



REQUEST FOR COMMENTS

Case Name:	Cdebaca 73 rd Avenue Accessory Structure Variances
Case Number:	PRA2024-00001

February 9, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **1. Variance to allow a structure coverage of 29% in the Agricultural-1 zone district where 12.5% is required; 2. Variance to allow an accessory structure to be built in line with the front structure line of the principal dwelling in the Agricultural-1 zone district where 10' to the rear of the front structure line of the principal dwelling is required; 3. Variance to allow an accessory building to be built at a 3' side setback in the Agricultural-1 zone district where 10' is required; 4. Variance to allow an accessory building to be built at a 3' rear setback in the Agricultural-1 zone district where 10' is required. The site is zoned Agricultural-1 and within the Mineral Conservation Overlay District.** This request is located at 1310 E 73RD AVE. The Assessor's Parcel Number is 0171935303015.

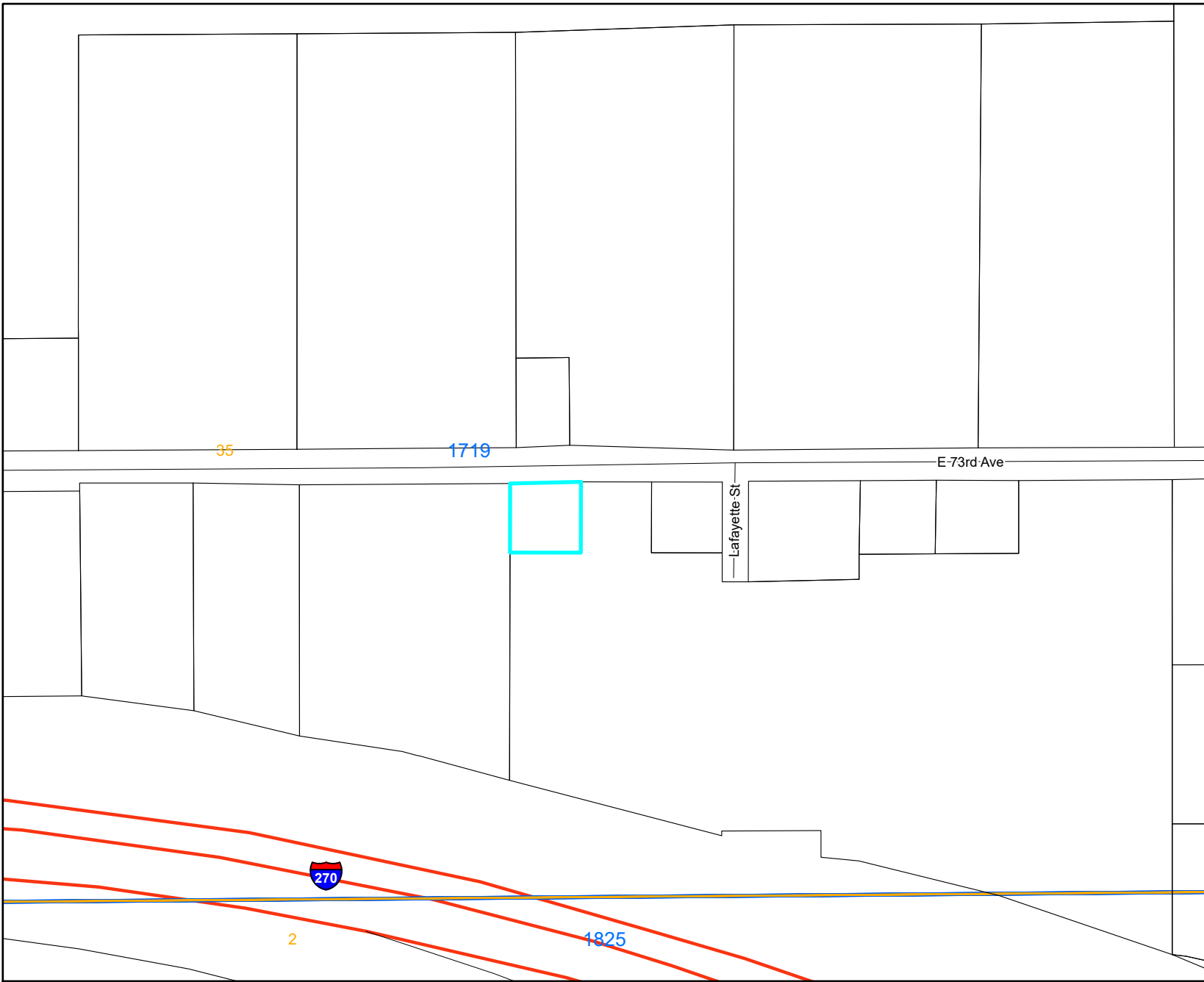
Owner Information: CDEBACA KARLAND
MONDRAGON BARBARA
1310 E 73RD AVE DENVER,
CO 802296823

