



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Request for Comments

Case Name: Wright Lot Coverage Variance Variance at 10085 E 158th Place

Case Number: VSP2026-00005

February 5, 2026

The Adams County Board of Adjustment is requesting comments prior to **March 11th, 2026** on the following application: **Variance Request is to allow a 15.1% lot coverage in the Agricultural-1 zone district where the maximum lot coverage allowed is 12.5%.** This request is located at 10085 E 158TH PL. The Assessor's Parcel Number is 0157110105002.

Owner Information: WRIGHT, JULIET
1648 AQUAMARINE DR

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 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 SRohren@adamscountyco.gov.

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.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mayor.

Thank you for your review of this case.

Stephanie Rohren
Planner II

BOARD OF COUNTY COMMISSIONERS

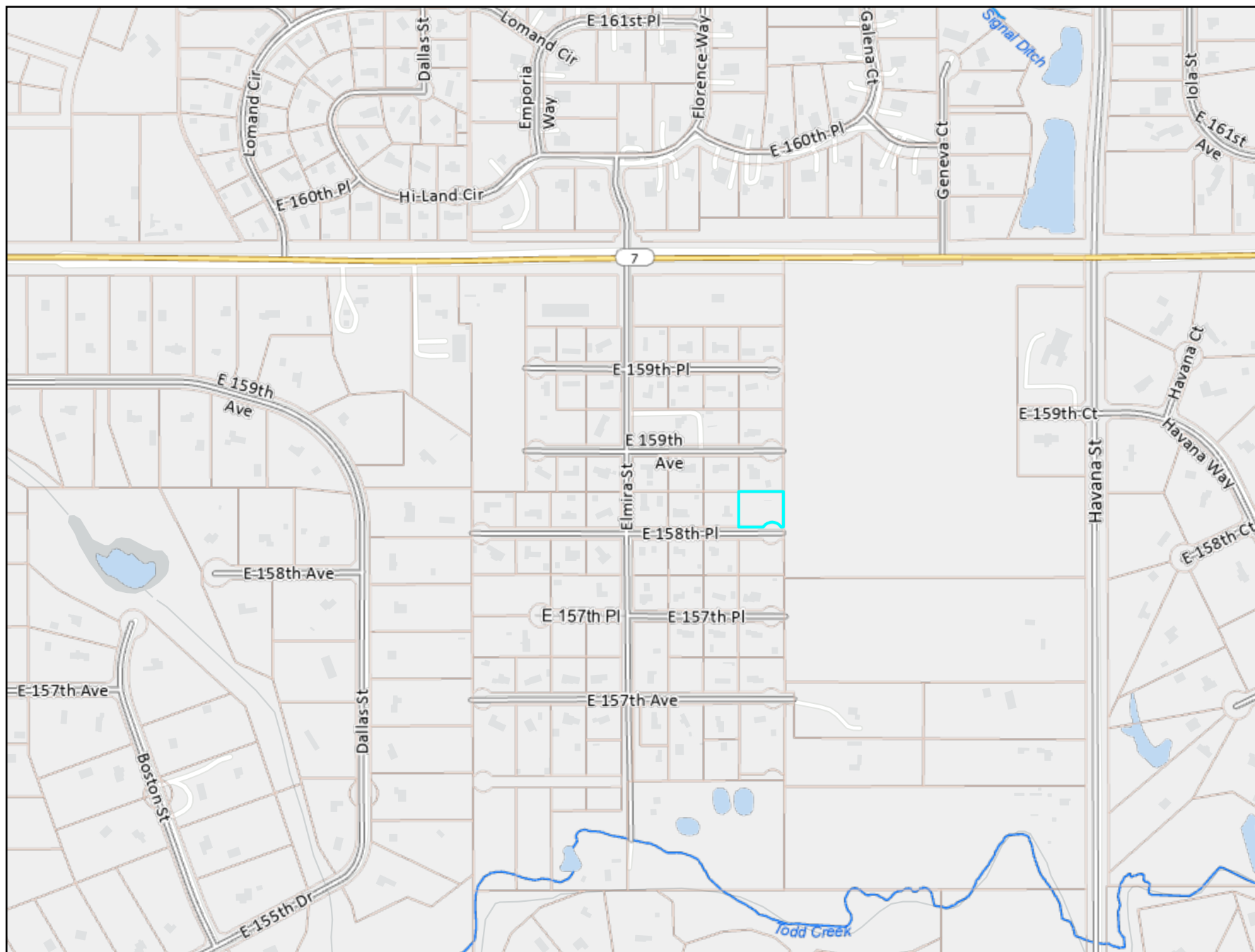
Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Conditions

