



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

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 Narrative:

- A written explanation of the project including the existing and proposed zone district and proposed use of the property.

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

VARIANCE APPLICATION FOR SETBACK REDUCTION

Meraz Subdivision - 9315 E 160th Avenue, Brighton, CO 80602

APPLICANT INFORMATION:

Property Owner: Luis Meraz

Property Address: 9315 E 160th Avenue, Brighton, CO 80602

Parcel Number: R0008123

PROJECT DESCRIPTION:

The applicant is requesting a variance from the side corner setback requirement in conjunction with a rezoning and minor subdivision application. The project involves subdividing one existing 3.57-acre lot into three lots of approximately 1 acre each, with a concurrent rezoning from Agricultural-1 (A-1) to Residential Estate (R-E).

EXISTING ZONE DISTRICT: A-1 (Agricultural-1)

PROPOSED ZONE DISTRICT: R-E (Residential Estate)

EXISTING USE: Single-family residence with accessory structures

PROPOSED USE: Three single-family residential lots

VARIANCE REQUEST:

The applicant requests a variance to allow a side corner setback of 19 feet 11 inches (19'-11") from the internal tract road, in lieu of the 30 feet required under Adams County Development Standards and Regulations, Chapter 3, for side corner setbacks in the R-E zone district.

This represents a reduction of 10 feet 1 inch (10'-1") from the required 30-foot setback.

JUSTIFICATION AND HARDSHIP:

The unique circumstances warranting this variance are as follows:

1. PRE-EXISTING NON-CONFORMING STRUCTURE: The existing single-family residence on the property was constructed prior to the current setback requirements and is legally non-conforming. The existing house is located approximately 19 feet 11 inches from the proposed internal tract road. The structure has been in this location for years and predates the stricter setback requirements that would apply under the proposed R-E zoning.

2. INFRASTRUCTURE CONSTRAINTS: The property layout is constrained by an existing utility transformer pole located on the eastern side of the proposed access drive. Moving the tract road eastward to accommodate a compliant 30-foot setback for the existing residence would negatively impact the buildable area of the southeastern lot and potentially violate minimum setback requirements for future development on that parcel.

3. PRACTICAL DIFFICULTY IN LOT CONFIGURATION: The existing residence is positioned in what will become the southwestern lot of the proposed three-lot subdivision. To maintain the existing structure's location while creating three viable building lots, the access drive and lot configuration must work around both the existing residence and the utility infrastructure. Requiring strict compliance with the 30-foot setback would necessitate either:

- Demolition of a structurally sound residence years before planned redevelopment, or
- An inefficient lot layout that would compromise the development potential of the other lots

4. DEVELOPMENT OVER TIME: The applicant intends to retain the existing residence for approximately 4-6 years while developing the other two lots. This approach allows for responsible property development while maintaining existing housing stock. Once Lot 1

(the southwestern lot containing the existing residence) is ready for redevelopment, the existing structures will be removed and a new residence will be constructed in full compliance with all applicable setback requirements.

5. **CONSISTENCY WITH COUNTY PLANNING:** Adams County has confirmed that the proposed R-E zoning is consistent with the County's future planning for the area and is compatible with surrounding properties, which consist primarily of R-E zoned lots ranging from 1 to 2 acres. The variance would facilitate this appropriate rezoning and subdivision while maintaining existing structures during the transition period.

6. **NO ADVERSE IMPACT:** The variance will not negatively impact neighboring properties, public safety, or access patterns. The existing residence has occupied this setback for years without issue. The internal tract road configuration is not affected, and access to all three lots is maintained. The setback reduction applies only to the existing structure and will not establish a precedent, as any future construction on this lot will comply with all current setback requirements.

7. **MINIMAL DEVIATION:** While the variance represents a 10'-1" reduction from the required 30-foot setback, it is important to note that this is for an existing structure that has been in place without issue. The 19'-11" existing setback from the internal tract road still provides reasonable separation and does not encroach on the 10-foot drainage and utility easement shown on the site plan.

CONCLUSION:

The requested variance is necessary to accommodate the unique circumstances of this property, specifically the pre-existing residence and utility infrastructure constraints. The hardship is not self-created but rather results from the property's existing conditions and the practical challenges of subdividing a parcel with a long-standing residence. Granting this variance will allow for orderly development of the property in a manner consistent with County planning objectives while preserving existing housing stock until such time as comprehensive redevelopment of Lot 1 occurs.

