



Request for Comments

Case Name: Barajas Vallejo Setback Variance

Case Number: VSP2024-00012

April 3, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow a side corner setback of approximately 4 feet for a principal structure where the minimum required setback is 20 feet within the Residential-1-C zone district.** This request is located at 8389 VALLEJO ST. The Assessor's Parcel Number is 0171928306017.

Owner Information: BARAJAS EDMUND R AND
BARAJAS PAMELA R
8389 VALLEJO ST
DENVER, CO 802214647

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 April 24 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 LCampbell@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.

Thank you for your review of this case.

Lia Campbell
Planner II

BOARD OF COUNTY COMMISSIONERS

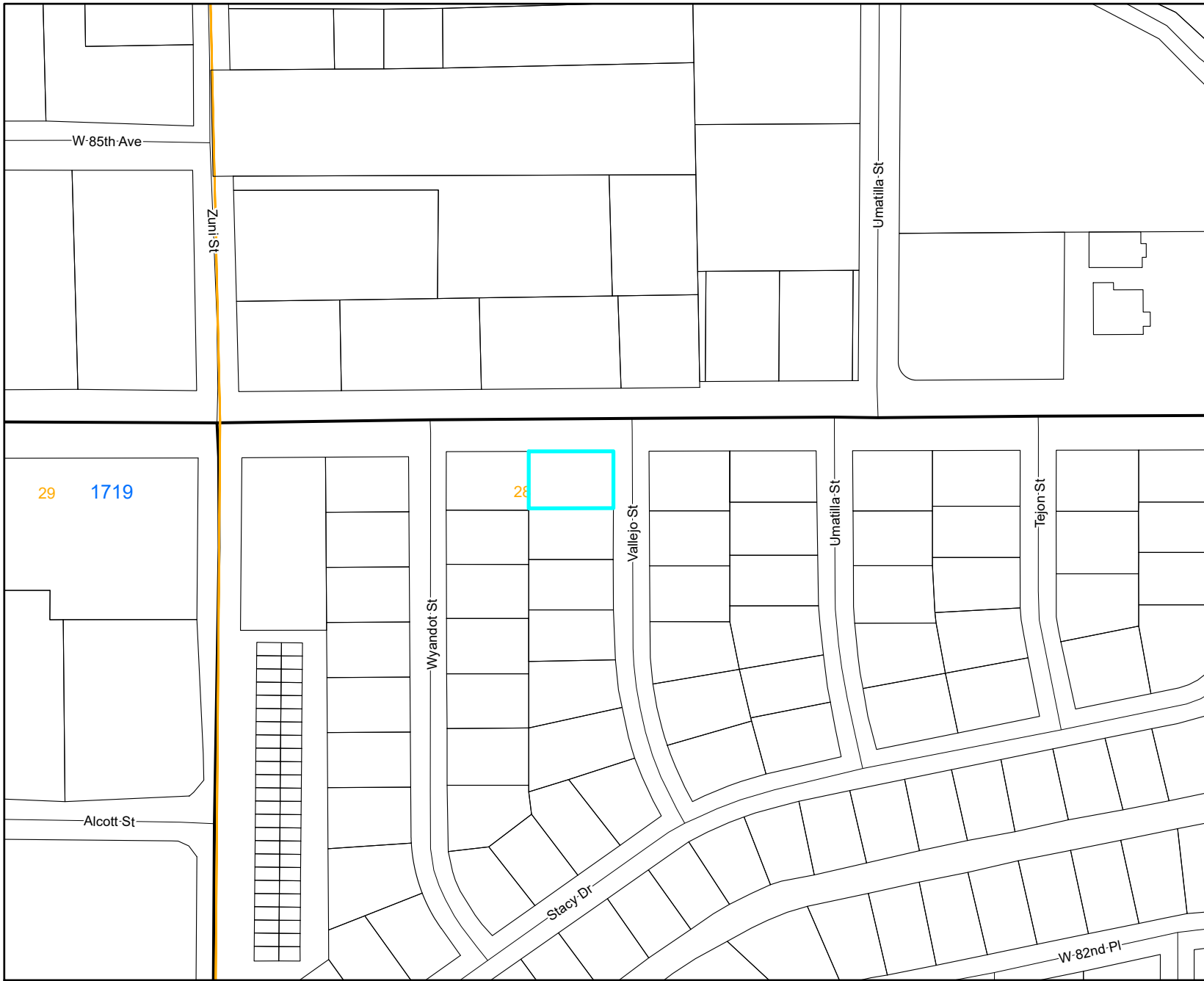
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Legend