Case Name Wright Lot Coverage Variance

Case Number VSP2026-00005





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

JULIET WRIGHT

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

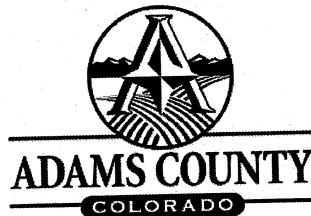
Number of Variance Requests:

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:	0
Height:	0
Lot Coverage:	1
Other:	0

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

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): JULIET WRIGHT Phone #: 303-818-0242
Address: 1648 AQUAMARINE DRIVE
City, State, Zip: LOCHBUIE CO 80603
2nd Phone #: Email: juliet@JULIETWRIGHT.COM

OWNER

SAME

Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

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

Name: JORGE LOYA Phone #: 720-291-4908
Address: 30000 E. 162ND AVE
City, State, Zip: BRIGHTON CO 80603
2nd Phone #: Email: MHLHOMESLLC80621@GMAIL.COM

DESCRIPTION OF SITE

Address:

10085 E 158TH PL.

City, State, Zip:

BRIGHTON CO 80602

Area (acres or square feet):

.629 ACRES (27,399 SF)

Tax Assessor
Parcel Number

0157110105002

Existing
Zoning:

AGRICULTURAL A-1

Existing Land
Use:

VACANT LOT

Proposed Land
Use:

PERSONAL RESIDENCE

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:

JULIET WRIGHT

Date:

JAN 28, 2026

Owner's Printed Name

Name:

Juliet Wright

Owner's Signature

Re: Variance Request for Lot Coverage (Section 3-08-06-06-03)

Owner: Juliet Wright

10085 E 158th Place, Brighton CO 80602

Hi-Land Subdivision

Variance Request is to build a personal residence which exceeds the maximum 12.5% lot coverage restriction.

Lot size .629 acr = 27,399 sf

Proposed: House main floor: 1938 sf

Garage 1478 sf

Covered patio: 702 sf

Total proposed: 4118 sf (15% coverage)

Allowed 12.5%: 3425 sf (12.5% coverage)

1.Unique Physical Circumstances

The subject property at .629 acres is very small for a typical A-1 zoned lot. Unlike standard A-1 lots, which are often 2 acres or larger, this lot's specific dimensions create a unique challenge for modern residential footprints.

2. Undue Hardship

Strict application of the 12.5% coverage limit (3,425 sf) would force a reduction in the home's essential components, such as the garage or covered porch, which are standard for the neighborhood and will be in harmony with the general purpose and intent of these standards. This creates a hardship by depriving the owner of a reasonably sized residence and protected outdoor space (porch) common to A-1 zoned properties. The strict interpretation of these standards and regulations would deprive the owner of rights commonly enjoyed by other properties in the same district.

3. Not Self-Imposed

The lot was platted at this size and configuration prior to my ownership. The hardship arises from the intersection of the lot's pre-existing dimensions and the current Adams County Development Standards. The circumstances applicable to the property have not been created by voluntary action.