The variance is the minimum necessary to alleviate the hardship and will not be detrimental to the public welfare or injurious to other properties in the vicinity. Upon future redevelopment, all structures will conform to applicable setback requirements.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Luis R. Meraz', is written over a horizontal line. The signature is stylized and somewhat cursive.

Luis R. Meraz

Property Owner

Date: 02/03/2026

ZONE DISTRICT		RESIDENTIAL ESTATE (R-E)	RESIDENTIAL-1-A and RESIDENTIAL-1-C (R-1-A and R-1-C)	
MINIMUM LOT SIZE		2.5 acres (well and septic) 1.0 acres (public water or sewer)	Corner Lots: 7,500 square feet	Internal Lots: 7,000 square feet
MINIMUM LOT WIDTH	W/Well AND On-Site Wastewater Treatment System	150 feet	N/A	
	W/Public Water OR Sewer Facilities	100 feet	N/A	
	Corner Lot	N/A	70 feet	
	Internal Lot	N/A	65 feet	
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE	Front	30 feet	20 feet	
	Side Corner	30 feet	20 feet	
	Side	17 feet one side or 5 feet from attached garage, 5 feet on the other side	17 feet one side or 5 feet from attached garage, 5 feet on the other side	
	Rear	20 feet	15 feet	
	R.O.W.	State Highway or Arterial: 50 feet Local or Collector: 30 feet	State Highway or Arterial: 50 feet Local or Collector: 20 feet	
SETBACK FROM SECTION LINES (Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.)		120 feet	120 feet	



SPECIAL WARRANTY DEED

State Doc Fee: \$64.00
Recording Fee: \$13.00

THIS DEED is dated the 30th day of May, 2024, and is made between
(whether one, or more than one),

Christina Pozuelos

the "Grantor" of the County of Adams and State of Colorado and

Luis Ricardo Meraz Molina, as joint tenants and Marisol Robles Cortez, as joint tenants

LM initial MR initial

(whether one, or more than one), the "Grantee", whose legal address is 764 Planet Place, 9315 E 160th Avenue Thornton CO 80260 of the County of and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Six Hundred Forty Thousand Dollars and No Cents (\$640,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Adams and State of Colorado described as follows:

****SELLER TO RESERVE ALL MINERAL RIGHTS ******

That part of the SW 1/4 of Section 3, Township 1 South, Range 67 West of the Sixth Principal Meridian described as follows:

Beginning at the Southwest corner of said Section 3; thence South 89°52'30" East along the South line of SW 1/4 of Section 3, a distance of 1242.8 feet to the true point of beginning; thence continuing South 89°52'30" East a distance of 490.8 feet to the Southwest corner of Hi-Land Acres; thence along the Westerly line of Hi-Land Acres by the following courses and distances:

North 29°32'30" West 500.0 feet;

thence North 26°32'30" West 125.0; feet;

thence North 13°12'30" West 116.47 feet;

thence North 89°52'30" West parallel to the South line of said SW 1/4 a distance of 159.13 feet;

thence South 00°16'30" West parallel to the West line of SW 1/4 a distance of 630.0 feet to the true point of beginning.

EXCEPT the South 30.0 feet thereof and EXCEPT the parcel of land conveyed to the Board of County Commissioners of Adams County and the Department of Highways, State of Colorado, in Rule and Order recorded January 30, 1967, in Book 1342 at Page 358. County of Adams, State of Colorado.

AND MORE CORRECTLY DESCRIBED AS:

That part of the SW 1/4 of Section 3, Township 1 South, Range 67 West of the Sixth Principal Meridian described as follows:

Beginning at the Southwest corner of said Section 3; thence South 89°52'30" East along the South line of SW 1/4 of Section 3, a distance of 1242.8 feet to the true point of beginning; thence continuing South 89°52'30" East a distance of 490.8 feet to the Southwest corner of Hi-Land Acres; thence along the Westerly line of Hi-Land Acres by the following courses and distances:

North 29°32'30" West 500.0 feet;

thence North 26°32'30" West 125.0 feet;

thence North 13°12'30" West 116.47 feet;

thence North 89°52'30" West parallel to the South line of said SW 1/4 a distance of 159.13 feet;

thence South 00°16'30" West parallel to the West line of SW 1/4 a distance of 659.50 feet to the true point of beginning.

EXCEPT the South 30.0 feet thereof and EXCEPT the parcel of land conveyed to the Board of County Commissioners of Adams County and the Department of Highways, State of Colorado, in Rule and Order recorded January 30, 1967, in Book 1342 at Page 358. County of Adams, State of Colorado.