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

Zoning Districts

VSP2024-00012 - Barajas Vallejo Setback Variance

Simple Map



For display purposes only.



ADAMS COUNTY
COLORADO

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



VARIANCE

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- Development Application Form (pg. 3)
- Written Narrative
- Site Plan
- Proof of Ownership (warranty deed or title policy)
- Proof of Water and Sewer Services
- Legal Description
- Statement of Taxes Paid

Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback:	
Height:	
Lot Coverage:	
Other:	

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential <i>*\$100 per each additional request</i>

Guide to Development Application Submittal

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked MS OneDrive link. Alternatively, the application may be delivered on a flash drive to the Community & Economic Development Department. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org

Written Explanation:

- Answer the two questions on the attached Written Explanation for Variance Request form. Please answer these questions on a separate document and attach to your submittal.

Scaled Site Plan:

- A site plan prepared to-scale showing at minimum: the request, any existing or proposed structures, existing and proposed setbacks of structures, any hardship, location of well, location of septic field, location of easements, surrounding rights-of-way, north arrow.
- Site plan may be hand-drawn.

Proof of Ownership (warranty deed or title policy):

- A deed may be found in the Office of the Clerk and Recorder; or
- A title commitment is prepared by a professional title company

Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water & sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Legal Description:

- Geographical description used to locate and identify a property.

Statement of Taxes

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or adcotax.com



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

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

Written Narrative for Variance Request

- Which dimensional standard(s), performance standard(s), or physical requirement(s) cannot be met? (Include code section reference from [Adams County Standards and Regulations](#))
Reach out to the Planner of the Day (cedd-plan@adcogov.org) if you have any questions.

- Why are you unable to meet this standard?

WHAT IS A VARIANCE *and when may it be requested?*

When a property owner cannot use their property in a way that meets the Adams County Development Standards & Regulations, a variance may be requested to allow the property owner to be exempt from one or more land use regulations.



A VARIANCE MAY BE REQUESTED FOR:

- ✓ Dimensional requirements
- ✓ Performance standards
- ✓ Other special physical requirements



A VARIANCE MAY NOT BE REQUESTED FOR:

- ✗ Change in use
- ✗ Change in zoning
- ✗ Amending a Planned Unit Development (PUD)
- ✗ Relief from airport overlays

How long does a VARIANCE LAST?

A variance runs with the land. If a variance is granted, a building permit must be obtained within one year.

1
YEAR

VARIANCE APPLICATION

Contact the E-Permit Center at
epermitcenter@adcogov.org or visit their website:

epermits.adcogov.org

For more information, please contact:
cedd-pod@adcogov.org | 720.523.6800

VARIANCE REQUESTS *in Adams County*



STAY CONNECTED

4430 S. Adams County Pkwy., Brighton, CO 80601

 /AdamsCountyGov  @AdamsCountyGov

 Public Agencies  /AdamsCountyCo

Adcogov.org



What are the criteria for APPROVAL?

A variance application is evaluated based upon the following criteria of approval (Sec. 2-02-23-06):

- 1 There is a physical hardship specific to the lot.
- 2 The property owner is being deprived of a right that's commonly enjoyed by other lots in the same zone district.
- 3 The variance doesn't give a special privilege to the applicant.
- 4 The property cannot be reasonably developed in conformity of the regulations.
- 5 The circumstances that cause the need for a variance are not self-imposed.
- 6 The proposal is harmonious with the neighborhood and compatible with the purpose of the regulations.
- 7 The public good and safety is not impaired.
- 8 The proposed use is allowed in the zone district and doesn't further a non-conforming use.