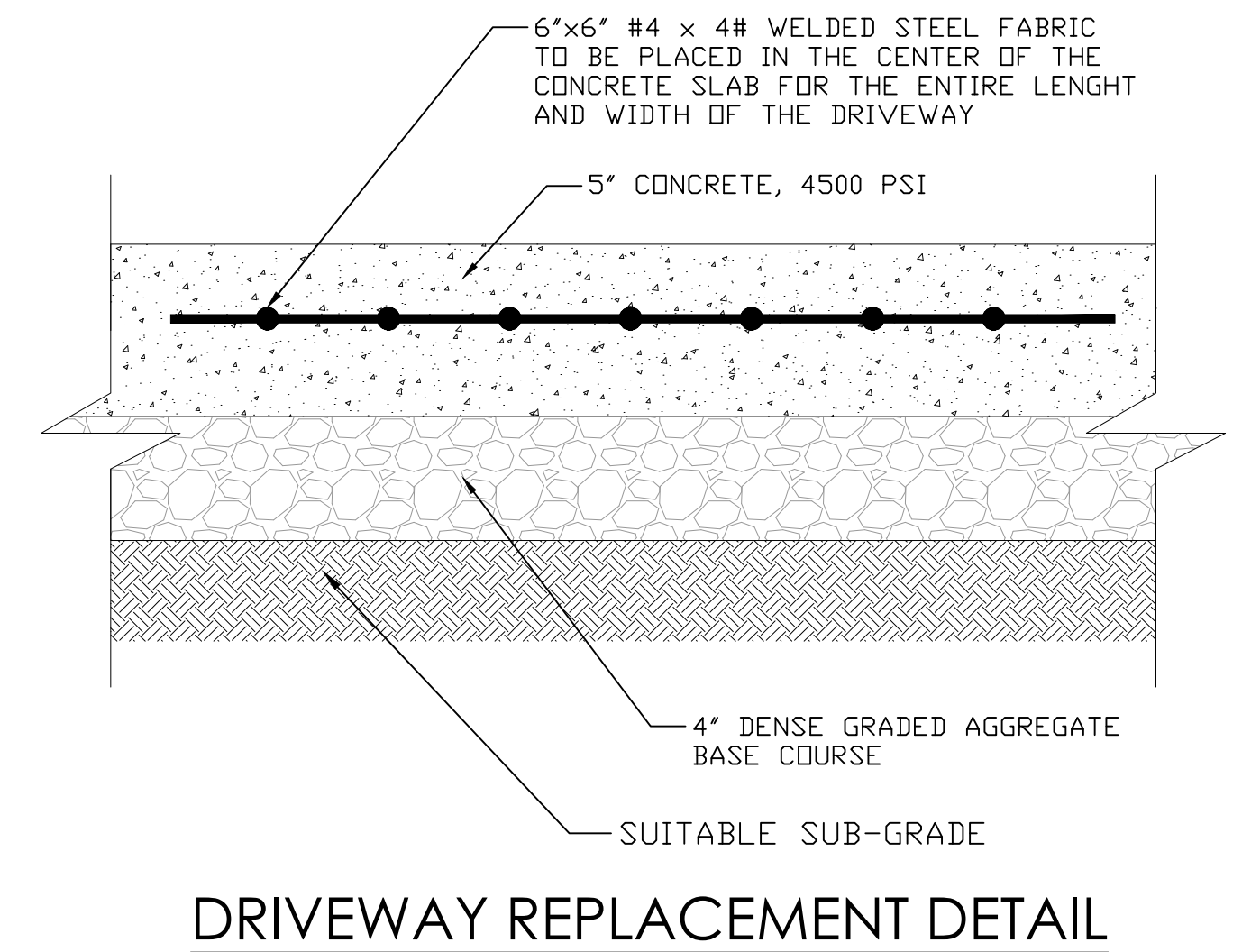
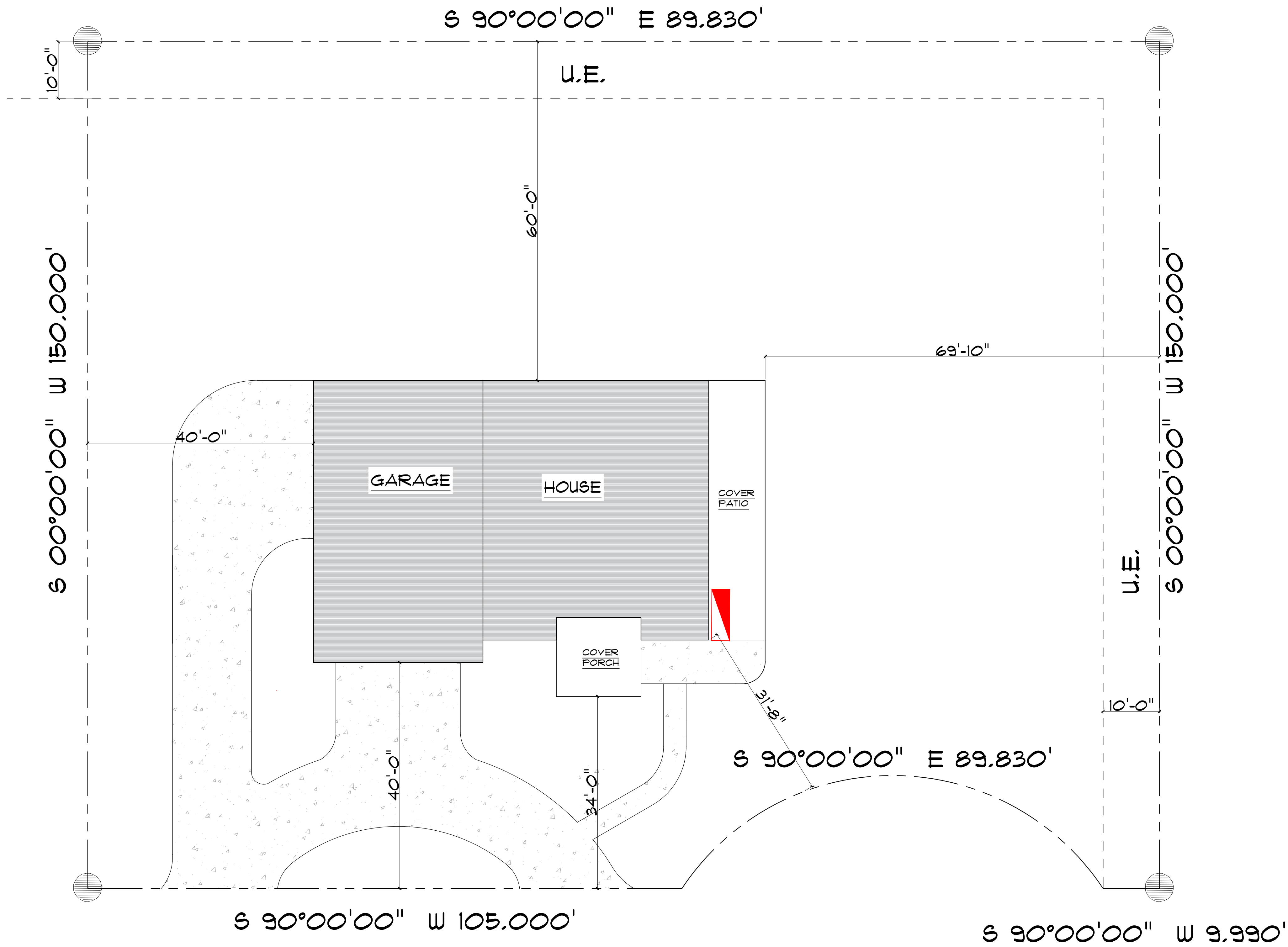
4. No Special Privilege

