



ADAMS COUNTY
COLORADO

VARIANCE

Community & Economic Development Department
Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800

Website: adcogov.org

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 **N/A - There is No Water Bill / It is a Vacant Lot / No Water Service**

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 <small>*\$100 per each additional request</small> |

Guide to Development Application Submittal

This application 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 Microsoft 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, although you may provide multiple PDFs to ensure no file exceeds 100 MB. 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

Community & Economic
Development Department
www.adcogov.org



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

DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:
arce303m@aol.com

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: | <input type="text"/> |
| City, State, Zip: | <input type="text"/> |
| Area (acres or square feet): | <input type="text"/> |
| Tax Assessor Parcel Number | <input type="text"/> |
| Existing Zoning: | <input type="text"/> |
| Existing Land Use: | <input type="text"/> |
| Proposed Land Use: | <input type="text"/> |

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.

Written Narrative - Please see separate attached document.

- **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



STAY CONNECTED

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

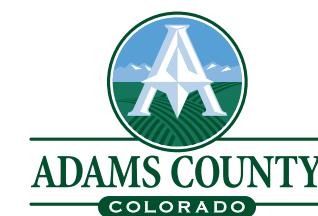
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 [Public Agencies](#)

 [@AdamsCountyCo](https://www.instagram.com/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 epermits.adcogov.org.

E-Permit Center

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

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

3
MONTHS+

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.

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

We respectfully submit this request for a zoning variance to retain the existing 6-foot privacy fence and gate constructed within the property line on the east side of our vacant parcel located at 6921 Navajo Street, Denver, Colorado, known as Lot 8 (one parcel), **whose Legal Address is 1401 W. 69th Ave** per the Warranty Deed. This property is, in essence, the backyard of 1401 W. 69th Ave AND is also a vacant lot and is one residence which encompasses 2 lots and 3 parcels in total. The adjacent Lot 7, (made up of 2 parcels) also with legal address of 1401 West 69th Avenue, which we also own, contains a single-family residence currently occupied by tenants. Added details as to the existing structures will be provided, for better understanding of the nuances of the entire residential properties/vacant lot.

For approximately 14 years, our vacant parcel (and our home) has historically been subject to repeated trespassing by transient individuals, and others, resulting in substantial issues, including:

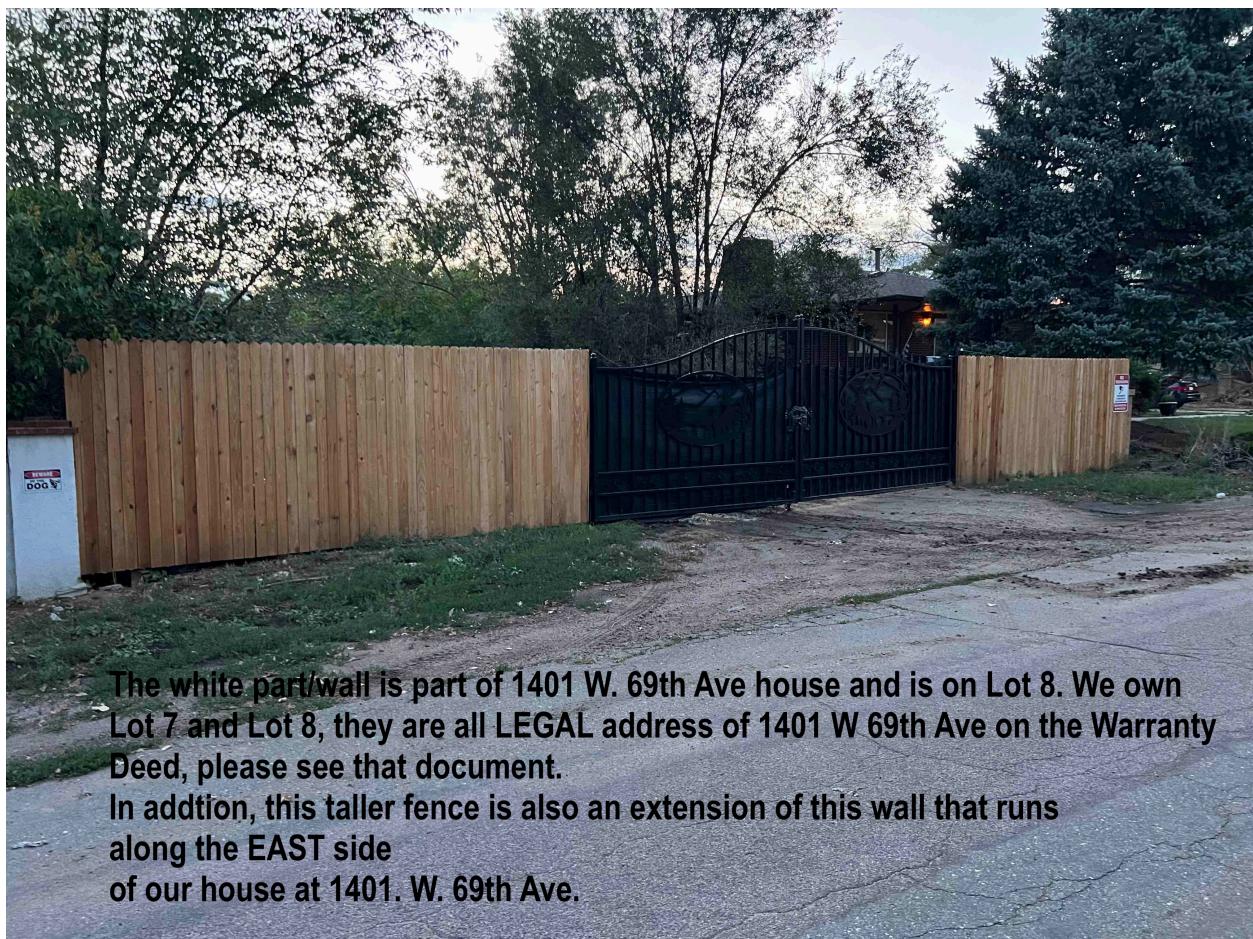
- Squatting and unauthorized camping/loitering
- Accumulation of large amounts of litter and large junk items (i.e. shopping carts)
- Uncollected dog waste (numerous neighbors using vacant lot as a dog park)
- Fires made by homeless people (damage and hazardous)
- Stolen and damaged property
- Loud noise/music from squatters
- Easy access to our adjacent home
- Coyotes on the lot for extended amounts of time (posing danger to children/pets)
- Negative aesthetic impact on the neighborhood
- Used as a passthrough to other homes