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) 523-6949 by March 5, 2024, 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 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/current-land-use-cases.

Thank you for your review of this case.

Lia Campbell, Planner II



Legend

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

Zoning Districts

PRA2024-00001 Cdebaca 73rd Avenue Accessory Structure Variances

Simple Map



For display purposes only.



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



VARIANCE

Application submittals must include all documents on the checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

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 OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- 1. Development Application Form (pg. 3)
- 2. Application Fees (see table below)
- 3. Number of variance requests:

Variance Request:	# of Requests:
Setback	
Height	
Lot Coverage	
Other: <u>1</u>	<u>Garage Variance</u>

- 4. Written Narrative of the Request and Hardship Statement (pg. 5)
- 5. Site Plan Showing Proposed Development/Variance, including:
 - Proposed Building Dimensions, Location, and Setbacks see Drawing
 - Location of Well No Well
 - Location of Septic Field No Septic
 - Location of Easements No Easements
- 6. Proof of Ownership (warranty deed or title policy)
- 7. Proof of Water and Sewer Services
- 8. Legal Description See Warranty Deed
- 9. Certificate of Taxes Paid
- 10. Certificate of Notice to Mineral Estate Owner/and Lessees (pg.6)
- 11. Certificate of Surface Development (pg. 7)

Application Fees:	Amount:	Due:
Variance	\$500-residential \$700-non-residential *\$100 per additional request	After complete application received

Variance-Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). Application submittals that do not conform to these guidelines shall not be accepted.

4. Written Narrative of the Request and Hardship Statement:

- Written explanation of the request should provide a general narrative of the goals and intent of the variance request.
- Describe how the request meets each of the criteria listed in Section 2-02-21-06 and on the handout (see pg. 5), mainly pertaining to unique circumstances present on the property.

5. Site Plan:

- Shall be to scale and include: a north arrow, date of preparation, identify streets and roads, intersections, driveways, access points, parking areas, existing structures, wells, septic systems, easements, utility lines, lot dimensions, no build or hazardous areas
- An Improvement Location Certificate or Improvement Location Survey may be required during the official review

6. Proof of Ownership:

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

7. Proof of Water:

- A written statement from the appropriate water district indicating that they will provide service to the property OR a copy of a current bill from the service provider
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587

Proof of Sewer:

- A written statement from the appropriate sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems

8. Legal Description:

- Geographical description of a real estate property
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property

9. Proof of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or <http://adcogov.org/index.aspx?NID=812>

10. & 11. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:

- Mineral or Surface right owners may be found in the title commitment for the subject property
- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, etc



DEVELOPMENT APPLICATION FORM

Application Type:

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

PROJECT NAME:

APPLICANT

Name(s):
 Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s):
 Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet): Acct#

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:

Owner's Printed Name

Date:

Name:

Owner's Signature

HARDSHIP STATEMENT

Using the following hardship criteria for granting a variance, please provide an explanation of how the criteria have been satisfied (see 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.

Have limited protected storage space for recreational vehicles

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.

The neighbors have been granted a variance for RV storage garage

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

No

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

Yes I have the space and would like recreational vehicle storage

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

No

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

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.

No

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

Karl CdeBaca

I, Barbara Mondragon (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

Physical Address:

North Side Gardens

Legal Description: _____

Parcel # (s):

0171935303015

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a " _____ " area as recorded in Reception # _____ on _____.