What is the variance REVIEW PROCESS?

APPLICATION SUBMITTAL

Application is submitted to the E-Permit Center. You can contact this office at epermitcenter@adcogov.org or visit their website at permits.adcogov.org.



FIRST REVIEW

35 calendar days for staff review and agency referral (school districts, fire districts, Colorado Department of Public Health & Environment etc.). Neighbors are also notified of the application at this time and are given the opportunity to make comments. At the end of this review period, a meeting is scheduled with the applicant to go over the review comments.

35 calendar days for the first review

EACH ADDITIONAL REVIEW

21 days. If a resubmittal is required, the application will undergo an additional round of review. This may happen several times depending on the quality of each submittal.

21 calendar days for each additional review

BOARD OF ADJUSTMENT (BOA) HEARING

BOA hearings are scheduled on the first and third Thursday of every month at 6 p.m. and are scheduled four weeks in advance. All review comments need to be resolved prior to scheduling the public hearing.

First & Third THURSDAY of every month BOA hearings are scheduled

BOA MAY VOTE TO...



Approve.

The variance is valid upon approval by the BOA.



Approve with conditions.

The BOA may attach special conditions to the variance to make sure no special privileges are being granted to the applicant.



Deny.

The variance process can take three months or longer, depending on the number of resubmittals and available Board of Adjustment hearing dates.

3
MONTHS+

If a building permit is not issued within one year of the variance approval or the use associated with the variance has not been established, the variance will expire. Extensions may be requested — see Sec. 2-02-23-10.

1
YEAR



COLORADO

RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0059656	0171928306017	May 2, 2023	Apr 28, 2023	2023-05-02-TML-3967

BARAJAS EDMUND R AND
8389 VALLEJO ST
DENVER, CO 80221-4647

Situs Address	Payor
8389 VALLEJO ST	EDMUND R BARAJAS AND PAMELA R BARAJAS 8389 VALLEJO ST DENVER, CO 80221-4647

Legal Description
SUB:SHERRELWOOD ESTATES FILING NO 2 BLK:22 LOT:17

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	83,000	5,770	2022	490	119.037
SINGLE FAMILY RES - 1212	228,464	15,880	2022	490	119.037

Payments Received

Check	\$2,577.16
Check Number 2234	
Payor EDMUND R BARAJAS AND PAMELA R BARAJAS 8389 VALLEJO ST DENVER, CO 80221-4647	

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$2,577.16	\$0.00	\$2,577.16	\$0.00
				\$2,577.16	\$0.00
Balance Due as of Apr 28, 2023					\$0.00

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

R.E.P.O.R.T

LAND SURVEYING

540 WARD ROAD • SUITE 160
ARVADA, COLORADO 80002
(303) 420 4788

IMPROVEMENT LOCATION CERTIFICATE
Attn: PAT

DATE 4/15/95 FEE 80.00 JOB# 95-1332

MORTGAGE CO TEMPLE INLAND

ADDRESS 8389 VALLEJO ST.