Because Adams County permits a 6-foot privacy fence only for parcels with residential structures, we explored compliant alternatives within the 42-inch fence height limit. Unfortunately, none met the access, security, safety, and privacy requirements to address the above ongoing issues. The information and guidance understood at the time was fully believed to not be problematic with the plan to secure the property. As such, we proceeded with installing a 6-foot privacy fence and ornamental gate entirely within our property lines. Also, special to note, in consideration of the uniqueness of this vacant lot, the existing structures in relation to current regulations and land uses, and especially the official guidance brochure provided by Adams County, there are gaps in which we feel we would appreciate a conditional or a blanket approval of the variance.

The Adams County Fire Protection District granted an “ACFR Permit Release” for this residential fence and gate on Oct, 4. 2024. They received plans for review for the residential fence at 6921 Navajo Street. No additional requirements or fire district permit were required as stated in the letter included in this document.

The fence does not obstruct main property access, requires no electrical modifications, and significantly improves the appearance of the street. It not only helps preserve the safety, well-being and peace of mind of our tenants and our surrounding neighbors by eliminating unauthorized access and reducing hazardous and public health concerns.

In summary, we kindly request the County’s consideration for this variance, as the fence aligns with the intent of zoning regulations and priorities, while mitigating safety and sanitation challenges on a vacant parcel in an active residential area by eliminating unauthorized access.



The white part/wall is part of 1401 W. 69th Ave house and is on Lot 8. We own Lot 7 and Lot 8, they are all LEGAL address of 1401 W 69th Ave on the Warranty Deed, please see that document.

In addition, this taller fence is also an extension of this wall that runs along the EAST side of our house at 1401. W. 69th Ave.

1. *There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.*

Yes. The parcel we are requesting a fence variance for is vacant. There is not a residential structure (residential home) ON 6921 NAVAJO ST. that would allow compliance with a 6' fence ordinance that requires setback alignment with a structure. HOWEVER, please note, this LOT IS THE BACKYARD OF 1401 W. 69TH AVENUE AND IS A SIDE FENCE FOR THAT BACKYARD. This is important and needs to be understood and therefore kindly and respectfully ask that the Board review the actual SURVEY to truly understand the FULL scope of the property we own, which is 3 parcels. This lot number 8 is also irregular and is narrow! According to the "minimum width" in Chapter 3 of the Standards, the minimum lot size is 65 feet, as we currently understand the regulations. This *existing lot as defined with the existing wall*, is visibly more narrow given the existing wall at the south side that is a significant permanent structure built of masonry, stucco, custom iron work and electrical lighting. This wall has been in place since 1986 when we bought the property and spans both Lot 7 and Lot 8 and is all part of the property we own. We understand that Lot 8 as defined by the plat map is 100 feet wide, however, given that since 1986, a boundary wall was constructed, we request a concession and an allowance to understand that since then, Lot 8 is irregular and narrow given the existing defining structures in place for over 39 years.

