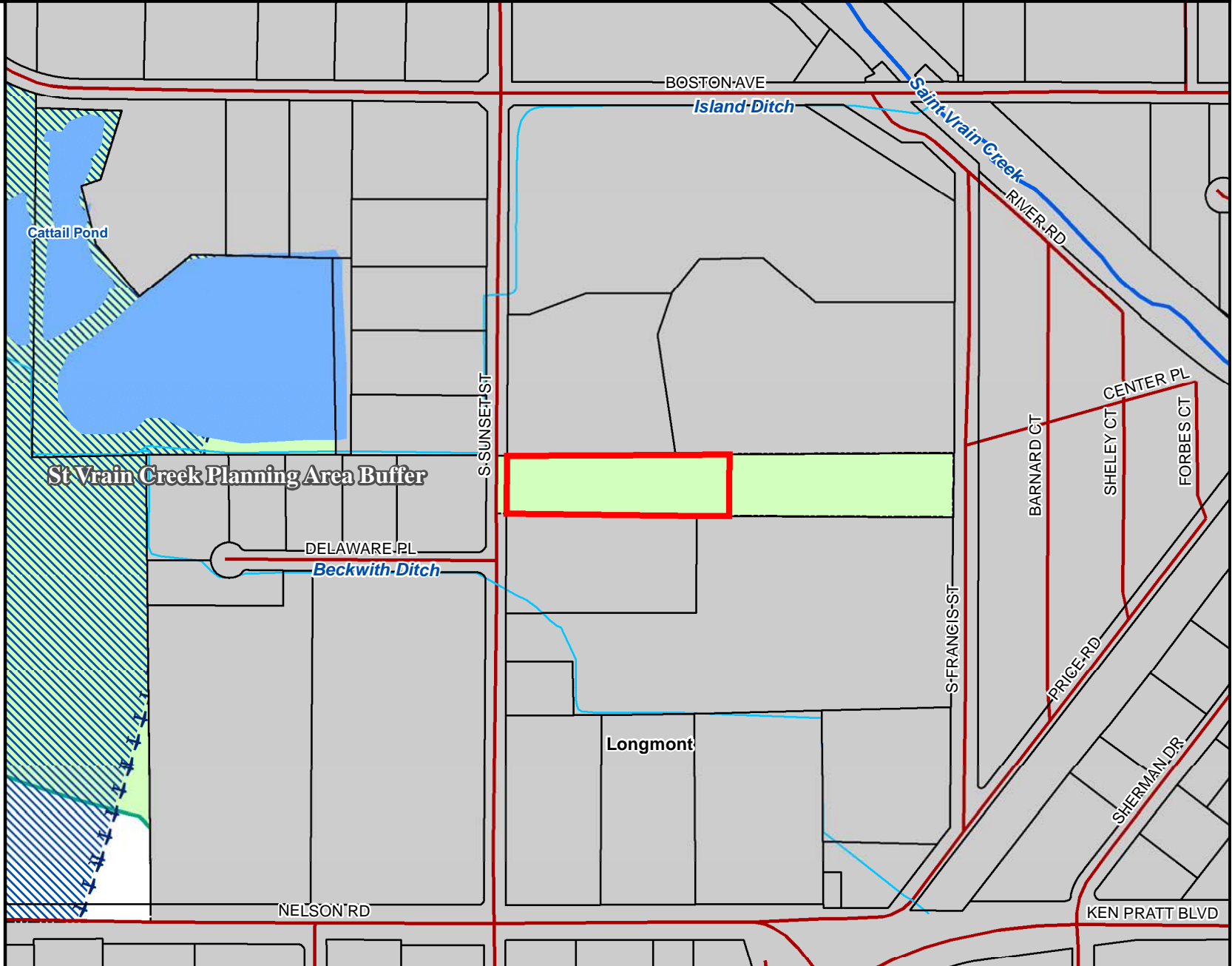
Subject Parcel

Airport Influence

Airport Influence

Active IGA Boundary

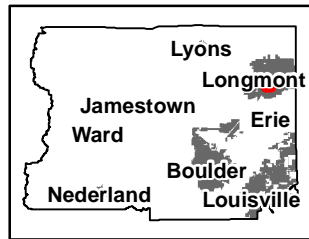