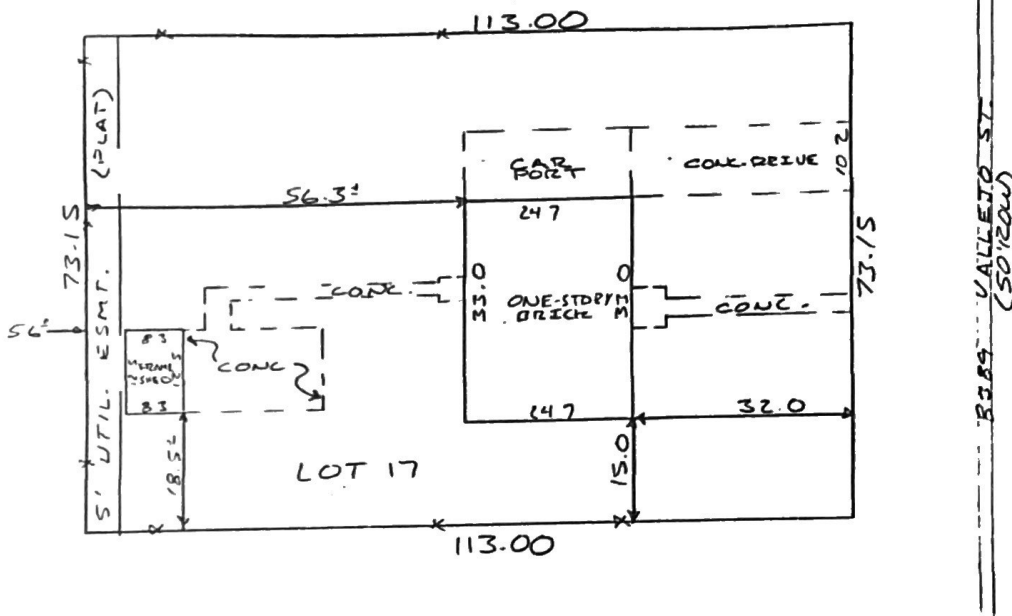
BORROWERS NAME BARAJAS

LEGAL DESCRIPTION
(PRECEDENT)

LOT 17, BLOCK 22, SHERRELWOOD
ESTATES, FILING NO. 2, COUNTY OF
ADAMS, STATE OF COLORADO

SCALE 1" = 20'

W. 84th AVE (CO. RDW)



On the basis of my knowledge, information and belief, I hereby certify that this improvement location certificate was prepared for [Name] that it is not a Land Survey Plat or Improvement Survey. [Name] is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the above described parcel on this date, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: According to Colorado law you must commence any legal action based on this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

It is my interpretation that the above described property 13.255 located within a 100 year flood hazard boundary based on Federal Emergency Management Agency Flood Insurance Rate Maps Dated 12-5-89
080001010300

4.19.95

27268

Robert E. Port, L.S. 27268 or Robert M. Hayden, L.S. 27268

PROFESSIONAL LAND SURVEYOR

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.

We are requesting more feet than the allotted amount under the current zoning regulations. We are requesting 8 more feet. In order to accommodate a two car garage.

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.

Other homeowners enjoy a two car garage on their property.

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

We would appreciate the consideration for allowing, us the extra space in our forever home.

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

This is our situation we are requesting more space for our home.

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

We live on a corner next to a very busy street with very limited parking.

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.

Yes

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

No it will not.

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 the best of my knowledge no it would not

Online Customer/Account Number: 0013692007919

Having problems paying your utility bill? Check out the Thornton Water Assistance program at thorntonco.gov/waterassistance or call 303-538-7370.

Billing Date	2/20/2024
Previous Balance	\$112.79
Payment(s)	(\$112.79)
BALANCE FORWARD	\$0.00
CURRENT CHARGES	\$112.79
TOTAL AMOUNT DUE	\$112.79
Due Date	3/4/2024

Meter Number	Previous Meter Read	Current Meter Read	Days	Water Used in Billing Cycle
Water R21262472B	Date: 1/9/2024 Reading: 76	Date: 2/8/2024 Reading: 83	30	Units: 7 Gallons: 7,000

WITHOUT WATER *life would be* **PRETTY DRY**

ACCOUNT SUMMARY

Previous Bill	\$112.79
Payment 2/1/2024	(\$112.79)