We attempted to address the ongoing challenges by posting "No Trespassing" & "Security Cameras on Premises" signs, and installing solar powered motion censored lights. These approaches did not resolve or reduce the challenges experienced. Nor did it create an access barrier for our rental home.

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.

Yes. Constructing a privacy fence under this special circumstance is a reasonable request. Eliminating street access to this parcel maintains the quality & safety standards expected of the neighborhood by eliminating unapproved access to transient people, people using it as a pass thru, & it reduced litter, uncollected animal feces, and wear and tear on the parcel.

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

Correct. We benefit from the same safety and quality standards as other residents in our immediate neighborhood.

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

Correct. The parcel is vacant and therefore without a house structure, there is no means to align a compliant 6' fence as outlined in the ordinance guidance. There is also the physical circumstance and condition of the wall built in 1986, that encroaches on Lot 8, see more detail from item number 1 above that explains the narrowness and other unique attributes of this lot.

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

Correct. We purchased two adjoining parcels with the intent to develop both with single family homes for our family. We purchased the parcel with an existing home. Due to unforeseen family hardship in 2021, we had to relocate to New Mexico. We are able to maintain the current home on the adjoining parcel solely by way of long-term rental agreements with tenants. We are not able to develop the vacant parcel at this time. However, we did not want it to be an "eye-sore" to our neighbors nor did we want it available to transient people and others creating the symptoms and outcomes. The cost of travel and time incurred by us to return to Denver on a recurring basis was not, and is not, sustainable, and did not address the root cause, it can only be described as a best attempt to address the symptoms. In addition, the wall that surrounds the home on Lot 7 and significantly encroaches on Lot 8, (per points in number 1 and

number 4 above) is a special circumstance that was not self-imposed as it was present since 1986, even prior to us buying the home in 2010.

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. Our variance application specifically points to bullet #6 in the introduction to the purpose of the Adams County Comprehensive Plan, to protect the health, safety, and welfare of Adams County's inhabitants. (Ch 1, Pg 1) "The County should lead by example in this arena through the implementation of policies, strategies, and programs that reduce injuries and loss of life; trauma; damage to property, equipment and infrastructure; community disruption; and economic, environmental, and other losses caused by natural and industrial hazards that are likely to impact the County resulting in a more resilient and sustainable Adams County." (Ch 2, Pg 11).

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

Correct. This variance will not cause any detriment to the public good or impair the intent of these standards and regulations. On the contrary, in fact, we have made an investment that actually beautifies and better enhances public appeal to the neighborhood and community and promotes a safe standard of living. (See letters from residents and neighbors supporting this statement.)

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 nonconforming use, or would change the zone classification on the property.

Correct. This **variance 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. This variance would not change the zone classification of the property. **The Fire Department also did not require any permit or fee and inspected the fence already. See the Fire Department document attached/submitted.**

To: Board of Adjustment

Date: 7/30/2025

Subject: Testimonial Support for 6921 Navajo St – Fence Installation Impact

Dear Members of the Variance Adjustment Board,

As the primary accountable person for managing the vacant property at 6921 Navajo St, I am requesting your understanding and consideration based on the uniqueness of this vacant lot and the challenges faced with the circumstances and our efforts to resolve compounding issues over many years. I will elaborate on my experiences and would like to share specific added details to this variance request from my experience from the past 7 years, which are relevant and important as part of understanding the uniqueness of this narrow section of our 3 parcels.

The vacant Lot 8, consisting of 1 parcel, is adjacent to our home at 1401 W. 69th Ave (2 parcels). This house is currently a rental property as my family needed to relocate to New Mexico in 2018 due to medical hardships with my wife's father (and the need for his care as he aged and has since passed away). Due to our more unexpected and sudden departure, the lot remained vacant and was not fully enclosed in any fashion.

At that time, I had an RV, parked on the property. The RV was broken into and lived in by an unknown, assumed transient person. This person invited other transient people to "live" on the lot creating a squatting situation. This created ongoing issues with a lot of garbage accumulated, noise complaints, illegal fires, and assumed drug use (based on me finding some items left on the lot).

Ongoing safety concerns were reported by the residents of our rental home. The renters said that a homeless person had jumped over a common low wall between the properties and was in their back yard. They shared that they did not feel comfortable allowing their dog out in their backyard due to the squatters. They also noted continuous noise and music at all hours.

Given we live out of state, I have had to incur many expenses to make several trips to Colorado in attempts to get these people to leave the lot and remedy the damage. For over 3 years, I made trips to Denver, had to hire people to help me clean up the garbage, and peoples' belongings left behind, and dog waste, both on the property and the nearby street. In addition to try and remedy the situation, I put up "No Trespassing" & "Property under video surveillance" signage. I also installed solar motion activated lights. None of these resolved the issues to keep out transients and dog walkers. (Note, there is an "official" dog park just a couple of blocks away, but people chose to use this lot as their personal dog park and repeatedly NOT pick up their dogs' waste.)