This request is consistent with the surrounding area and is in compliance with zoning regulations. Granting this variance ensures this property remains compatible with the scale and utility of nearby residences rather than granting a special advantage.

Neighbors have previously been granted similar variances. For example, a variance was granted for a new home and accessory building located at 9844 E. 158th Place, Brighton.

5. Public Interest and Aesthetics

The additional/overage lot coverage is dedicated to a porch and garage design that enhances the neighborhood's visual character. The plan maintains the rural aesthetic of the A-1 district, does not impact sightlines, and will not cause detriment to the public good or neighboring property values. The granting of the variance will be in harmony with the general purpose of the standards and regulations for Adams County.



NOTE: ALL TIES ARE ROUNDED TO THE NEAREST FOOT

PROPERTY LINE = CONCRETE DRIVEWAY =

EASMENT UTILITIES =

PROPERTY CORNER = ELECTRICAL PANEL =

PLAN NORTH

SITE PLAN

Location

REVISIONS		
N°	DESCRIPTION	DATE
1	REV	11-20-25

10085 E 158th Place, Brighton, CO

WRIGHT RESIDENCE

mflhomesllc80621@gmail.com
Jorge A. Loya 720-291-4908

CONTRACTOR

Sheet Title: SITE PLAN PLAN

BUILDING AND ENERGY APPLICABLE CODES	
2018	IBC BUILDING CODE
2018	IRC RESIDENTIAL CODE
2018	IMC MECHANICAL CODE
2018	IPC PLUMBING CODE
2018	IECC ENERGY CODE
2018	IFGC FUEL GAS CODE
2017	NEC ELECTRICAL CODE

sheet: **S01**

DESIGNER-DRAWING
joss s.
D3SIGNSTRUCTUR3B@GMAIL.COM

DRAWING SCALE AS INDICATED

WHEN RECORDED RETURN TO:
Juliet Wright
10045 East 158th
Place, CO 80602



First American

File Number: 5523-3153871

WARRANTY DEED

THIS DEED, Made this 14th day of November, 2018, between **The Cathleen Bean-Malchow Trust DTD January 5, 2001 who took title as The Cathleen M. Bean-Malchow Trust DTD January 5, 2001, as Amended with Cathleen M. Bean-Malchow, as Trustee** a duly organized and existing under and by virtue of the laws of the State of , grantor, and **Juliet Wright** whose legal address is P.O. Box 482, Brighton, CO 80601 of the County of Adams and State of Colorado, grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of **FIFTY FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00)**, 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 heirs, successors and assigns forever, Tenants in Severalty all the real property, together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