Date:

07/25/2023

Applicant:

Karl CdeBaca, Barbara Mondragon

By:

1310 East 73rd Avenue

Address:

Denver Colorado 80229

STATE OF COLORADO)

)

COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by _____.

Witness my hand and official seal.

My Commission expires: _____

Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Karl CdeBaca, Barbara Mondragon
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 1310 East 73rd Avenue

Legal Description: Northside Gardens

Parcel #(s): 0171935303015

(PLEASE CHECK ONE):

KC On the _____ day of _____, 20____, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

KC I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: 7-25-23 Applicant: Karl CdeBaca Barbara Mondragon

By:

Print Name: Karl CdeBaca Barbara Mondragon

Address: 1310 East 73rd Avenue
Denver Colorado 80229

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 20____, by

Witness my hand and official seal.

My Commission expires: _____

Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, Karl CdeBaca, Barbara Mondragon
_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 1310 East 73rd Avenue

Legal Description: Northside Gardens

Parcel #(s): 0171935303015

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

_____ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

_____ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 07/25/2023 Applicant: X Karl CdeBaca

After Recording Return To:

By: Karl CdeBaca Barbara Mondragon
Print Name: 1310 East 73rd Avenue
Address: Denver Colorado 80229

Barbara Mondragon

STATE OF COLORADO)
)
COUNTY OF ADAMS)

Subscribed and sworn to before me this ____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
Notary Public

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.



Statement Of Taxes Due

Account Number R0071033

Parcel 0171935303015

Legal Description

Situs Address

SUB:NORTH SIDE GARDENS DESC: BEG AT A PT 213/4 FT W OF NE COR OF BLK 15 NORTH
SIDE GARDENS TH W 106/8 FT TH S 107 FT TH E 106/8 FT TH N 107 FT TO POB 1310 E 73RD AVE

Account: R0071033
CDEBACA KARL AND
C/O:MONDRAGON BARBARA
1310 E 73RD AVE
DENVER, CO 80229-6823

PAID
7-25-23
✓ # 3087 11.39

Year	Charges	Billed	Payments	Balance
2022	Interest Charge	\$11.27	\$11.27	\$0.00
2022	Interest Charge	\$0.12	\$0.00	\$0.12
2022	Tax Charge	\$2,254.10	\$2,242.83	\$11.27
First Half Due as of 07/31/2023				\$0.00
Second Half Due as of 07/31/2023				\$11.39

Tax Billed at 2022 Rates for Tax Area 085 - 085

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$75.59	RES IMPRV LAND	\$63,994	\$4,450
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$367.05	SINGLE FAMILY RES	\$236,799	\$16,460
ADAMS COUNTY	26.9670000	\$563.88	Total	\$300,793	\$20,910
NORTH WASHINGTON WATER & SA SD 1	0.7750000	\$16.21			
URBAN DRAINAGE SOUTH PLATTE	57.8890000	\$1,210.46			
URBAN DRAINAGE & FLOOD CONT	0.1000000	\$2.09			
	0.9000000	\$18.82			
Taxes Billed 2022	107.8000000	\$2,254.10			

* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

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



**OFFICE OF THE TREASURER -- ADAMS
COUNTY, COLORADO
RECEIPT OF PAYMENT (Tax, Fees, Costs,
Interests, Penalties)**

Account	Parcel Number	Receipt Date	Receipt Number
R0071033	0171935303015	Jul 25, 2023	2023-07-25-JM-10018

CDEBACA KARL AND
1310 E 73RD AVE
DENVER, CO 80229-6823

Situs Address	Payor
1310 E 73RD AVE	CDEBACA KARL AND 1310 E 73RD AVE DENVER, CO 80229-6823

Legal Description
SUB:NORTH SIDE GARDENS DESC: BEG AT A PT 213/4 FT W OF NE COR OF BLK 15
NORTH SIDE GARDENS TH W 106/8 FT TH S 107 FT TH E 106/8 FT TH N 107 FT TO POB

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	63,994	4,450	2022	085	107.8
SINGLE FAMILY RES - 1212	236,799	16,460	2022	085	107.8