In one specific case, for example, Sept 07, 2021 I had to call 911 to request local police assistance to address the squatters situation. (See *attachment Event Details Report 11090721-0066644*)*. There were repeated cases of trespassing and it was getting worse each year.

In April of 2024, with no foreseeable end in sight of the vacant lot being misused and occupied by unauthorized people, I decided to close off this open access to 60' of the vacant lot facing Navajo St.

I looked into options to match the 30+ year old stucco & brick vanity fence of the rental property. However, this fence had not kept people from getting into the rental property by way of jumping the wall. I kindly request and ask, if you can please take a moment of your time, to specifically review ALL the written and documented Adams County Fence Guidance and regulations brochure and variance request? THIS ONLY provides clear allowances and information for lots WITH a structure, e.g. a house. This is not my fault, nor I feel, my error in judgement and conclusion, that there is NO CLEAR residential guidance for my situation. There is clearly non-existent direction and guidance as well as a CLEAR GAP in the explanations and guidance information provided by Adams County to its residents such as myself in this unique lot set up situation with properties spanning 2 lots. It is not fair, and more over, I would say, even UNJUST to have this property have to meet the standards that are set up in the illustrations where there are standards for homes, but nothing specifically required in a situation such as this unique narrow lot.

It was a bad situation and increasingly getting worse AND DANGEROUS, so I opted to put a 6' professionally constructed fence and vanity gate on the property line. This gate and fence have IMPROVED the property and improved the safety and security of the surrounding neighbors as well as the safety of our tenants that WE ARE RESPONSIBLE FOR. I did not want to seem negligent by not addressing the safety and security issues of the complaints from the tenants. I even contacted the 811 line for identifying underground utilities lines, and plans were reviewed by Adams County Fire Protection District and noted no additional requirements were required.

Since putting in the fence I have received several thanks from the renters and the adjacent neighbor for finally putting an end to the ongoing issues.

I appreciate your time and I respectfully request that the variance be granted. And if requested, I will gladly provide and file any additional County requested documentation required and provide the county with necessary information to protect the surrounding community as it applies to this lot.

Respectfully,



Manuel Arce-Rivera
6921 Navajo St and 1401 W. 69th St Property Management

7521 Leah Dr. NE Albuquerque, NM 87110

720-231-4063

To: Variance Process Board

Dated: 7/18/2025

Re: Variance Testimonial Support for 6921 Navajo St Denver, CO 80221

We are tenants at 1401 W. 69th Ave, Denver, CO 80221 and are collectively writing this testimonial statement to support Margarita Alarcon with the issues we have faced with the vacant Lot 8, directly adjacent to our backyard. As tenants living in the home for 2-3 years, we feel this fence built to protect 6921 Navajo street, that also sits at our backyard, is a huge improvement, not only for our privacy, but for our safety as well. We have years of issues and this was a safety game-changer for us.

Prior to Lot 8 being closed off with the tall fence, the vacant lot became a place where transients and even homeless people would constantly squat for extended periods of time and even set up camp to live. There were issues of ongoing noise through-out the night, tons of litter and dog feces in the lot from people walking their dogs on to our Lot 8 all the way toward the back away from the street. I did not feel safe letting my dog out in our backyard as there would be noise and signing and random people in the vacancy lot. There were "Do Not Trespass" & "Security Cameras on Property" signs posted at the entry of the vacant lot, and installed solar security lights and it did not stop people from squatting or letting dogs on the property. People also had direct access to the backyard of our house that we rent from both Margarita and Manuel (per the Lease agreement). We even had a homeless person climb over the wall and was in our backyard.

Manuel for years has made it a point to spend money to hire people to clean the litter and dog feces and keep the lot mowed as per county ordinances. Unfortunately, it seemed like it was impossible to keep up on it as people would squat on the lot again and it did not stop the dog poop from being left in the lot.

Since the fence has been in place, there have not been any issues with squatters, and we feel so relieved! The new fence has also addressed the other issues of privacy that we no longer have people camped out there and the noise, litter, and dog feces left behind. We feel much safer also knowing that there is no access to our home by people jumping over the lower parts of the wall on the North side of our backyard. The fence is very nice looking, and was professionally installed with a nice gate. We think it fits into the neighborhood and does not stand out as out of place and neighbors have commented how nice it is and we feel is a great improvement all around and was not only "nice to do" but a "need to do" to protect their property and our rental experience and safety and enjoyment of the very large yard.

We are willing to provide additional commentary to advocate on her and her husband's behalf (Manuel Arce) for their properties. We have added our phone numbers below in case you would like to call us for a personal verification.