Balance Forward \$0.00

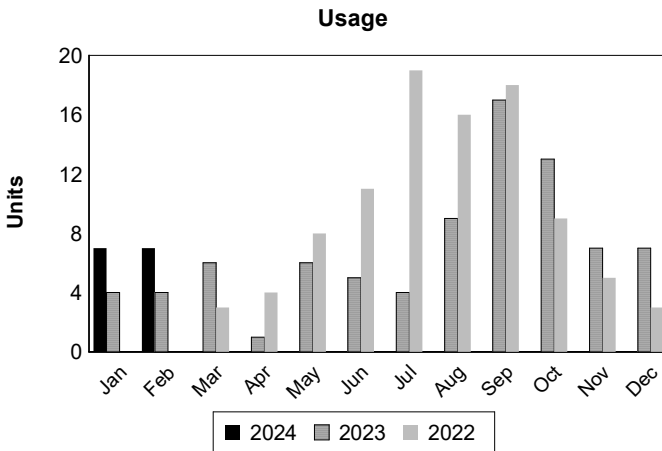
Actual Water Use	Tiered Rate	Usage	Rate	Total	Tier Charge
Tier 1 (AWC*)		3.74	\$8.84		\$33.06
Tier 2		3.26	\$8.84		\$28.82
Water Service Charge					\$12.48
Hydrant Service Charge					\$6.75

Water \$81.11

Sewer \$31.68

Total New Charges Including Adjust \$112.79

TOTAL AMOUNT DUE: \$112.79



TIP OF THE MONTH Skip the garden center and get a pre-designed waterwise garden! Garden in a Box gardens go on sale March 4. Resourcecentral.org/gardens for more information.

Online Customer/Account Number: 0013692007919

TOTAL AMOUNT DUE	\$112.79
Due Date	3/4/2024





Amount Paid \$




Thank you for your payment!

EDMUND BARAJAS
 PAMELA BARAJAS
 8389 VALLEJO ST
 THORNTON CO 80221-4647

8022

PAYMENT OPTIONS

-  Online at **ThorntonCO.gov/utilitybilling**
-  Call **303-538-7370 (Ext. 1)**
-  Mail using the detachable stub on this bill
-  Drive up drop box at the west entrance, front parking lot at 9500 Civic Center Drive

-  Walk up drop box at 12450 Washington Street
-  In person, 8:00 am - 5:00 pm at 9500 Civic Center Drive
-  Smart Phone payment using this QR code →



eBILLS

Save time, trees and fuel with the City of Thornton's paperless eBill program. Sign up at **ThorntonCO.gov/utilitybilling**

BUDGET BILLING

Residential customers may qualify to average out monthly utility costs to avoid seasonally higher bills. Call **303-538-7370** between August 1-March 31.

DELINQUENT BILLS

Your water service may be discontinued for non-payment of utility fees as described in Chapter 74 of the Thornton Municipal Code. Please call **303-538-7222**.

TRASH/RECYCLING COLLECTION

To start service or learn more about collection days and special pickup services, visit **ThorntonCO.gov/TrashRecycling** or call **720-977-6200**.

WATER CONSERVATION

Get rebates, become a water ambassador, or just turn off the faucet while brushing your teeth. Learn all the great ways to save water at **ThorntonWater.com** or call **720-977-6600**.

