



## Request for Comments

Case Name: Bunker-Maez Variance at 14620 Colorado Blvd.

Case Number: VSP2024-00024

July 1, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow an accessory structure to be located twenty (20) feet from a front/arterial right-of-way property line where the minimum required setback for a front property line is one-hundred (100) feet and the minimum required setback from an arterial right-of-way is fifty (50) feet. The site is within the Agricultural-1 zone district.** This request is located at 14620 Colorado Blvd. The Assessor's Parcel Number is 0157118301001.

Owner Information: Bunker Terry R and  
Maez Brenda L  
14620 Colorado Blvd.  
Brighton, CO 806027845

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 **July 29, 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 [DaWright@adcogov.org](mailto:DaWright@adcogov.org).

Once comments have been received and the staff report written, the staff report will 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.

David Wright  
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

Lynn Baca  
DISTRICT 5





# 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:	1
Height:	
Lot Coverage:	
Other:	

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



### DEVELOPMENT APPLICATION FORM

#### APPLICANT

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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#### OWNER

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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**DESCRIPTION OF SITE**

Address: 14620 Colorado Blvd

City, State, Zip: Brighton, CO 80602

Area (acres or square feet): 2.5

Tax Assessor Parcel Number: 0157118301001

Existing Zoning: A-1

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES  NO

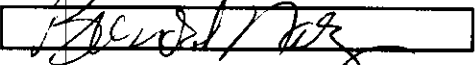
If Yes, please list PRE#:

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: Brenda Maez

Date: 06/24/2024

Owner's Printed Name

Name: 

Owner's Signature

## Written Narrative for Variance Request

We are writing to formally request 1 variance for the construction of a metal garage 60W x 96Lx 16H. The property is located at 14620 Colorado Blvd, Brighton, CO 80602. We are requesting approval for a variance to allow a side corner setback of 20 feet where the minimum required setback is 100 feet. The property is zoned Agricultural-1. Below are the code sections we are referencing from the Adams County Standards and Regulations:

### **3-07-02 SUMMARY OF DIMENSIONAL REQUIREMENTS**

#### **AGRICULTURAL-1 (A-1)**

#### **MINIMUM SETBACKS FOR ACCESSORY STRUCTURE OR AG. BUILDING**

**Front:** At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less

We are unable to meet the standard because we are on a corner lot and therefore are considered to have two fronts to our property. The actual front of our house faces our private road. The west side of our house faces Colorado Blvd. We are requesting a variance for the west side of our property.

The requirement of a minimum setback for the front is 10 feet to the rear of the front structure or 100 feet from the front property line, whichever is less. The actual front of our home is further than 100 feet; however, the west side of our home (which is being considered a second front) would not allow a building of reasonable size to be built.

We are requesting a variance of a 20 foot setback from the west side of our property line.

There are many physical hardships to place a building in another location on our property. To the North of the home is the septic system, to the East of the home, the property line to our neighbor is only 10 feet from our drive way. And there is no possibility to place a building in the front of the home.

Due to the fact that we are on a corner lot, our property is being considered as having two fronts and applying the standards for two fronts on both the front and the side of our property. We are being treated unfairly by the regulations.

We, as owners, are being deprived of a right that is commonly enjoyed by other lots in the same zone district (A1). All of our neighbors have at least one outbuilding on their property and with this regulation, we are being deprived from being able to develop our property. We are in an Agricultural area and having an outbuilding on the property is not only common but expected.

A variance would not give us special privilege since we are in an agricultural zone and all our neighbors have outbuildings within the same guidelines.

The property cannot be reasonably developed if we conform to the regulations. The regulations would prohibit building a reasonable size pole barn.

The property is on a corner lot and, therefore, the circumstances that cause the need for a variance are not self-imposed.

Due to the fact that all of our neighbors have outbuildings, the proposal is harmonious with the neighborhood and compatible with the purpose of the regulations. We would merely be conforming to our neighborhood.