James Maley
(703) 303-3235

Thomas Herb
(520) 869-0177
1401 W. 69th Ave Denver, CO 80221

Jessica White
(732) 569-4440

**Matt Vanfleet
6920 Navajo St Denver, CO 80221**

August 13, 2025

Adam's County, Colorado

Board of Adjustments

Regarding: Fence at 6921 Navajo Street

To Whom it May Concern,

I moved into my condo right across the street from the lot at 6921 Navajo recently, and I've got to say—the new fence is a nice improvement and I have no issues with it.

Before it went up, that lot felt a bit too open and sometimes drew the wrong kind of attention and I do not see any reason for them to have to change it.

From living directly right across the street from the fence that faces my front porch, it seems to me, the point of the fence in this residential community (that often has a lot of people walking) is to make the area safer. From what I learned, if the fence were any lower it wouldn't serve any purpose as needed to improve safety and provide any real protection. A short decorative see through fence would look really odd too on an empty lot.

Now it's quieter, looks way nicer, and just feels safer overall.

I'm really glad the owners took the time and effort to put it in, and I hope it can stay.

Thanks,

Matt Vanfleet

Matt Vanfleet

To: Board of Adjustment

Date: August 12, 2025

Subject: Support for Fence Variance – 6921 Navajo Street

Dear Board Members,

My name is Jade, and we moved into my condo across the street from 6921 Navajo Street last year, the lot with no home on it. I live at 6920 Navajo St, Condo C. We purchased it because my grandmother lives in the neighborhood and I wanted to be close by. I grew up in this neighborhood and actually love this neighborhood and am quite happy living here.

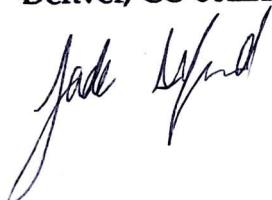
Regarding the new fence, I live DIRECTLY across from the lot and the fence, so I see it daily. The fence is not a problem and I think it looks nice. I noticed the difference this new fence made in our block. I had heard that open lot sometimes attracted unwanted activity from transients, and I do not have an issue with it and appreciate not having that issue across from my front door.

Since the fence was installed, the area feels cleaner, quieter, and more private. It makes our street look cared for, and I appreciate the effort the owners put into keeping our neighborhood safe and pleasant. I am glad to know who owns the big house across from me as well as the lot and that they take care of their properties and improve them.

I fully support granting the variance—this improvement benefits everyone who lives here.

Sincerely,

Jade Alford
6920 Navajo St
Denver, CO 80221





| | | | |
|----------------------|--------------|-----------------------|------------|
| Disposition | Initial Type | Final Type | Supp. Type |
| FI - FIELD INTERVIEW | | CRIMINAL MISCHIEF J/O | |

| | | | |
|-------------|-------------------|----------|-------------|
| Case Number | Event Description | Priority | Call Source |
| | | 2 | CITIZEN |

| | |
|----------------|----------------------|
| Location | Location Description |
| 6921 NAVAJO ST | - |

| Entered | Dispatched | Enroute | Arrived | Closed |
|-------------------|-------------------|-------------------|-------------------|-------------------|
| 07 Sep 2021 18:55 | 07 Sep 2021 18:59 | 07 Sep 2021 18:59 | 07 Sep 2021 18:59 | 07 Sep 2021 19:26 |

| | | | | |
|--------------|------------|----------------|------|----------|
| Complainant | Phone | Reporting Area | Beat | District |
| T-MOBILE USA | [REDACTED] | | A1-1 | 1 |