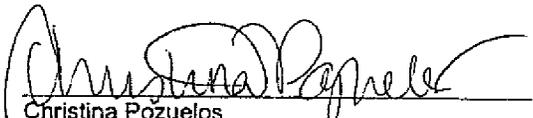
also known by street address as: 9315 E 160th Avenue, Brighton, CO 80602

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, 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, and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

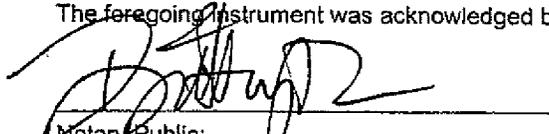


IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.


Christina Pozuelos

State of Colorado
County of Adams

The foregoing instrument was acknowledged before me this 30th day of May, 2024 by Christina Pozuelos.


Notary Public:
My Commission Expires: 2-16-2026

BRITTNEY BEHLAR
Notary Public
State of Colorado
Notary ID # 20084004487
My Commission Expires 02-16-2026

Hi-Land Acres
Water and Sanitation District
P O Box 218
Brighton, CO 90601
www.hilandacreswater.org

Lynda Sue Reyes
M-S Architecture
Via e-mail

Subject: "Will Serve" Letter for Water and Sewer Service for 9315 E 160th Ave Brighton,
CO 80602

Dear Lynda Sue Reyes, Project Coordinator with M-S Architecture

The Hi-land Acres Water & Sanitation District ("the District") has reviewed your request for water and sewer service to a parcel of land at 9315 E 160th Avenue which is currently within our District lines. This parcel is served by a Hi-land Acres water tap. The request is for service for 3, ¾" water taps and 3 sewer taps. The District has an existing sewer system which connects into the Metro Reclamation District's Wastewater plant that allows for additional capacity in our system to provide sewer service for 9315 E 160th Avenue. Hi-land Acres has sufficient water and sewer capacity to provide the requested service for this proposed development. Any and all costs associated with the water and sewer main extensions to the District main, acquisition of right of way and/or easements, administrative and permitting costs will be the responsibility of the developers of the 9315 E 106th Avenue.

This letter is non-transferable.

Sincerely,

Susan Findling, Treasurer
Jim Roos, President



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

CERTIFICATE OF TAXES DUE

Account Number R0008123

Certificate Number 2025-258356

Parcel 0157103300006

Order Number

Assessed To

Vendor ID Counter

MOLINA LUIS RICARDO MERAZ AND
C/O:CORTEZ MARISOL ROBLES
764 PLANET PL
THORNTON, CO 80260-4845

Legal Description

Situs Address

SECT,TWN,RNG:3-1-67 DESC: A PARC IN SW4 OF SEC 3 DESC AS BEG AT SW COR OF SEC 3 TH S 89D 52M 30S E A DIST OF 1242/8 FT TO THE POB TH CONT S 89D 52M 30S E A DIST OF 490/8 FT TO SW COR OF HI LAND ACRES TH N 29D 32M 30S W 500 FT TH N 26D 32M 30S W 125 FT TH N 13D 12M 30S W 116/47 FT TH N 89D 52M 30S W 159/13 FT TH S 00D 16M 30S W 659/50 FT TO POB EXC S 30 FT AND EXC HWY (BK1342 PG358) 3/571 AC 9315 E 160TH AVE

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	\$3,440.94	\$0.00	\$0.00	(\$3,440.94)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/01/2025					\$0.00

Tax Billed at 2024 Rates for Tax Area 295 - 295

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$116.94	RES IMPRV LAND	\$151,000	\$9,070
FIRE DISTRICT 6 - GREATER B	16.7930000	\$535.53	SINGLE FAMILY RES	\$379,949	\$22,820
ADAMS COUNTY	26.9440000	\$859.25	Total	\$530,949	\$31,890
HI-LAND ACRES WATER & SANIT SD 27	2.8520000	\$90.95			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$3.19			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$28.70			
Taxes Billed 2024	107.9000000	\$3,440.94			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran



4430 S. Adams County Parkway

Brighton, CO 80601



Adams County
4430S.AdamsCountyParkway
Suite C2436
Brighton, CO, 80601
720-523-6160
720-523-6171

Receipt2025-04-01-JM-8256

Product	Name	Extended
2	Certificate of Taxes Due R0008123	\$10.00
		Account #: R0008123
		Effective Date: 4/1/25
		Certificate Number: 2025-258356
		Item ID: R0008123/
Certificate of Taxes Due		\$10.00
COTD		(\$10.00)
COTD3		\$10.00
Total		\$10.00
Tender (Cash)		\$10.00
Payor	MARISOL ROBLES CORTEZ	