Payments Received
Check \$11.39
Check Number 308
Payor KARL CDEBACA AND BARBARA F
MONDRAGON 1310 E 73RD AVE DENVER, CO 80229-6823

Payments Applied						
Year	Charges	Billed	Prior Payments	New Payments	Balance	
2022	Interest Charge	\$11.27	\$11.27	\$0.00	\$0.00	
2022	Interest Charge	\$0.12	\$0.00	\$0.12	\$0.00	
2022	Tax Charge	\$2,254.10	\$2,242.83	\$11.27	\$0.00	
				\$11.39	\$0.00	
			Balance Due as of Jul 25, 2023		\$0.00	



State Documentary Fee
Date: September 03, 2021
\$42.99

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **FRANCES M. PISER**, whose street address is **1310 EAST 73RD AVENUE, DENVER, CO 80229**, City or Town of **DENVER**, County of **Adams** and State of **Colorado**, for the consideration of **(\$429,900.00) ***Four Hundred Twenty Nine Thousand Nine Hundred and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **KARL CDEBACA AND BARBARA MONDRAGON**, as Joint Tenants whose street address is **1310 EAST 73RD AVENUE, DENVER, CO 80229**, City or Town of **DENVER**, County of **Adams** and State of **Colorado**, the following real property in the County of **Adams** and State of **Colorado**, to wit:

BEGINNING AT A POINT 213.4 FEET WEST OF THE NORTHEAST CORNER OF BLOCK 15, NORTHSIDE GARDENS; THENCE WEST 106.8 FEET; THENCE SOUTH 107 FEET; THENCE EAST 106.8 FEET; THENCE NORTH 107 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

also known by street and number as: **1310 EAST 73RD AVENUE, DENVER, CO 80229**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **September 03, 2021**

FRANCES M. PISER ALSO KNOWN AS FRANCES MARIAN PISER BY KIMBERELEY G. SHADY, ATTORNEY IN FACT

State of Colorado)
)ss.
County of **ADAMS**)

The foregoing instrument was acknowledged before me on this day of **September 3rd, 2021** by **FRANCES M. PISER ALSO KNOWN AS FRANCES MARIAN PISER BY KIMBERELEY G. SHADY, ATTORNEY IN FACT**

Witness my hand and official seal

My Commission expires: 4/15/2023

Notary Public

CORI KEBERLEIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194014365
My Commission Expires April 15, 2023

When recorded return to: **KARL CDEBACA AND BARBARA MONDRAGON**
1310 EAST 73RD AVENUE, DENVER, CO 80229





State Documentary Fee
 Date: September 03, 2021
 \$42.99

Special Warranty Deed
 (Pursuant to C.R.S. 38-30-113(1)(b))

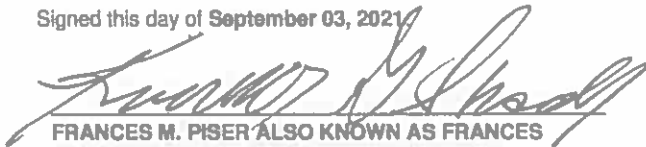
Grantor(s), **FRANCES M. PISER**, whose street address is **1310 EAST 73RD AVENUE, DENVER, CO 80229**, City or Town of **DENVER**, County of **Adams** and State of **Colorado**, for the consideration of **(\$429,900.00) ***Four Hundred Twenty Nine Thousand Nine Hundred and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **KARL CDEBACA AND BARBARA MONDRAGON**, as Joint Tenants whose street address is **1310 EAST 73RD AVENUE, DENVER, CO 80229**, City or Town of **DENVER**, County of **Adams** and State of **Colorado**, the following real property in the County of **Adams** and State of **Colorado**, to wit:

BEGINNING AT A POINT 213.4 FEET WEST OF THE NORTHEAST CORNER OF BLOCK 15, NORTHSIDE GARDENS; THENCE WEST 106.8 FEET; THENCE SOUTH 107 FEET; THENCE EAST 106.8 FEET; THENCE NORTH 107 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

also known by street and number as: **1310 EAST 73RD AVENUE, DENVER, CO 80229**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **September 03, 2021**