Event Activity

| Entry Date | Unit ID | Status | Comments |
|-------------------|---------|----------|---|
| 07 Sep 2021 18:55 | | | COMPLAINANT: T-MOBILE USA [REDACTED] |
| 07 Sep 2021 18:56 | AD2013 | | [1] MALE POSS ON DRUGS |
| 07 Sep 2021 18:56 | AD2013 | | [3] RP GIVING BETWEEN NAVAJO / 70TH |
| 07 Sep 2021 18:56 | AD2013 | | [2] STARTED DAMAGING THINGS OF RPS FRIENDS |
| 07 Sep 2021 18:57 | AD2013 | | [8] HE DAMAGED AN RV |
| 07 Sep 2021 18:57 | AD2013 | | [6] HIS DESC - H/M TATTOOS, BACKPACK, BLU SHORTS, NO SHIRT |
| 07 Sep 2021 18:57 | AD2013 | | [4] SUSP ON NAVAJO BETWEEN 70TH AND 69TH |
| 07 Sep 2021 18:57 | AD2013 | | [5] RP KNOWS THIS PTY |
| 07 Sep 2021 18:57 | AD2013 | | [7] HE IS AT THE CORNER OF 70TH / SAGE |
| 07 Sep 2021 18:58 | AD2013 | | [9] HAPPENED IN A EMPTY PLOT |
| 07 Sep 2021 18:58 | AD2013 | | [10] RP IS FOLLOWING HIM |
| 07 Sep 2021 18:58 | AD2013 | | [11] CT ADV RP TO NOT FOLLOW |
| 07 Sep 2021 18:59 | 2A30 | DISPATCH | |
| 07 Sep 2021 18:59 | AD2013 | | [12] OFC WITH HIM |
| 07 Sep 2021 18:59 | 2A30 | ARRIVE | |
| 07 Sep 2021 18:59 | 2A30 | ENROUTE | |
| 07 Sep 2021 18:59 | AD1906 | | [14] SECONDARY LOCATION FOR 2A30: W 70TH AVE / NAVAJO ST, W 70TH AVE / NAVAJO ST,UNINCORPORATED ADAMS COUNTY, CO 80221. |
| 07 Sep 2021 18:59 | AD1906 | | [15] 2A30 IN CT WITH THE SUSP |
| 07 Sep 2021 18:59 | AD1906 | | [14] SECONDARY LOCATION FOR 2A30: W 70TH AVE / NAVAJO ST, W 70TH AVE / NAVAJO ST,UNINCORPORATED ADAMS COUNTY, CO 80221 |
| 07 Sep 2021 19:06 | AD1906 | | [16] 2A30 NO STATUS |
| 07 Sep 2021 19:07 | AD1906 | | [17] 2A30 DATA |



| | | | |
|-------------------|--------|-------|--------------|
| 07 Sep 2021 19:15 | AD1906 | | [18] 2A30 C4 |
| 07 Sep 2021 19:15 | AD2007 | | |
| 07 Sep 2021 19:15 | AD2007 | | |
| 07 Sep 2021 19:15 | AD2007 | | |
| 07 Sep 2021 19:15 | AD2007 | | |
| 07 Sep 2021 19:15 | AD2007 | | |
| 07 Sep 2021 19:15 | AD2007 | | |
| 07 Sep 2021 19:26 | 2A30 | CLEAR | |

Unit Time Summary

| Unit ID | Officer1 | Officer2 | Dispatch | Enroute | Arrive | Clear | Minutes |
|---------|-----------------|----------|--------------|--------------|--------------|--------------|---------|
| 2A30* | EYE, C...TOPHER | | 07 Sep 18:59 | 07 Sep 18:59 | 07 Sep 18:59 | 07 Sep 19:26 | 27.00 |

* = primary unit

Adams County Colorado
Cash Receipt

Adams County Sheriff's Office

Records Section
4201 E. 72nd Avenue, Suite C
Commerce City, CO 80022

Sheriff's Administration Section
4430 S Adams County Pkwy, W5400
Brighton, Colorado 80601

Customer Name RIVERA, MANUEL
Customer Address CALLS FOR SERVICE
Receipt Number SR16587
Receipt Date 05/09/25
Cashier ID VELASR
Payment Method Cash
Reference Number RR25-753

| Item Code | Description | Quantity | Rate | Extended Amount | Item Comment |
|---------------|----------------------|----------|------|-----------------|--------------|
| SCH | Search Fee | 1 | 5.00 | 5.00 | |
| CO18 | Copies/Print Charges | 2 | .25 | .50 | |
| Receipt Total | | | | 5.50 | |



SR16587

From: Records Request recordsrequest@adcogov.org
Subject: Ready's Ready for Pick up
Date: April 16, 2025 at 4:35 PM
To: margaritasalarcon@icloud.com

Hello,

Please refer to **RR#25-753** for any and all correspondence with our office regarding your request. Please include this number on any checks/payments.

The Digital Records Unit has completed your request for calls for service. **The cost for this report will be \$5.50**

Check payments can be made payable to Adams County Sheriff, and mailed to, Adams County Sheriff Records 4201 E 72nd Ave Suite C Commerce City, CO 80022. Please print and include this email with the payment. Once Records receives payment, we can mail the reports to you.

You may also come to the Adams County Sheriff's Office Substation located at 4201 E 72nd Ave, lobby hours are 7 am to 7pm, and pay with cash, check, or credit card. Please note that we are not able to take payment over the phone. **A surcharge is charged for all card transactions.**

***The Sheriff's Office only gives out the main incident report, unless otherwise requested.*

***The Sheriff's Office does not release photos of victims to anyone other than the victim, without their written consent.*

If you have any questions or concerns, you may contact Digital Records at 720-322-1370.

