



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: 7450 E. 82nd Ave. Building Size Variance

Case Number: VSP2025-00020

May 16, 2025

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow an accessory structure to exceed the maximum 900 square feet allowed within the Residential-1-C zone district.** This request is located at 7450 E 82ND AVE. The Assessor's Parcel Number is 0172128300056.

Owner Information: CINDY AYERIM ORTIZ SAENZ
7450 E 82ND AVE

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 **06/06/2025** 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 DDeBoskey@adcogov.org.

Once comments have been received and the staff report written, the staff report may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

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

Thank you for your review of this case.

David DeBoskey
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



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
- 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 (Front)
Height:	
Lot Coverage:	1
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:

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

Variance Explanation for permit Submission

Cindy Ayerim Ortiz Saenz

March 5, 2025

**7450 E 82ND AVE
COMMERCE CITY CO 80222**

Subject: Request for Variance to allow a larger building on an oversized Lot

Dear Adams County City planning and zoning department

We are submitting this variance request to seek approval for constructing a building larger than the standard size allowed under the current zoning regulations. The subject property is more than double the minimum required lot size. Our lot size is 19,166 square footage and the typical lot is 7,000 square footage. This provides ample space to accommodate the proposed structure while maintaining compliance with other zoning requirements such as setbacks, height restriction, and open space provisions

Justification for Variance

1. Exceptional Lot Size and Unique Conditions

The Lot in question is significantly larger than the minimum required lot size in this zoning district. This provides sufficient space to construct a larger building without compromising surrounding properties' character, density, or environmental impact. The proposed building will remain proportional to the lot size, ensuring that it does not create congestion or overdevelopment issues.

Variance Explanation for permit Submission

2. Consistency with Surrounding Development

The proposed structure is designed to align with the scale and character of nearby properties. Given the Lot's size, a larger building will not negatively impact neighboring properties or create visual or functional inconsistencies. Additionally, the proposed use is in line with the intent of the zoning district and does not introduce new or disruptive land uses.

3. No Adverse Impact on Public Health, Safety, or welfare

The requested variance does not create any hazards, environment concerns, or undue burden on city infrastructure such as roads utilities, or emergency services. The site's ample space ensures proper drainage traffic circulation, and emergency access

4. Efficient Land Use and Economic Benefit

Allowing a larger building on an oversized lot maximizes the efficient use of land while ensuring compliance with all other zoning regulations. This variance supports responsible development, increases property values, and contributes to the local economy.

Conclusion

Given the substantial size of the lot, the absence of negative impacts, and the alignment with city planning goals, we respectfully request approval of this variance to allow for a larger building. We appreciate your time and consideration and welcome any questions or additional information you may require.