Creek Planning Area



0 0.035 0.07 Miles



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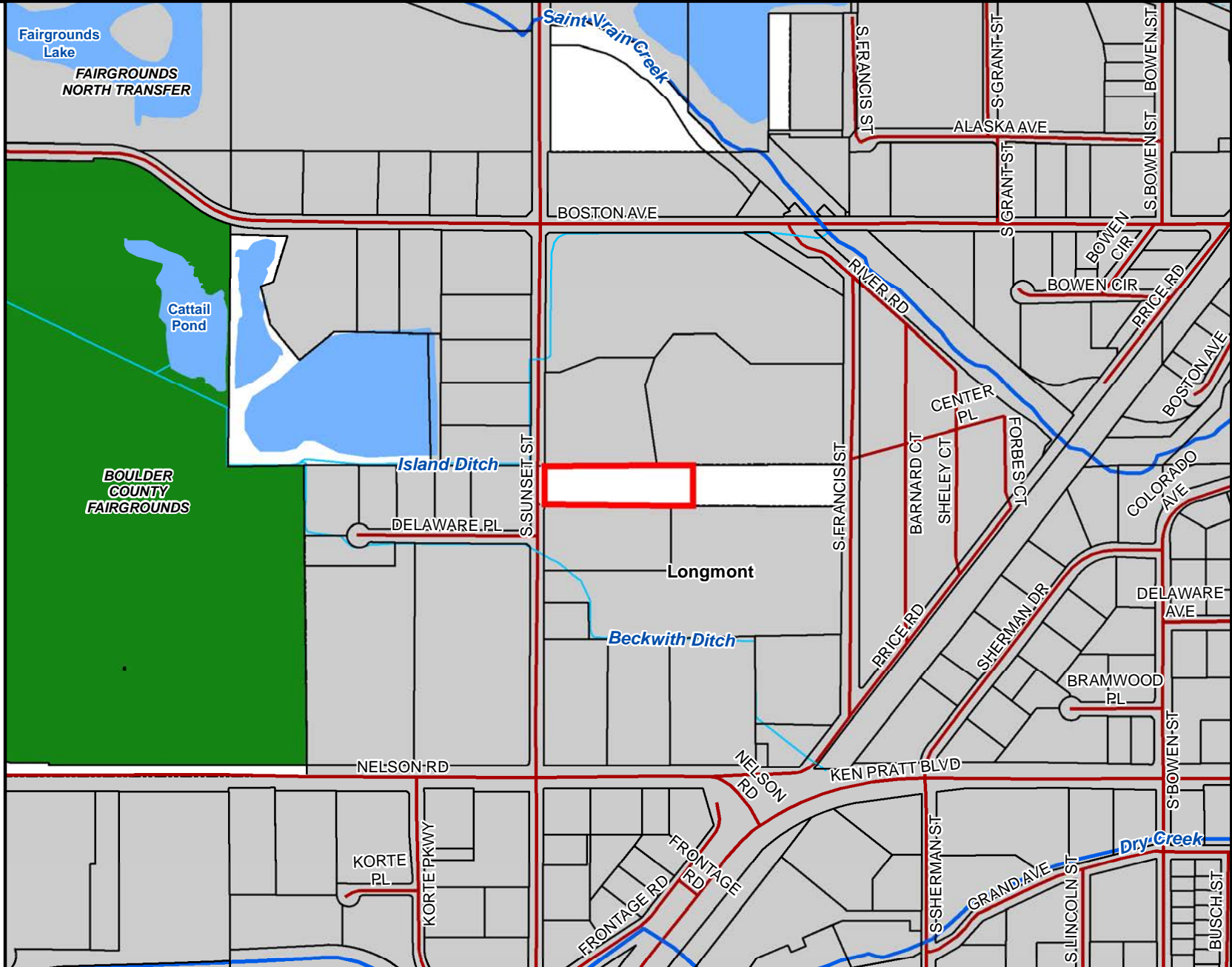
Public Lands & CEs