Thank you-



Digital Records
Patrol Division
Adams County Sheriff's Office
4201 E 72nd Ave, Suite C
Commerce City, CO. 80022
Office: 720.322.1370 | recordsrequest@adcogov.org
www.adamssheriff.org



KM

R.E.P.O.R.T

LAND SURVEYING

5460 WARD ROAD • SUITE 160
ARVADA, COLORADO 80002
(303) 420-4788

IMPROVEMENT LOCATION CERTIFICATE

Attn: MARGARITA

Conc. Wall W/Fence Extends onto
Lot 8 as Shown.

DATE 01/08/2010 FEE 150.00 JOB# 87-4877

CLIENT COUNTY OF ADAMS

ADDRESS 1401 W. 69TH AVENUE

NAME MARGARITA ALARCON

LEGAL DESCRIPTION (PER LENT)

SEE ATTACHED LEGAL
DESCRIPTION

Ref #9 A.) Lot 9 belongs to the neighbor

to the north.

LOT 9 Note: Snow Cover at time of Certificate

Approx. Length
of Fence: 50ft

Ref #9 B.) This dotted line
is the North Property

Line. Between
the north property
line and the north side
of the gate is _____ feet."

Per Ref# 5, I already
am showing here
the 5 foot easement
(dimension) as
shown on this survey.

The Clerk & Recorders
Office, as well as Office
of Econ. Development both told me that they
do NOT have the lot survey,
they only have the subdivision
as recorded at Book 10 Page 45
(Reception No. 418938)

Scale: 1"=30'
NORTH

LOT 5

100.0

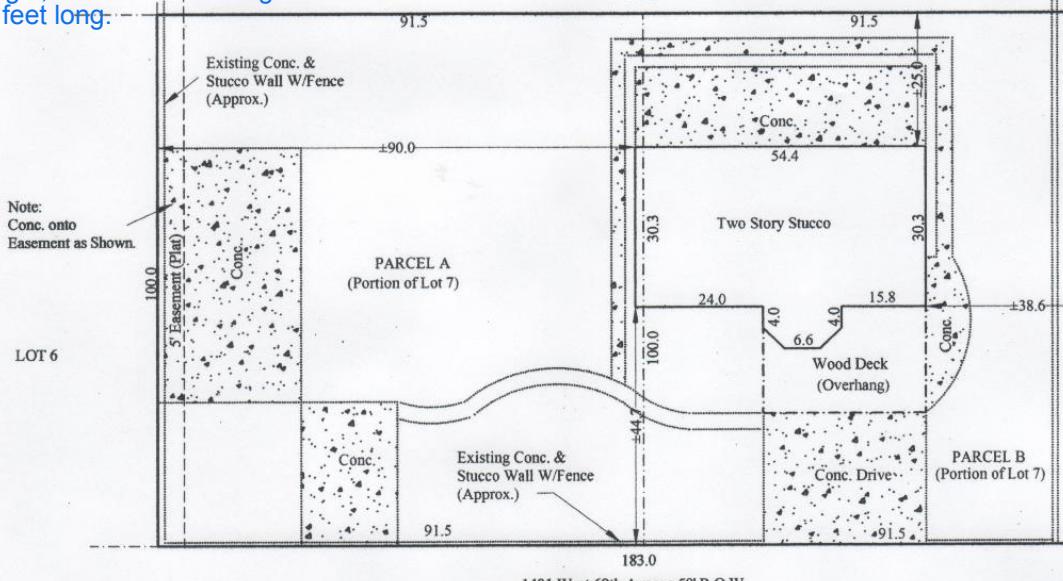
new 50 foot fence - wood with
metal gate in the middle
(20 ft gate)

Storage building here at blue dot

REF#2: GATE= BLUE RECTANGLE

REFERENCE #2 ASKS FOR: "Provide a site plan
that clearly shows the location of the proposed
fence and gate."

This SITE PLAN was already submitted and is
being submitted again to point out in the red font above
and to the left is where I specifically have a line, with an arrow. that states
"This red line is here is where the fence is located" and to clarify, see the
blue rectangle, that is where the gate is located at the center of the fence.
Gate is 20 feet long:



This red line here
is where the
fence is located

FENCE DETAIL

(See next page for
Fence Detail and the
specific details on
materials,
requirements, etc)

Ref #9 C.) This double line
is the existing concrete/stucco
wall within my property.
Between this south wall
and the south side
of the gate is _____ feet."

Per Ref #5: It is
asking for "label the
street (right-of-way)".
This is already labeled
here as "Navajo St
50' R.O.W."
Dimensions are listed.

HARDSHIP:

The parcel is very narrow, and too narrow to build anything on. See black line drawn above:
This area under discussion is outlined in a black line above.

Nothing can be built upon with current walls on North and South sides as it is
approx. only 50 feet wide. Has a big thick nice wall with rod iron that goes all the way around on 3 sides.
It is too narrow than the minimum required width per Adam's County for building anything on the Lot.
Nothing proposed for building on this lot. There is NO well. There is NO water tap.
There is no septic field. There is NO electricity. There is NO sewer service.
No utilities at all. Easement is noted on West wall. Right of Way on East street.