Sincerely,

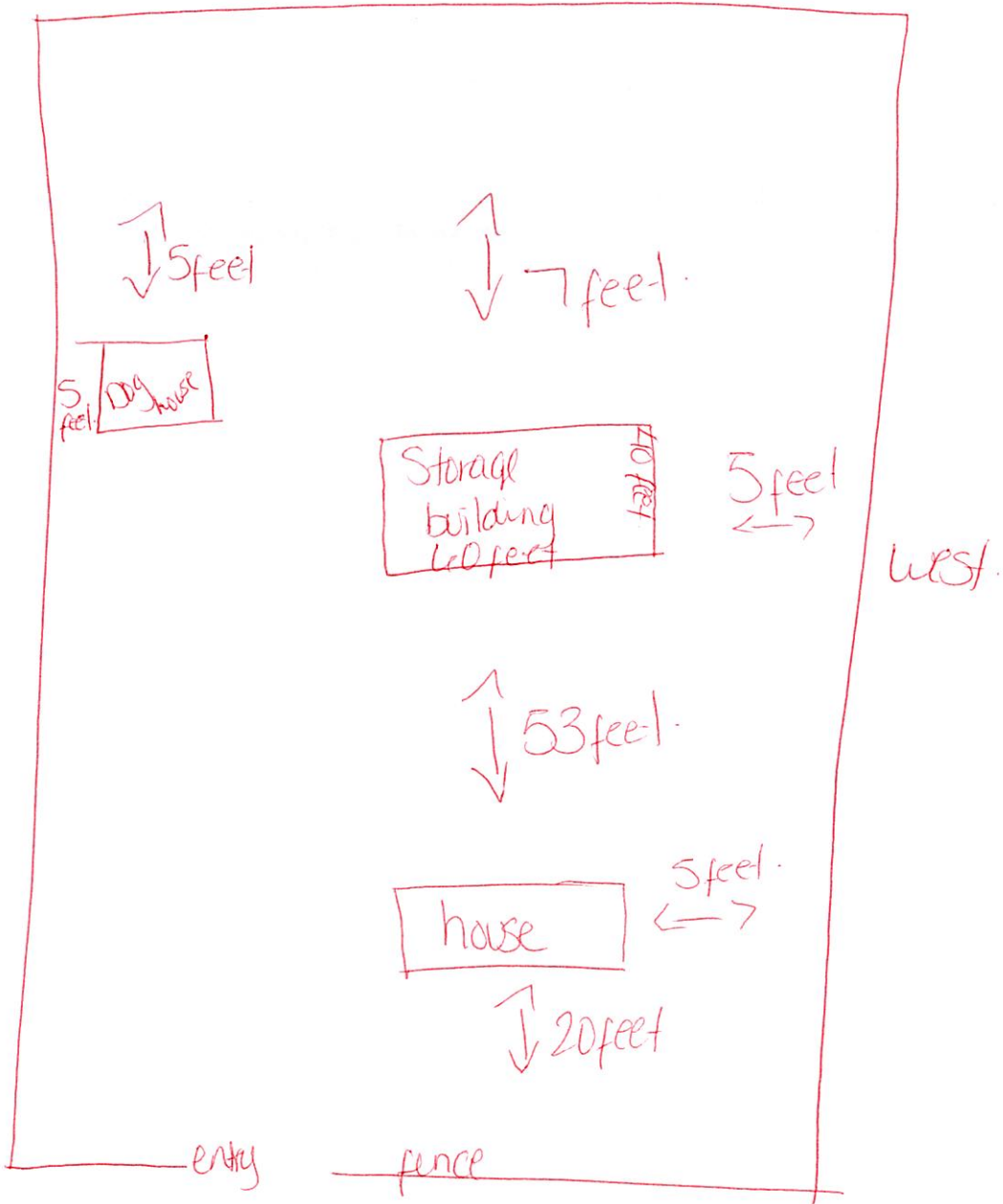
Cindy Ayerim Ortiz Saenz

720 422 5872

cindyayerimortiz@icloud.com

South

EAST



NORTH

File No./Escrow No.: 22-419813

Print Date & Time: 9/2/2022 10:10:23 AM

Officer/Escrow Officer: Nicki Robbins

WFG National Title Insurance
 Company
 7800 E Union Avenue, Suite 310
 Denver, CO 80237
 (720) 475-8300

Property Address: 7450 EAST 82ND AVE
 COMMERCE CITY, CO 80022 (ADAMS)
 (R0077270, R0077270)

Buyer: CINDY AYERIM ORTIZ SAENZ
 7450 East 82nd Ave
 Commerce City, CO 80022

Lender: Candle Burnham
 3236 S Sherman Street, Englewood, CO 80113

Settlement Date: 9/2/2022

Disbursement Date: 9/2/2022

Description	Buyer	
	Debit	Credit
Deposits, Credits, Debits		
Contract sales price	\$315,000.00	
Deposit or Earnest Money		\$20,000.00
Seller Carry Back		\$265,000.00
Subtotal of Deposits, Credits, Debits	\$315,000.00	\$285,000.00
Prorations		
County taxes 1/1/2022 to 9/2/2022 @ \$1,585.10/Year		\$1,059.63
Subtotal of Prorations		\$1,059.63
Title Charges		
Owner's coverage \$315,000.00 Premium to WFG National Title Insurance Company	\$1,446.00	
Settlement or closing fee to WFG National Title Insurance Company	\$175.00	
Subtotal of Title Charges	\$1,621.00	
Government Recording and Transfer Charges		
Recording fees: Deed \$23.00	\$23.00	
Mortgage \$153.00	\$153.00	
State tax/stamps: Deed \$31.50	\$31.50	
Subtotal of Government Recording and Transfer Charges	\$207.50	
	Debit	Credit
Subtotal	\$316,828.50	\$286,059.63
Due From Buyer		\$30,768.67
Totals	\$316,828.50	\$316,828.50