260 SUNSET ST

Subject Parcel

Boulder County Open Space

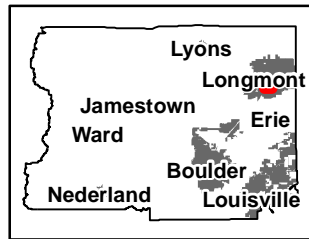
- County Open Space
- County Conservation Easement



0 0.05 0.1 Miles



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Zoning

260 SUNSET ST

Subject Parcel

Ditch Setbacks

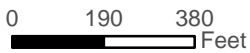
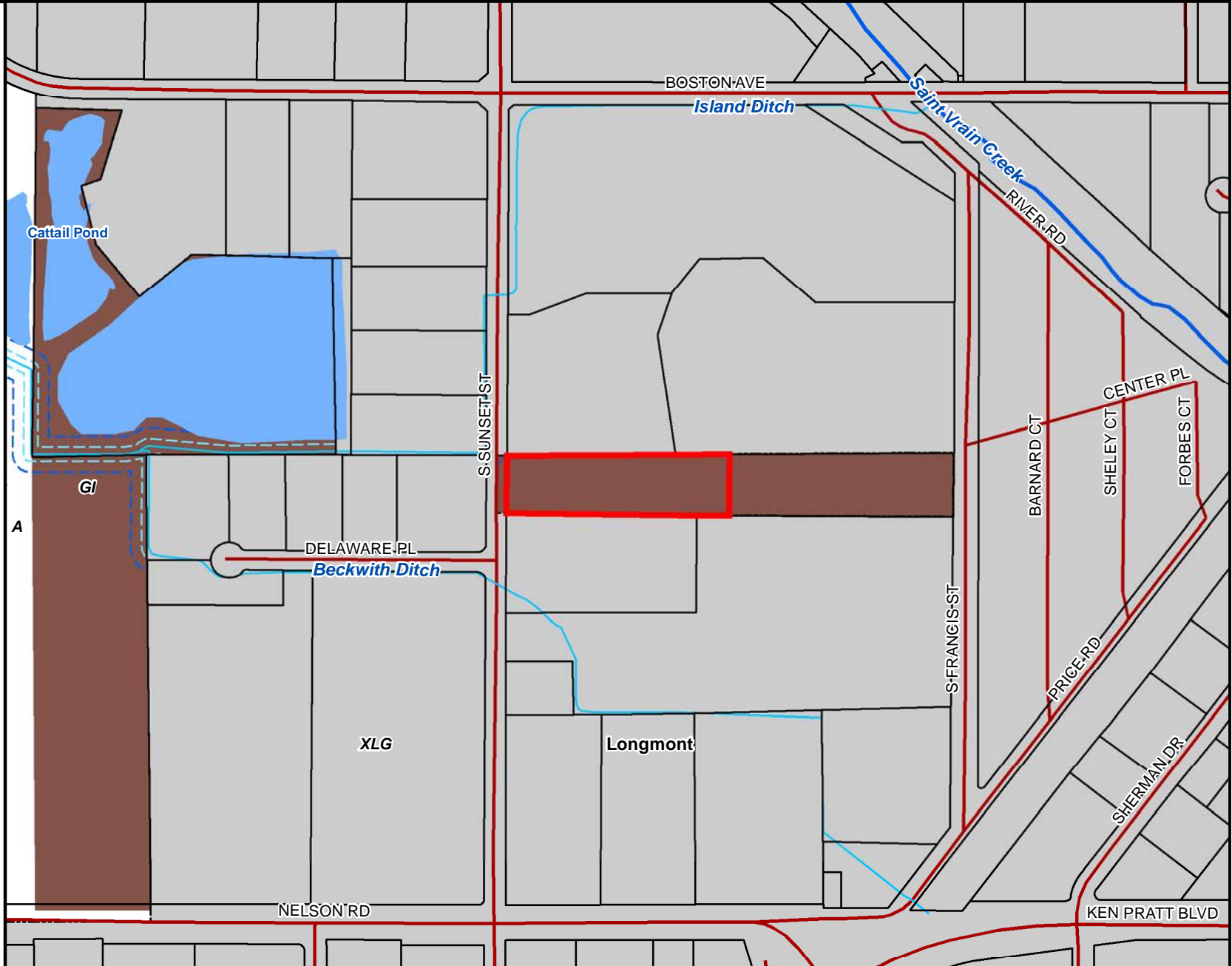
20 feet