FRANCES M. PISER ALSO KNOWN AS FRANCES MARIAN PISER BY KIMBERLEY G. SHADY, ATTORNEY IN FACT

State of **Colorado**)
)ss.
 County of **ADAMS**)

The foregoing instrument was acknowledged before me on this day of **September 3rd, 2021** by **FRANCES M. PISER ALSO KNOWN AS FRANCES MARIAN PISER BY KIMBERLEY G. SHADY, ATTORNEY IN FACT**

Witness my hand and official seal

My Commission expires: 4/15/2023 
 Notary Public

CORI KEBERLEIN
NOTARY PUBLIC
STATE OF COLORADO
 NOTARY ID 20194014365
 My Commission Expires April 15, 2023

When recorded return to: **KARL CDEBACA AND BARBARA MONDRAGON**
1310 EAST 73RD AVENUE, DENVER, CO 80229





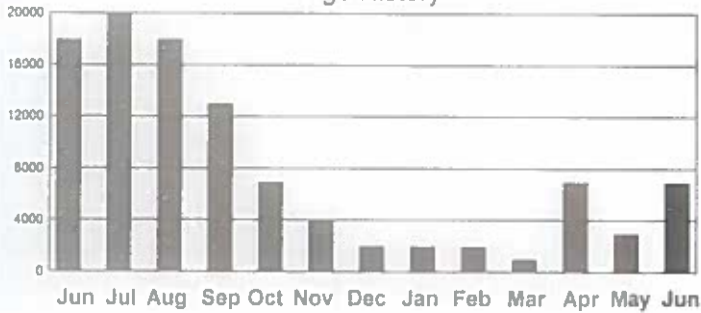
**North Washington Street
 Water & Sanitation District**
 3172 E. 78th Avenue
 Denver, CO 80229 • 303-288-6664
<http://nwsd.colorado.gov/>
 Pay By Phone 1-855-939-2113

ACCOUNT NUMBER		
302030240.03		
SERVICE ADDRESS		
1310 E. 73RD AVENUE		
BILL DATE	CURRENT CHARGES	TOTAL AMOUNT DUE
06/26/2023	\$ 101.74	\$ 101.74

KARL CDEBACA / BARBARA MONDRAGON
 1310 E. 73RD AVENUE
 DENVER, CO 80229

READ DATE		BILLING DAYS	METER READING		USAGE GALLONS
PREVIOUS	PRESENT		PREVIOUS	PRESENT	
5/25/2023	06/26/2023	32	236	245	7000