Doc Fee: # 3.10

WARRANTY DEED

THIS DEED, made this 10th day of October, 2012, between

NANCY M. POWELL

of County of ADAMS, State of Colorado, grantor, and

MARGARITA S. ALARCON, IN SEVERALTY

**This is the LEGAL ADDRESS OF THE VACANT LOT!
1401 W. 69TH AVE DENVER, CO 80221 - THERE IS NO
WATER, NO SEWER, NO ELECTRICITY, NO UTILITIES
FOR 6921 NAVAJO ST. THERE IS NO HOUSE. THIS IS
OUR BACKYARD AND IS THE SIDE OF OUR HOUSE
LOCATEAD AT 1401 W. 69TH AVE. IT IS VACANT.**

whose legal address is 1401 WEST 69TH AVENUE, DENVER, CO 80221, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of **Thirty-One Thousand and 00/100 (\$31,000.00)**, 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 grantee, his/her heirs and assigns forever, 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 8, BLOCK 2, KALCEVIC HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO.

as known by street and number as: **6921 NAVAJO STREET, DENVER, CO 80221**

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 grantee, his heirs and assigns forever. And the grantor, for themselves/him/herself, his/her his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his/her heirs and assigns, that at the time of the ensealing 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

"Except (i) General taxes for the current year, a lien not yet due and payable, (ii) Easements, restrictions, reservations and rights of way of record,
(iii) Distribution utility easements (including cable TV),
(iv) The following specifically described rights of third parties. none,
(v) Inclusion of the property within any special taxing district,
(vi) The benefits and burdens of any declaration and party wall agreement, if any and (vii) none

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his/her 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.

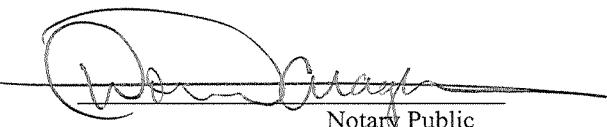

NANCY M. POWELL

STATE OF COLORADO
COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 10th day of October, 2012 by NANCY M. POWELL.

My Commission expires:




Notary Public

[SEAL]

MOUNTAIN STATES TITLE

Statement about Utilities for vacant lot:

- Nothing proposed for building on this lot.
- There is NO well.
- There is NO water tap.
- There is no septic field.
- There is NO electricity.
- There is NO sewer service.
- No utilities at all.

Legal Description

LOT 8, BLOCK 2, KALCEVIC HEIGHTS, COUNTY OF ADAMS, STATE OF COLORADO

Per the Deed (attached in a separate document), **the OFFICIAL address is:**

**1401 W. 69th Ave
Denver, CO 80221**



ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

To: ADCO Building Safety Division
Attn: Permit Technicians & Plan Reviewers
Type: ACFR Permit Release – Residential fence and gate
Address: 6921 Navajo Street

From: Carla Gutierrez
Date: 10/4/2024

To whom it may concern,

The Adams County Fire Protection District has received plans for review for the residential fence at 6921 Navajo Street. At this time, we do not have any outstanding requirements and no fire district permit is required. **We have no further requirements preventing Adams County permit release.**

If you have any questions for the fire district, please feel free to call 303-539-6862.

Sincerely,

Adams County Fire Protection District



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

| Account | Parcel Number | Receipt Date | Receipt Number |
|----------|---------------|--------------|----------------------|
| R0098878 | 0182504112009 | Apr 2, 2025 | 2025-04-02-WEB-18335 |

ALARCON MARGARITA S
7521 LEAH DR NE
ALBUQUERQUE, NM 87110-4524

| Situs Address | Payor |
|----------------|-------------------|
| 6921 NAVAJO ST | Margarita Alarcon |

| Legal Description |
|----------------------------------|
| SUB:KALCEVIC HEIGHTS BLK:2 LOT:8 |

| Property Code | Actual | Assessed | Year | Area | Mill Levy |
|-----------------------|--------|----------|------|------|-----------|
| RES IMPRV LAND - 1112 | 63,337 | 4,240 | 2024 | 491 | 114.11 |

| Payments Received | |
|-------------------|----------|
| E-check | \$483.84 |

| Payments Applied | | | | | |
|-------------------------------|------------|----------|----------------|--------------|---------|
| Year | Charges | Billed | Prior Payments | New Payments | Balance |
| 2024 | Tax Charge | \$483.84 | \$0.00 | \$483.84 | \$0.00 |
| | | | | \$483.84 | \$0.00 |
| Balance Due as of Apr 2, 2025 | | | | | \$0.00 |

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

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com