50 feet

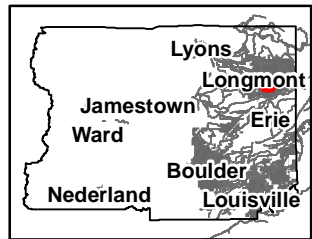
Zoning Districts

Agricultural

General Industrial



Area of Detail Date: 10/14/2025



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Boulder County Land Use Department

Courthouse Annex Building - 2045 13th Street • PO Box 471
Boulder, Colorado 80302

Phone: 303-441-3930 • Fax: 303-441-4856

Email: planner@bouldercounty.org

<http://www.bouldercounty.org/lu/>

Office Hours: Monday — Friday 8:00 AM to 4:30 PM

Intake Stamp:

Docket #:

Board of Adjustment (BOA) Hardship Statement

Explain how the following hardship criteria for granting a variance have been satisfied. Please feel free to attach your statements using a separate piece of paper.

- A. There exists exceptional or extraordinary physical circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.

Simple Variance Request to Keep my current fence in its current place Due to Height of the New fence Being considered a structure Due to its Height

- B. Because of these physical circumstances, the strict application of this Code would create an exceptional or undue hardship up the property owner.

It would cause undue Hard ship, loss of use of land and a re structuring of my yard Lay out. Simply Raising Height of a current fence.

- C. The hardship is not self-imposed.

it is Not self imposed. it is required By code compliance to Bring this fence to the New Height.

- D. The variance, if granted, will not adversely affect the use of adjacent property as permitted under this Code.

The Variance will Not affect the use of adjacent Property. It will only help the adjacent Property By Shielding the View.

- E. That the variance, if granted, will not change the character of the zoning district in which the property is located, and is in keeping with the intent of this Code and the Boulder County Comprehensive Plan; and,

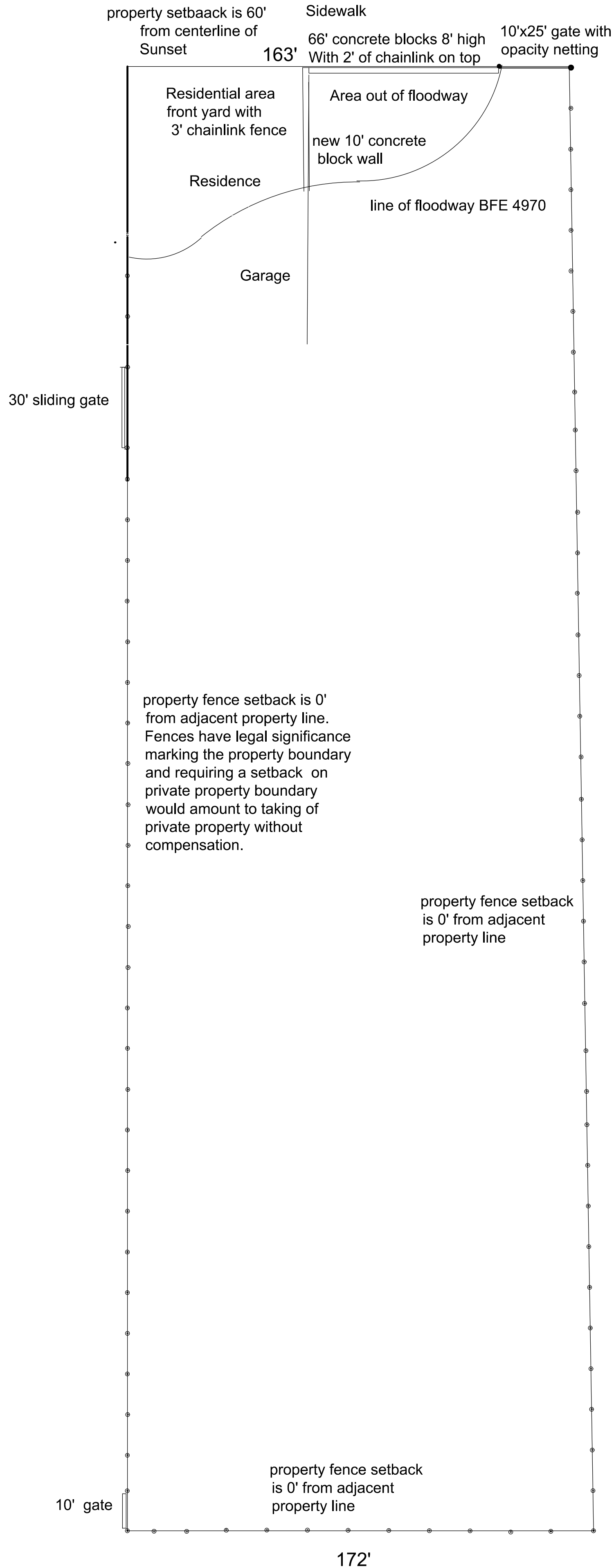
the Variance will Not change the character of the zoning District, it will Enhance the Visual appeal of the Property