Usage History



Billing Summary

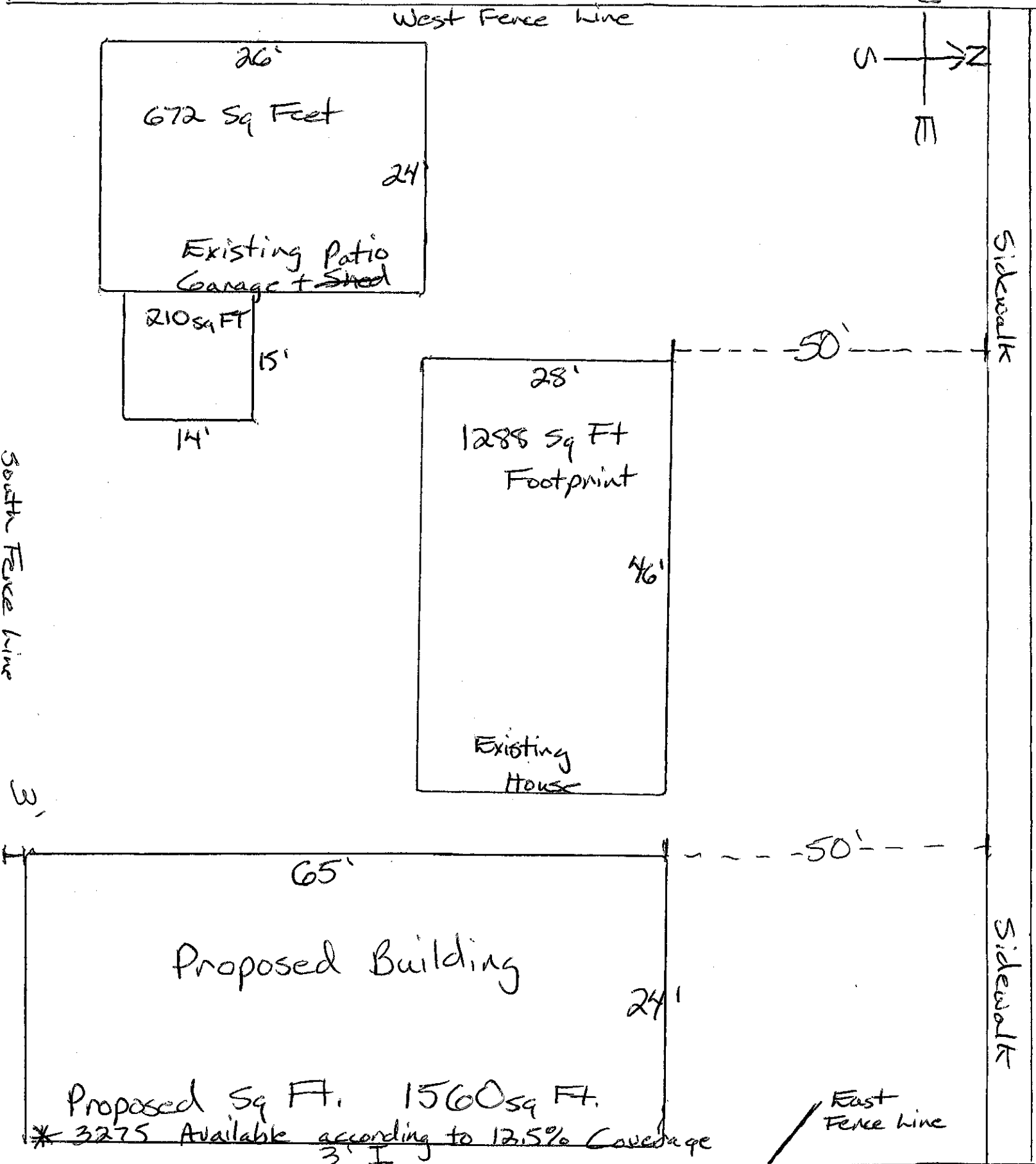
Utility Service	Total
Water	\$60.39
Sewer	\$41.35

To obtain a 2023 Water Quality Report refer to the link below:
<https://www.denverwater.org/sites/default/files/water-quality-report-2023.pdf>

Current Charges	\$101.74
Previous Balance	\$80.77
Payments we processed	\$-80.77
Adjustments	\$0.00
Miscellaneous Fee	\$0.00
Balance Forward	\$0.00
Total payment now due...	\$101.74

NO OTHER NOTICE WILL BE SENT

1310 East 73rd Avenue Site Plan Amended E



0.30 Acre Site
 $13068 \text{ Sq Feet} \times 12.5\% = 1633.5 \text{ sq ft}$
 5445 sq ft Available
 1288 sq ft House Foot Print
 882 sq ft Garage Foot Print

Owner Karl Cdebaca is requesting the Ability to Build up to a 65' deep x 24' wide x 16' tall RV Garage. The Garage will vary due to Manufactures Standards but will not exceed this size description. The manufacturer will have to design the roof of the pitch according to snow load codes. The size of the building the owner is requesting to build is 1560 square-foot or smaller.

The Owner will get and survey upon approval of the variance to verify the site plan submitted. The South and East Property lines are closest to the Proposed Building and the Variance will allow builder to place the Building 3' feet from the South and East Property Line. The setback for the RV building will be 50' from the front of proposed building to the Edge of the Sidewalk or Curb. The building will have a 10 foot wide entry door in the front as well as a 36 inch entry door on the front wall. Owner will determine with the building manufacturer a second 36 inch wide entry door to be placed on the side or rear of the structure depending on the manufacturer requirements.