LOT 5, BLOCK 6, HI-LAND ACRES, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

EXCEPTING AND RESERVING UNTO THE PARTY OF THE FIRST PART "GRANTOR" ALL RIGHT, TITLE AND INTEREST IN AND TO ALL MINERALS OF WHATSOEVER KIND, IN, UNDER AND UPON OR THAT MIGHT BE PRODUCED FROM THE HEREIN DESCRIBED LAND

also known by street and number as: **10045 East 158th, Place, CO 80602**

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his 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 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, and except general taxes for the current year and subsequent years, and except easements, covenants, reservations, restrictions, and right of way, if any, of record.

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

Doc Fee: \$5.50

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its **Cathleen Bean-Malchow**, and its corporate seal to be hereunto affixed, attested by its **Co-Trustee**, the day and year first above written.

The Cathleen Bean-Malchow Trust DTD January
5, 2001



Cathleen Bean Malchow , Co-Trustee

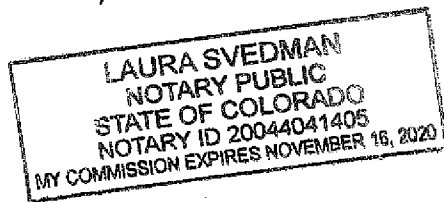


Walter Malchow, Co-Trustee

State of Colorado)
County of Adams)ss
)

The foregoing instrument was acknowledged to before me this 14 day of November, 2018 by **Cathleen Bean-Malchow** and Walter Malchow the Co-Trustees of **The Cathleen Bean-Malchow Trust DTD January 5, 2001** who took title as **The Cathleen M. Bean-Malchow Trust DTD January 5, 2001, as Amended with Cathleen M. Bean-Malchow, as Trustee.**

Witness my hand and official seal.
My commission expires: 11-16-2020


Notary Public

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

www.hilandacreswater.org

Juliet Wright
Via e-mail

Subject: "Will Serve" Letter for Water and Sewer Service for Lot 5 Block 6 Hi-Land Acres Second Filing

Dear Ms Wright,

The Hi-land Acres Water & Sanitation District ("the District") has reviewed your request for water and sewer service to a parcel of land Lot 5 Block 6 which is currently within our District lines. The request is for service for 1, ¾" water tap and 1 sewer tap. 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 this parcel. 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 Lot 5 Block 6.

This letter is non-transferable.

Sincerely,

Susan Findling, Treasurer
Jim Roos, President



First American

Exhibit A

ISSUED BY

First American Title Insurance Company

File No: 5523-3153871

File No.: 5523-3153871

The Land referred to herein below is situated in the County of Adams, State of Colorado, and is described as follows:

LOT 5, BLOCK 6, HI-LAND ACRES, SECOND FILING, COUNTY OF ADAMS, STATE OF COLORADO.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0195538	0157110105002	Jan 20, 2026	2026-01-20-WEB-0658

WRIGHT JULIET
1648 AQUAMARINE DR
BRIGHTON, CO 80603-5828

Situs Address	Payor
10085 E 158TH PL	Juliet Wright

Legal Description
SUB:HI LAND ACRES SECOND FILING BLK:6 LOT:5

Property Code	Actual	Assessed	Year	Area	Mill Levy
700 - 700	65,000	4,060	2025	295	52.55
700 - 700	65,000	4,582.5	2025	295	56.29

Payments Received	
E-check	\$471.32

Payments Applied		Billed	Prior Payments	New Payments	Balance
Year	Charges				
2025	Tax Charge	\$471.32	\$0.00	\$471.32	\$0.00
				<hr/>	
				\$471.32	\$0.00
					<hr/>
					\$0.00

Balance Due as of Jan 20, 2026

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

EMAIL: treasurer@adamscountyco.gov | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com