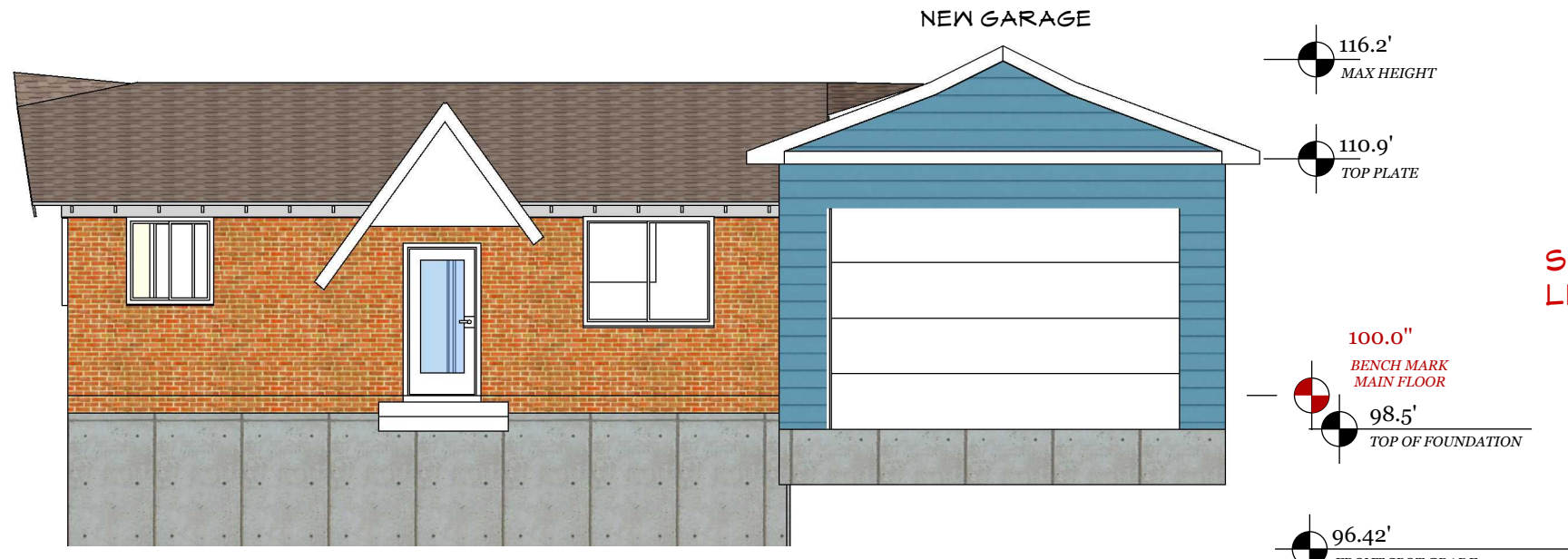
IMPORTANT PHONE NUMBER

Billing & Account Inquiries	303-538-7370
Trash/Recycle Collection	720-977-6200
Past Due Accounts	303-538-7222
Water Breaks/Sewer Problems	720-977-6500