The public good and safety would not be impaired by this variance.

The proposed use is allowed in the zone district which is A1.



**WARRANTY DEED**

**THIS DEED**, Made this 30th day of December, 2011 between

**Dat T. Ta**

of the SAID County of Adams and State of COLORADO, grantor, and

**Terry R. Bunker and Brenda L. Maez**

whose legal address is 14620 Colorado Boulevard, Thornton, CO 80602-7845

of the SAID County of Adams, State of Colorado, grantees:

**WITNESS**, That the grantor, for and in consideration of the sum of Four Hundred Seventeen Thousand Dollars and No/100's (\$417,000.00), 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 SAID County of Adams, and State of COLORADO, described as follows:

Lot 1,  
Claps Subdivision,  
County of Adams,  
State of Colorado.

Doc Fee  
\$ 41.70

also known by street and number as 14520 Colorado Boulevard, Thornton, CO 80602-7845

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 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 enacting 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 as 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 all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8.1 "Title Review", of the contract dated November 21, 2011, between the parties.

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.

**SELLER:**

*[Signature]*

Dat T. Ta

STATE OF COLORADO  
COUNTY OF Adams

} ss:

The foregoing instrument was acknowledged before me this 30th day of December, 2011 by Dat T. Ta

*[Signature]*  
Notary Public  
My Commission expires:

Witness my hand and official seal.

**KELLY A. KINNEAR  
NOTARY PUBLIC  
STATE OF COLORADO**

9/18/2015





**High Plains Water Users Association**

P.O. Box 39

Eastlake, CO 80614-0039 US

7208722941

highplainswater@outlook.com

## Statement

TO

Bunker, Terry R.  
14620 Colorado Blvd.  
Brighton 80602

STATEMENT NO. 5481

DATE 06/07/2024

TOTAL DUE \$59.68

ENCLOSED

DATE	DESCRIPTION	AMOUNT	BALANCE
05/06/2024	Balance Forward		55.00
05/07/2024	Payment: Paid via QuickBooks Payments: Payment ID 027012	-55.00	0.00
05/31/2024	Pledge #24/MAY/209 --- 728,400 - 732,500 4,100 GAL = \$59.68 --- Tax = \$0.00	59.68	59.68

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
59.68	0.00	0.00	0.00	0.00	<b>\$59.68</b>



# Statement Of Taxes Due

Account Number R0132475  
Assessed To

Parcel 0157118301001  
BUNKER TERRY R AND  
C/O:MAEZ BRENDA L  
14620 COLORADO BLVD  
BRIGHTON, CO 80602-7845

**Legal Description**

SUB:CLAPS SUBDIVISION LOT:1

**Situs Address**

14620 COLORADO BLVD

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$9,034.54	\$0.00	\$0.00	(\$9,034.54)	\$0.00
<b>Total Tax Charge</b>					\$0.00
<b>Grand Total Due as of 06/20/2024</b>					<b>\$0.00</b>

Tax Billed at 2023 Rates for Tax Area 135 - 135

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$305.94	RES IMPRV LAND	\$300,000	\$19,250
NORTH METRO FIRE RESCUE	14.6270000*	\$1,225.01	SINGLE FAMILY RES	\$1,005,000	\$64,500
GENERAL	22.7110000	\$1,902.03	Total	\$1,305,000	\$83,750
RETIREMENT	0.3140000	\$26.30			
ROAD/BRIDGE	1.3000000	\$108.88			
DEVELOPMENTALLY DISABLED	0.2570000	\$21.52			
SD 12 BOND (Adams 12 Five S	18.6650000	\$1,563.20			
SD 12 GENERAL (Adams 12 Fiv	43.0950000	\$3,609.21			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$8.38			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$75.38			
SOCIAL SERVICES	2.2530000	\$188.69			
Taxes Billed 2023	107.8750000	\$9,034.54			
* 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