- F. That the variance, if granted, does not adversely affect the health, safety, and welfare of the citizens of Boulder County.

The Variance will Not affect the Health, Safety, and welfare of the citizens of Boulder County, But will help to Provide Better Health Safety and welfare for the citizens

Applicant or Agent Signature: Laker Embrose Date:

S.Sunset Street

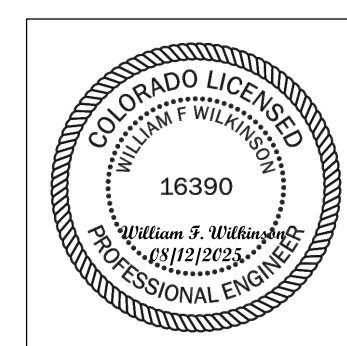


General Notes

This site plan shows the location of an existing 6' privacy fence around a junk yard at 260 S Sunset St. Longmont Colorado. Currently the 6' chain link fence has plastic/rubber inserts for privacy. The lot is within the boundaries of the City of Longmont but is a Boulder County unincorporated area. Most of the property is designated Zone AE Administrative floodway with a BFE of 4970. There is a residential area in the SE corner outside the junkyard with 3' chainlink fence. The front setback is 60' from the centerline of Sunset. The side and bottom fences were built by the adjacent property owners with 0 setback on the property line, under permits or court orders from the City of longmont.

Fencing Specifications

1. New chainlink fencing mesh will match the existing mesh and inserts. Fabric cloth 80% opacity may be substituted for plastic/rubber inserts.
2. Line posts will be nominal 6 5/8" diameter posts spaced 15' apart.
3. 13' x 6 5/8" dia. line and end posts will be set in 2500 PSI poured concrete 24" Dia. x 3'
4. Existing undamaged posts and chain link fencing may be reused or modified to meet the 10' height requirement.
5. The bottom 2'(above the BFE) of the chanlink fencing will be turned up or cut off to allow flood waters to pass under the fence undisturbed. 6"x6" horse wire may be used for security sections.
6. There is a short 66' section of concrete blocks along S Sunset 8' high. Two feet of chanlink fencing needs to be attached to the top to reach 10'. There is no need for foundation or openings in this short section of fence as the concrete blocks will act as foundation and flood waters will flow around the blocks. This area is outside the floodway.
7. There is a residential area in the SE corner with house and garage outside the junk yard. New 10' concrete block wall will be added to this section.
8. NE corner gate will be 10'x 25' chainlink with opacity neting or plastic inserts.
9. The BFE varies along the property from 4971' NAVD88 at the Northwest corner to 4968' NAVD88 at the Southeast corner of the property. Therefore the bottom of the fence will be elevated to the Flood Protection Elevation (FPE), or two feet above the BFE at any point on the property.





Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.gov

Building Safety & Inspection Services Team

MEMO

TO: Pete L'Orange, Senior Planner
FROM: Michelle Huebner, Plans Examiner Supervisor
DATE: November 24, 2025

RE: Referral Response, VAR-25-0005: Trevarton Setback Variance: Variance request to reduce the 60-foot front setback to approximately 45 feet and the rear 20-foot setback to zero feet for the construction of a 10-foot fence.

Location: 260 S. Sunset Street

Thank you for the referral. We have reviewed the proposal and have no conflicts with it.

1. **Building Permit.** A building permit, plan review, and inspection approvals are required for the proposed fence.

Please refer to the [Boulder County Building Code Amendments](#)

The Commercial Plan Submittal Checklist: [B70 Commercial Plan Checklist](#)

2. **Design Wind and Snow Loads.** The design wind and ground snow loads for the property are 140 mph (Vult) and 35 psf, respectively.
3. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R390 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space.
4. **Plan Review.** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit application, when full details are available for review, to assure that all applicable minimum building codes requirements are to be met. Our Building Safety publications [Building Publications, Applications and Forms - Boulder County](#)

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum building code requirements. Please call us at (720) 564-2640.

Claire Levy County Commissioner **Marta Loachamin** County Commissioner **Ashley Stolzmann** County Commissioner



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80302

Mailing Address: P.O. Box 471 • Boulder, Colorado 80306

Access and Engineering Referral

Dec 4, 2025

TO: Pete L'Orange, Senior Planner; Community Planning & Permitting,
Development Review

FROM: Ian Brighton, Planner II; Community Planning & Permitting, Access &
Engineering

SUBJECT: Docket VAR-25-0005: Trevarton Setback Variance

The Development Review Team – Access & Engineering (A&E) staff has reviewed the above referenced docket and has the following comments:

1. The subject property is accessed via Sunset Street, a paved City of Longmont owned and maintained right-of-way (ROW). Legal access is demonstrated via adjacency to this public ROW.
2. As presented, Access & Engineering have no concerns for the proposal.

This concludes our comments at this time.



Community Planning & Permitting

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306
303-441-3930 • www.BoulderCounty.gov

November 24, 2025

To: Pete L'Orange, Senior Planner

From: Sarah Heller, Floodplain Program Planner

Subject: Docket VAR-25-0005: Trevarton Setback Variance

Request: Variance request to reduce the 60-foot front setback to approximately 45 feet and the rear 20-foot setback to zero feet for the construction of a 10-foot fence.

Location: 260 S. Sunset Street, an approximately 2.46-acre parcel, located approximately 0.2 mile north of the intersection of Nelson Road and S. Sunset Street, in Section 9, Township 2N, Range 69W.

The Community Planning and Permitting Department – Floodplain Management Program has reviewed the above referenced docket and has the following comments:

1. The proposed fence is located in the Floodplain Overlay (FO) District, specifically in the Saint Vrain Creek floodway. The owner already applied for a Floodplain Development Permit (FDP) and FDP-25-006 has been issued. The approved plans demonstrate that the fence will conform with the Floodway requirements, specifically:
 - a. The entire fence shall be constructed with flood resistant materials up to or above the Flood Protection Elevation (FPE), which varies across the property from 4970 - 4973 feet (NAVD88) and is two feet above the Base Flood Elevation.
 - b. The bottom of the solid fence shall be elevated to or above the FPE at each point of installation.
 - c. Fencing below the Flood Protection Elevation will be 90% open (such as chicken wire).
 - d. Posts shall be spaced 15' apart to meet the "90% open" requirement.

This concludes our comments at this time.

Please contact Sarah Heller at sheller@bouldercounty.gov to discuss this referral.