Water Quality	303-255-7770
After Hours Utility Emergencies	720-977-6500
Report Water Waste	720-977-6600

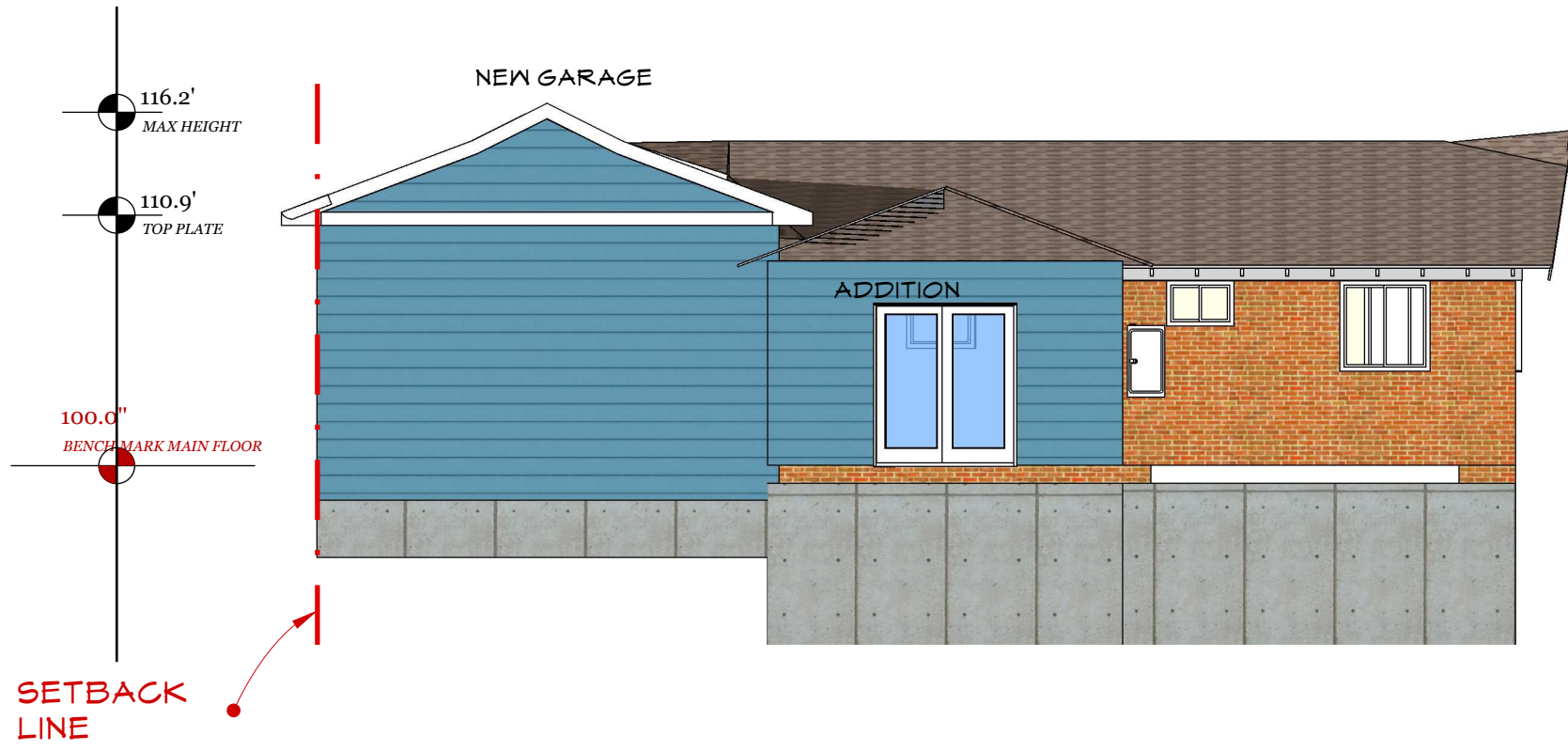
WITHOUT WATER *life would be* **PRETTY DRY**