**South Adams County
Water & Sanitation District**
6595 E 70th Avenue
Commerce City CO 80022
303.288.2646
<https://www.southadamswaterco.gov/>

Water and Wastewater Account Information

Account Number: 501229.01
Service Address: 7450 E 82ND AVE
Service Period 01/28/2025 to 02/27/2025
Billing Date: 02/27/2025
Due Date: 03/19/2025

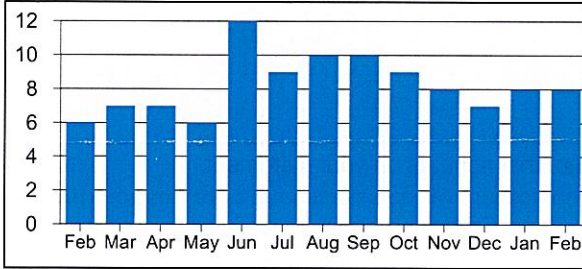


Water Meter Reading: *Use measured in 1,000 gallon increments

	Previous		Current		*Usage
	Date	Reading	Date	Reading	
Domestic	01/17/2025	290	02/18/2025	298	8

CINDY ORTIZ SAENZ
7450 E 82ND AVE
COMMERCE CITY CO 80022-4939

1-174-5



Water History

Current Water and Sewer Charges

Residential Water 5/8 Inch Base 11.46
Water Usage Calculation:
Level 1: 8 @ 6.21 = \$49.68

Total Water Usage Charges: 49.68
Residential Sewer 54.49

Current Bill Summary

Previous Bill Amount: 111.49
Payments: 111.49CR
Adjustments: .00

Current Charges

Water 49.68
Water Service Fee 11.46
Sewer 54.49
Centralized Water Softening Fee 3.89
Total Current Charges 119.52
TOTAL AMOUNT DUE 119.52

Special Message

Dedicated to Providing
Affordable and Sustainable
Water Resources

Payment Coupon

Account Number: 501229.01
Service Address: 7450 E 82ND AVE
Service Period 01/28/2025 to 02/27/2025
Billing Date: 02/27/2025
Due Date: 03/19/2025

AMOUNT DUE

TOTAL AMOUNT DUE BY 03/19/2025 119.52

Amount Enclosed

\$

**Please return this portion along with your
payment. Please make check payable to:**

**South Adams County
Water & Sanitation District
Payment Processing**
PO Box 494
Pleasant Grove, UT 84062



CINDY ORTIZ SAENZ
7450 E 82ND AVE
COMMERCE CITY CO 80022

05012290170000119529



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0077270	0172128300056	Mar 6, 2025	Mar 5, 2025	2025-03-05-JM-5613

SAENZ CINDY AYERIM ORTIZ
 7450 E 82ND AVE
 COMMERCE CITY, CO 80022-4939

Situs Address
 7450 E 82ND AVE

Payor
 CINDY AYERIM ORTIZ SAENZ
 7450 E 82ND AVE
 COMMERCE CITY, CO 80022-4939

Legal Description

SECT.TWN,RNG:28-2-67 DESC: PT OF SW4 SW4 SEC 28 DESC AS BEG AT A PT 455 FT E OF NW COR BLK 88 IRONDALE NOW VAC TH S 173 FT TH E 110 FT TH N 173 FT TH W 110 FT TO POB EXC W 2 1/2 FT THEREOF 0/44A

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	88,000	4,990	2024	215	97.135
SINGLE FAMILY RES - 1212	269,000	15,250	2024	215	97.135

Payments Received

Cash \$2,000.00

Payor CINDY AYERIM ORTIZ SAENZ 7450 E 82ND AVE
 COMMERCE CITY, CO 80022-4939

Cash (\$33.98)

Payments Applied

Ycar	Charges	Billed	Prior Payments	New Payments	Balance
2024	Tax Charge	\$1,966.02	\$0.00	\$1,966.02	\$0.00
				\$1,966.02	\$0.00
				Balance Due as of Mar 5, 2025	\$0.00

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

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