Parks & Open Space

5201 St. Vrain Road • Longmont, CO 80503
303-678-6200 • POSinfo@bouldercounty.org
www.BoulderCountyOpenSpace.org

TO: Pete L'Orange, Community Planning & Permitting Department
FROM: Ron West, Natural Resource Planner
DATE: December 7, 2025
SUBJECT: Docket VAR-25-0005, Trevarton, 260 S. Sunset Street

Staff has reviewed the submitted materials, and has no natural resource concerns with the proposal. The 2.4-acre parcel is surrounded by the City of Longmont.

From: [Historic](#)
To: [L'Orange, Pete](#)
Subject: FW: Referral Packet for VAR-25-0005: Trevarton Setback Variance at 260 S. Sunset Street
Date: Wednesday, November 26, 2025 8:47:20 AM

Good morning, Pete,

I've completed historic review for **VAR-25-0005: Trevarton Setback Variance at 260 S. Sunset Street**, and I don't have any comments or concerns.

Best,
Jessica

From: Morgan, Heather <hmorgan@bouldercounty.gov>
Sent: Friday, November 21, 2025 8:22 AM
To: #AssessorReferral <AssessorReferral@bouldercounty.gov>; #CAreferral <CAreferral@bouldercounty.gov>; Oehlkers, Jason <joehlkers@bouldercounty.gov>; Code Compliance <codecompliance@bouldercounty.gov>; Floodplain Admin <floodplainadmin@bouldercounty.gov>; Historic <historic@bouldercounty.gov>; !LongRange <longrange@bouldercounty.gov>; jstruble@northernwater.org; bflockhart@northernwater.org; LPC_Field_Engineering_Staff@longmontcolorado.gov; ReferralsXcelDistribution@xcelenergy.com; Hester, Renee <renee.hester@lumen.com>; Relocations@Lumen.com; CKerr@coloradomaterialsinc.com; kevin.boden@longmontcolorado.gov; wendyk@dgmlc.com; don.burchett@longmontcolorado.gov; jennifer.hewettapperson@longmontcolorado.gov; _Area2_Landuse - DNR , DNR <dnr_area2_landuse@state.co.us>; marc.sampson@longmontcolorado.gov; Huebner, Michelle <mhuebner@bouldercounty.gov>; Morgan, Heather <hmorgan@bouldercounty.gov>; Skufca, Erika <eskufca@bouldercounty.gov>; TD Stormwater Shared Mailbox <stormwater@bouldercounty.gov>; West, Ron <rowest@bouldercounty.gov>; Flax, Ron <rflax@bouldercounty.gov>; Frederick, Summer <sfrederick@bouldercounty.gov>; HealthWaterQuality-EnvironmentalBP LU <HealthWQ-EnvironBPLU@bouldercounty.gov>; Sanchez, Kimberly <ksanchez@bouldercounty.gov>; Transportation Development Review <TransDevReview@bouldercounty.gov>; Duchi, Trevor <tduchi@bouldercounty.gov>
Cc: L'Orange, Pete <plorange@bouldercounty.gov>
Subject: Referral Packet for VAR-25-0005: Trevarton Setback Variance at 260 S. Sunset Street

Please find attached the referral packet for **VAR-25-0005: Trevarton Setback Variance at 260 S. Sunset Street**.

Please return responses and direct any questions to [Pete L'Orange](#) by **December 8, 2025**. (Boulder County internal departments and agencies: Please attach the referral comments in Accela.)

Thank you,

Heather Morgan | Lead Administrative Technician – Planning Division

Boulder County Community Planning & Permitting

P.O. Box 471, Boulder, CO 80306 | Courthouse Annex—2045 13th St., Boulder, CO 80302

hmorgan@bouldercounty.gov | (720) 864-6510 | www.boco.org/cpp

My working hours are Tuesday – Friday from 6:00 a.m. to 4:30 p.m.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

December 3, 2025

Boulder County Community Planning and Permitting
PO Box 471
Boulder, CO 80306

Attn: Pete L'Orange

Re: Trevarton Setback Variance at 260 S. Sunset Street, Case # VAR-25-0005

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned case and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas distribution facilities along South Sunset Street.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com