CITY OF THORNTON
PO BOX 810262
DENVER, CO 80281-0262



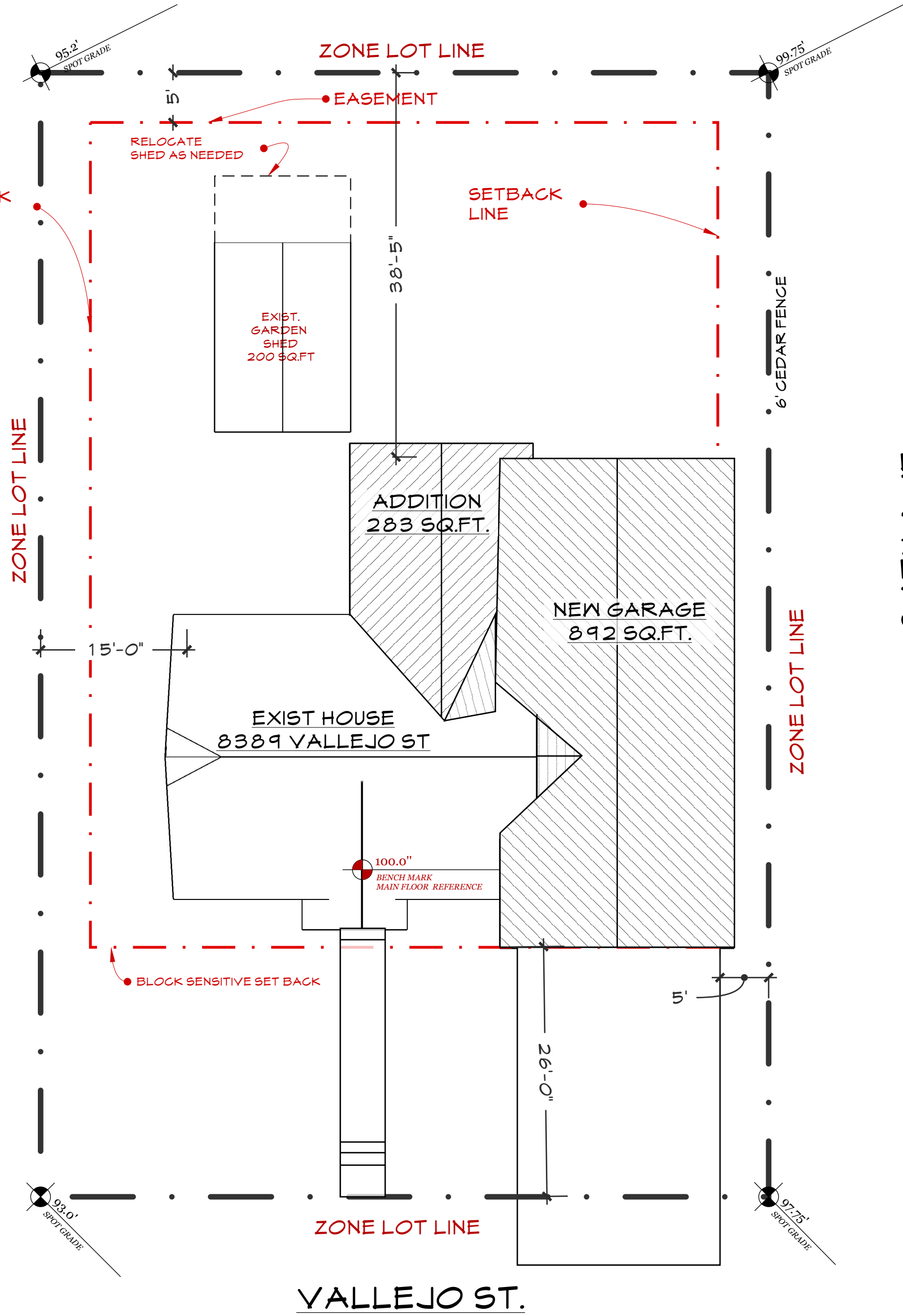
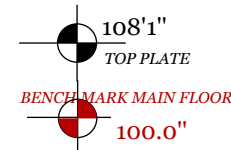
A4.3 WEST ELEV.
4 Scale: 1/8" = 1'



A4.3 WEST ELEV.
3 Scale: 1/8" = 1'



A4.3 SOUTH ELEV.
2 Scale: 1/8" = 1'



A4.3 PLOT VIEW
1 Scale: 1/8" = 1'

WARRANTY DEED

THIS DEED, Made this day of May 30, 1995, between

KENNETH E. CROUSE

of the County of ADAMS and State of COLORADO, grantor, and

EDMUND R. BARAJAS AND PAMELA R. BARAJAS

whose legal address is 8389 VALLEJO STREET, DENVER, COLORADO 80221 of the County of ADAMS and State of COLORADO, grantees:

WITNESSETH, that the grantor, for and in consideration of the sum of \$84,950.00 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the County of ADAMS and State of Colorado, described as follows:

LOT 17, BLOCK 22, SHERRELWOOD ESTATES-FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO

also known by street and number as 8389 VALLEJO STREET, DENVER, COLORADO 80221

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, EXCEPT FOR TAXES FOR THE CURRENT YEAR, A LIEN BUT NOT YET DUE OR PAYABLE, EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD, IF ANY,

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

Kenneth E. Crouse
KENNETH E. CROUSE

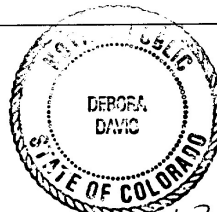
STATE OF COLORADO)
)ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this day of May 30, 1995 by

KENNETH E. CROUSE

My Commission expires: November 30, 1996

Witness my hand and official seal.



My Comm. Expires 11-30-96

Debora Davis
Notary Public: DEBORA DAVIS

Documentary Fee

JUN 1 1995

8.50

RECEPTION NO. C0079426 13.49
ELW ROBERT SACK, ADAMS COUNTY, COLORADO
BK: 4526 PG: 0008-0008 6/07/95 10:05